

Financial Impact Analysis

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Annual Residential Sales	3,750,000	4,500,000	4,500,000	4,500,000	3,750,000	4,500,000	3,750,000	4,500,000	4,500,000	3,750,000	42,000,000
Annual Unit Sales	5	6	6	6	5	6	5	6	6	5	56
Cumulative Sales	3,750,000	8,250,000	12,750,000	17,250,000	21,000,000	25,500,000	29,250,000	33,750,000	38,250,000	42,000,000	42,000,000
Property Taxes	21,895	48,169	74,443	100,717	122,612	148,886	170,781	197,055	223,329	245,224	245,224
Motor Vehicle Tax	1,203.32	2,105.81	3,008.30	3,910.79	4,662.87	5,565.36	6,317.44	7,219.93	8,122.42	8,874.50	8,874.50
Total Property Taxes	23,098.30	50,274.76	77,451.22	104,627.68	127,274.73	154,451.19	177,098.24	204,274.70	231,451.17	254,098.22	254,098.22
Sales Taxes	1,319	2,903	4,486	6,069	7,389	8,972	10,292	11,875	13,458	14,778	14,778
Total County Taxes	24,418	53,178	81,937	110,697	134,664	163,423	187,390	216,150	244,910	268,876	268,876
Recreation Fees	3,570	4,284	4,284	4,284	3,570	4,284	3,570	4,284	4,284	3,570	39,984
School Fees	14,500	17,400	17,400	17,400	14,500	17,400	14,500	17,400	17,400	14,500	162,400
Total Fees	18,070	21,684	21,684	21,684	18,070	21,684	18,070	21,684	21,684	18,070	202,384
Total Revenue to County	42,488	74,862	103,621	132,381	152,734	185,107	205,460	237,834	266,594	286,946	471,260
Expenditures											
School Operating Cost	4,511	9,924	15,337	20,750	25,261	30,674	35,185	40,598	46,011	50,522	50,522
Public Safety	1,023	2,251	3,479	4,707	5,730	6,958	7,982	9,210	10,438	11,461	11,461
County Operating Expenses	4,528	9,962	15,396	20,830	25,358	30,792	35,320	40,754	46,188	50,716	50,716
Annual School Capital Cost	2,627	5,780	8,933	12,086	14,713	17,866	20,494	23,647	26,799	29,427	29,427
Total Expenditures	12,690	27,918	43,145	58,373	71,063	86,291	98,980	114,208	129,436	142,126	142,126
County Surplus Taxes Vs Expenses	11,728	25,260	38,792	52,324	63,601	77,133	88,410	101,942	115,474	126,750	126,750
Total County Surplus	29,798	46,944	60,476	74,008	81,671	98,817	106,480	123,626	137,158	144,820	329,134
Existing Tax Revenue on Land	386.25	386.25	386.25	386.25	386.25	386.25	386.25	386.25	386.25	386.25	3,863
Parcel number 0010924											
Total Tax Bill for 2005	\$ 386.25										

Lots 56
 County Tax Rate 0.5970%
 collection Rate 97.80%
 School Fees 2,900
 Recreation Fees 714
 House Lot Value 750,000
 Motor Vehicle Tax Rate/Home 150.42
 School Operating cost per Student 2,255.45
 Students per Household 0.4
 Public Safety Cost per House 204.66
 County Operating Exp per House 905.64
 School Capital Cost 525.48
 Tax Bill 2006
 \$ 386.25

**Chatham County
General Fund Annual Fiscal Impact
Of the Shively and Banner Tracts at Buildout**

Incremental Revenues		
Property Taxes	\$ 254,098	
Sales Taxes	\$ 14,778	
Total Incremental Revenues		\$ 268,876
Incremental Expenditures		
Chatham County Operating cost	\$ 50,716	
Public Safety	\$ 11,461	
Chatham County Schools		
Operating		
Debt Service Capital	\$ 50,522	
	\$ 29,427	
Total Incremental Expenditures		\$ 142,126
Annual Incremental Benefit		<u>\$ 126,750</u>