

City of Beaufort
DRAFT Annexation Fiscal Impact Analysis
McLeod Farm Tracts
11-20-2006

Development Year	1	2	3	4	5	6	11	16	21	26	30
Projected Revenues											
Total Number of Houses	200	450	700	950	1200	1450	1835	1835	1835	1835	1835
Real Property Taxes (Res.)	\$ 116,160	\$ 261,360	\$ 406,560	\$ 551,760	\$ 696,960	\$ 842,160	\$ 1,065,768	\$ 1,065,768	\$ 1,065,768	\$ 1,065,768	\$ 1,065,768
Vehicle Taxes	\$ 25,344	\$ 57,024	\$ 88,704	\$ 120,384	\$ 152,064	\$ 183,744	\$ 232,531	\$ 232,531	\$ 232,531	\$ 232,531	\$ 232,531
Commercial Property Tax	\$ 41,184	\$ 43,243	\$ 45,405	\$ 47,676	\$ 50,059	\$ 52,562	\$ 67,084	\$ 85,619	\$ 109,273	\$ 139,464	\$ 169,519
Franchise Fees	\$ 15,000	\$ 33,750	\$ 52,500	\$ 71,250	\$ 90,000	\$ 108,750	\$ 137,625	\$ 137,625	\$ 137,625	\$ 137,625	\$ 137,625
Development Fees	\$ 132,500	\$ 165,625	\$ 165,625	\$ 165,625	\$ 165,625	\$ 165,625	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Fee	\$ 44,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -
State Aid to Subdivisions	\$ 11,520	\$ 25,920	\$ 40,320	\$ 54,720	\$ 69,120	\$ 83,520	\$ 105,696	\$ 105,696	\$ 105,696	\$ 105,696	\$ 105,696
Stormwater Utility Fee	\$ 8,000	\$ 18,000	\$ 28,000	\$ 38,000	\$ 48,000	\$ 58,000	\$ 73,400	\$ 73,400	\$ 73,400	\$ 73,400	\$ 73,400
Total Annual Revenues	\$ 393,708	\$ 659,922	\$ 882,114	\$ 1,104,415	\$ 1,326,828	\$ 1,549,361	\$ 1,682,105	\$ 1,700,639	\$ 1,724,294	\$ 1,754,484	\$ 1,784,539
Projected Expenses											
Police Services	\$ 142,809	\$ 285,618	\$ 428,427	\$ 428,427	\$ 478,427	\$ 526,030	\$ 526,030	\$ 526,030	\$ 526,030	\$ 526,030	\$ 526,030
Fire Services	\$ 50,094	\$ 112,712	\$ 175,329	\$ 312,171	\$ 338,171	\$ 582,257	\$ 726,343	\$ 726,343	\$ 726,343	\$ 726,343	\$ 726,343
Development Services Staff	\$ 170,088	\$ 170,088	\$ 170,088	\$ 170,088	\$ 170,088	\$ 170,088	\$ 102,053	\$ 102,053	\$ 102,053	\$ 102,053	\$ 102,053
Total Annual Expenses	\$ 362,991	\$ 568,418	\$ 773,844	\$ 910,686	\$ 986,686	\$ 1,278,375	\$ 1,354,426	\$ 1,354,426	\$ 1,354,426	\$ 1,354,426	\$ 1,354,426
Net City Cash Flow	\$ 30,717	\$ 91,505	\$ 108,270	\$ 193,729	\$ 340,142	\$ 270,986	\$ 327,679	\$ 346,213	\$ 369,868	\$ 400,058	\$ 430,113
County Revenues											
Cash to County--Residential	\$ 109,120	\$ 178,560	\$ 277,760	\$ 376,960	\$ 476,160	\$ 575,360	\$ 728,128	\$ 728,128	\$ 728,128	\$ 728,128	\$ 728,128
Cash to County--Commercial	\$ 38,688	\$ 40,622	\$ 42,654	\$ 44,786	\$ 47,026	\$ 49,377	\$ 63,019	\$ 80,430	\$ 102,651	\$ 131,011	\$ 159,245
Total Cash to County	\$ 147,808	\$ 219,182	\$ 320,414	\$ 421,746	\$ 523,186	\$ 624,737	\$ 791,147	\$ 808,558	\$ 830,779	\$ 859,139	\$ 887,373
Other Fee Revenues											
Transportation Impact Fees	\$ 355,000	\$ 443,750	\$ 443,750	\$ 443,750	\$ 443,750	\$ 443,750	\$ -	\$ -	\$ -	\$ -	\$ -
Park Impact Fees	\$ 16,200	\$ 20,250	\$ 20,250	\$ 20,250	\$ 20,250	\$ 20,250	\$ -	\$ -	\$ -	\$ -	\$ -
School Development Fees	\$ 200,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -