

City of Beaufort
DRAFT Annexation Fiscal Impact Analysis
Clarendon Farms Tracts
11-20-2006

Development Year	1	6	11	16	21	26	30
<i>Projected Revenues</i>							
Total Number of Houses	200	1450	2700	3950	4500	4500	4500
Real Property Taxes (Res.)	\$ 187,812	\$ 1,361,635	\$ 2,535,458	\$ 3,709,281	\$ 4,225,764	\$ 4,225,764	\$ 4,225,764
Vehicle Taxes	\$ 25,344	\$ 183,744	\$ 342,144	\$ 500,544	\$ 570,240	\$ 570,240	\$ 570,240
Commercial Property Tax	\$ 95,040	\$ 121,298	\$ 154,810	\$ 197,581	\$ 252,169	\$ 321,839	\$ 391,198
Franchise Fees	\$ 15,000	\$ 108,750	\$ 202,500	\$ 296,250	\$ 337,500	\$ 337,500	\$ 337,500
Development Fees	\$ 132,500	\$ 165,625	\$ 165,625	\$ 165,625	\$ -	\$ -	\$ -
Transfer Fee	\$ 44,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ -	\$ -	\$ -
State Aid to Subdivisions	\$ 11,520	\$ 83,520	\$ 155,520	\$ 227,520	\$ 259,200	\$ 259,200	\$ 259,200
Stormwater Utility Fee	\$ 8,000	\$ 58,000	\$ 108,000	\$ 158,000	\$ 180,000	\$ 180,000	\$ 180,000
Total Annual Revenues	\$ 519,216	\$ 2,137,572	\$ 3,719,057	\$ 5,309,802	\$ 5,824,873	\$ 5,894,543	\$ 5,963,901
<i>Projected Expenses</i>							
Police Services	\$ 142,809	\$ 621,236	\$ 1,049,663	\$ 1,049,663	\$ 1,049,663	\$ 1,049,663	\$ 1,049,663
Fire Services	\$ 80,994	\$ 582,257	\$ 1,502,687	\$ 1,790,859	\$ 1,790,859	\$ 1,790,859	\$ 1,790,859
Development Services Staff	\$ 170,088	\$ 170,088	\$ 170,088	\$ 170,088	\$ 102,053	\$ 102,053	\$ 102,053
Total Annual Expenses	\$ 393,891	\$ 1,373,581	\$ 2,722,438	\$ 3,010,610	\$ 2,942,575	\$ 2,942,575	\$ 2,942,575
Net City Cash Flow	\$ 125,325	\$ 763,991	\$ 996,619	\$ 2,299,192	\$ 2,882,298	\$ 2,951,968	\$ 3,021,326
<i>County Revenues</i>							
Cash to County--Residential	\$ 176,429	\$ 1,367,093	\$ 2,545,621	\$ 3,724,149	\$ 4,242,702	\$ 4,242,702	\$ 4,242,702
Cash to County--Commercial	\$ 89,280	\$ 113,946	\$ 145,428	\$ 185,607	\$ 236,886	\$ 302,334	\$ 367,489
Total Cash to County	\$ 265,709	\$ 1,481,039	\$ 2,691,049	\$ 3,909,756	\$ 4,479,588	\$ 4,545,035	\$ 4,610,190
<i>Other Fee Revenues</i>							
Transportation Impact Fees	\$ 355,000	\$ 443,750	\$ 443,750	\$ 443,750	\$ -	\$ -	\$ -
Park Impact Fees	\$ 16,200	\$ 20,250	\$ 20,250	\$ 20,250	\$ -	\$ -	\$ -
School Development Fees	\$ 200,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -