



August 23 2024

Maria Miller
 Director of Planning and Entitlement
 Baldwin and Sons
 610 W, Ash Street, Suite 1500
 San Diego, CA 92101

Re: Updating the Otay Ranch Village 7 PFFP and FIA Based on Minor Land Use Change

Dear Maria:

We have reviewed the proposed amendment to the Village 7 Sectional Planning Area (SPA) Plan. The amendment would reallocate 171 units, currently approved for development in Village Seven in the Otay Ranch General Development Plan (GDP) but not yet assigned to any neighborhood, and rezone 287 single-family units to multi-family use across neighborhoods R-3, R-4, and R-8 (collectively referred to as "the Project"). Importantly, this change does not increase the total number of approved residential units within Village 7, which remains at 1,456.

Key Points:

1. Land Use Changes:

Under the existing entitlements, the Project would be developed with 116 single-family homes (13 units in Neighborhoods R-3, 59 units in Neighborhood R-4, and 44 units in Neighborhood R-8).

**Table 1
 Existing Village Seven Entitlement**

<i>Neighborhood</i>	<i>Product Type</i>	<i>Number of Res. Units</i>	<i>Res. Density</i>
R-1 (built-out)	Single-Family	346	6.8
R-2 (built-out)	Single-Family	375	7.4
R-3	Single-Family	13	5.3
R-4	Single-Family	59	5.8
R-8	Single-Family	44	5.3
R-5 (built-out)	Multi-Family	132	7.6
R-6 (built-out)	Multi-Family	193	15.4

R-7 (built-out)	Multi-Family	123	15.4
Banked GDP units (not assigned to any neighborhood)	Single-Family	171	5.3
Total Residential Units:		1,456	

The proposed amendment would reallocate 171 banked units that are not currently assigned to any specific neighborhood, to the Project. The amendment would permit the construction of 287 multi-family units distributed as follows: 43 units in Neighborhoods R-3, 121 units in Neighborhood R-4, and 123 units in Neighborhood R-8.

**Table 2
Proposed Amendment to Village Seven Entitlement**

<i>Neighborhood</i>	<i>Product Type</i>	<i>Number of Res. Units</i>	<i>Res. Density</i>
R-1 (built-out)	Single-Family	346	6.8
R-2 (built-out)	Single-Family	375	7.4
R-3	Multi-Family	43	17.9
R-4	Multi-Family	121	38.6
R-8	Multi-Family	123	14.8
R-5 (built-out)	Multi-Family	132	7.6
R-6 (built-out)	Multi-Family	193	15.4
R-7 (built-out)	Multi-Family	123	15.4
Banked GDP units (not assigned to any neighborhood)		0	5.3
Total Residential Units:		1,456	

2. Fiscal Impact Analysis:

We utilized the City of Chula Vista's model to assess the fiscal impact of the proposed changes. Our analysis shows:

- Existing Scenario (116 single-family units): Net fiscal surplus of \$4,379,275 over 20 years
- Proposed Scenario (287 multi-family units): Net fiscal surplus of \$1,222,520 over 20 years.

Both scenarios represent a positive fiscal impact for the City of Chula Vista. The difference can be attributed to the lower assessed value per unit for multi-family housing compared to single-family homes and the potential increased costs for serving a larger number of units.

**Table 3
Fiscal Analysis for Year 20 “As-Is” vs. Proposed Development Scenarios**

	Existing	Proposed
Number of Units	116	287
Land Use	Single-Family	Multi-Family
Est. Assessed Value/unit	\$ 1,126,300	\$ 602,595
General Fund Revenues (Y20)	\$ 554,774	\$ 905,873
General Fund Expenditures (Y20)	\$ 265,943	\$ 831,044
Project Net Revenues (Y20)	\$ 288,831	\$ 74,829

3. Public Facilities Financing Plan (PFFP):

We have also reviewed the PFFP prepared by Burkett and Wong dated 10/12/2005 which outlined the facilities necessary to serve the proposed Village 7 development. Based on our review, the facilities described in the PFFP necessary to serve Village 7 have already been completed and should have sufficient capacity to serve the proposed Project. As such we do not believe it is warranted or necessary to prepare any update or supplement to the PFFP as the facilities are already built, no additional off-site facilities are required, and the change will not impact the report's findings.

Conclusions:

1. Both of the potential development scenarios result in a positive fiscal impact each year and result in a cumulative fiscal surplus to the City.
2. Existing public facilities are adequate to serve the proposed development without additional investment which is not accounted for in the fiscal impact analysis model and will likely result in a higher fiscal surplus for each scenario.

Overall, the proposed amendment appears to offer a balanced approach to development, maintaining fiscal responsibility while potentially addressing broader community needs through increased housing options.

Please let us know if you have any questions or comments.

Sincerely,

Peter Piller
Managing Principal

Exhibit A: Land Use Information

Land Use Information
August 23, 2024

As-Is Condition /Current Zoning					
<i>N'hood</i>	<i>No. of Res Units</i>		<i>Zoning (Density)</i>	<i>Valuation (Base Price)</i>	<i>Total Value</i>
R-3	13		SF4 5.3 du/ac	\$ 1,050,000	\$ 13,650,000
R-4	59		SF3 5.8 du/ac	\$ 1,200,000	\$ 70,800,000
R-8	44		SF4 5.3 du/ac	\$ 1,050,000	\$ 46,200,000
Total:	116				\$ 130,650,000
Future Condition/Proposed Amendment					
R-3	43		RM1 17.9 du/ac	\$ 687,000	\$ 29,541,000
R-4	121		RM2 38.6 du/ac	\$ 486,800	\$ 58,902,800
R-8	123		RM1 14.8 du/ac	\$ 687,000	\$ 84,501,000
	287				\$ 172,944,800

Exhibit B: Existing Scenario



Population

Year	1	2	3	4	5	6	7
Single Family Residential	-	98	196	294	325	325	325
Multi-Family Residential	-	-	-	-	-	-	-
Total (Per Capita Base)	-	98	196	294	325	325	325
Employment Population	-	5	10	15	16	16	16
Totals	-	103	206	309	341	341	341
Single Family Residential	-	35	70	105	116	116	116
Multi-Family Residential	-	-	-	-	-	-	-
Totals	-	35	70	105	116	116	116

Number of Homes

General Fund Revenues

Year	1	2	3	4	5	6	7
Tax Revenues							
Property Tax AV	\$ -	\$ 50,663	\$ 103,352	\$ 158,129	\$ 178,189	\$ 181,753	\$ 185,388
Sales and Use Tax Per Capita	-	15,685	32,188	49,602	55,608	56,441	57,299
Sales and Use Tax - Project Specific Project Specific	-	-	-	-	-	-	-
Transient Occupancy Tax Per Capita	-	3,439	6,948	10,470	11,624	11,684	11,746
Property Tax In-Lieu of VLF Project Specific	-	34,800	71,337	109,321	123,231	125,702	128,223
Franchise Fees Per Capita	-	4,850	9,743	14,683	16,301	16,384	16,472
Other Taxes Per Capita	-	2,327	4,453	6,576	7,177	7,091	7,009
<i>Subtotal Tax Revenues</i>	-	111,764	228,022	348,782	392,129	399,055	406,136
Other Revenues Per Capita	-	216	1,093	1,707	1,858	1,830	1,804
Licenses and Permits Per Capita	-	1,477	1,126	1,696	1,846	1,819	1,793
Fines, forfeitures, penalties Per Capita	-	345	885	1,334	1,452	1,430	1,410
Use of Money & Property Per Capita	-	1,672	3,292	4,865	5,295	5,217	5,142
Charges for Services No Forecast	-	-	-	-	-	-	-
Intergovernmental Per Capita	-	797	1,525	2,298	2,501	2,465	2,430
<i>Subtotal Other Revenues</i>	-	4,507	7,921	11,899	12,951	12,763	12,579
Total General Fund Revenues	\$ -	\$ 116,271	\$ 235,943	\$ 360,681	\$ 405,081	\$ 411,818	\$ 418,715

General Fund Expenditures

General Government Per Capita	\$ -	\$ 1,465	\$ 2,967	\$ 4,504	\$ 5,045	\$ 5,108	\$ 5,168
Community Development (20%) Per Capita	-	290	586	890	997	1,010	1,022
Public Works/Engineering (20%) Per Capita	-	1,637	3,315	5,033	5,638	5,708	5,775
Maintenance Costs Project Specific	-	-	-	-	-	-	-
	PC/EMP Base						
Drainage Management System	\$ 26.50	-	2,643	5,285	7,928	8,758	8,758
Building Management System	4.10	-	408	817	1,225	1,353	1,353
Parks Management System	15.68	-	1,563	3,126	4,690	5,181	5,181
Open Space Management System	6.72	-	670	1,340	2,010	2,220	2,220
Fleet Management System	3.73	-	372	744	1,117	1,234	1,234
Pavement Annual (PMP)	14.18	-	1,414	2,829	4,243	4,687	4,687
General Govt Management System	0.65	-	65	130	195	216	216
Urban Forestry Management System	6.72	-	670	1,340	2,010	2,220	2,220
	\$ 78.28	-	7,806	15,611	23,417	25,870	25,870
Community Services Per Capita	-	1,014	2,053	3,117	3,491	3,535	3,576
Public Safety:							
Police Services Project Specific	-	17,991	35,833	56,485	64,158	65,929	67,850
Fire Services Project Specific	-	15,516	43,100	67,940	77,169	79,300	81,610
Animal Control Services Per Capita	-	1,463	2,962	4,497	5,037	5,100	5,159
<i>Total Public Safety</i>	-	34,970	81,894	128,922	146,364	150,329	154,619
Total General Fund Expenditures	\$ -	\$ 47,181	\$ 106,426	\$ 165,883	\$ 187,405	\$ 191,560	\$ 196,030

Projected Net Revenues/(Shortfall)	\$0	\$69,089	\$129,516	\$194,799	\$217,676	\$220,258	\$222,686
------------------------------------	-----	----------	-----------	-----------	-----------	-----------	-----------



Population

Year	8	9	10	11	12	13	14	15
Single Family Residential	325	325	325	325	325	325	325	325
Multi-Family Residential	-	-	-	-	-	-	-	-
Total (Per Capita Base)	325	325	325	325	325	325	325	325
Employment Population	16	16	16	16	16	16	16	16
Totals	341	341	341	341	341	341	341	341
Number of Homes								
Single Family Residential	116	116	116	116	116	116	116	116
Multi-Family Residential	-	-	-	-	-	-	-	-
Totals	116	116	116	116	116	116	116	116

General Fund Revenues

Year	8	9	10	11	12	13	14	15
Tax Revenues								
Property Tax AV	\$ 189,095	\$ 192,877	\$ 196,735	\$ 200,670	\$ 204,683	\$ 208,777	\$ 212,952	\$ 217,211
Sales and Use Tax Per Capita	58,181	59,603	61,391	63,232	65,129	67,083	69,096	71,169
<i>Sales and Use Tax - Project Specific</i> Project Specific	-	-	-	-	-	-	-	-
Transient Occupancy Tax Per Capita	11,811	11,982	12,342	12,712	13,094	13,486	13,891	14,308
Property Tax In-Lieu of VLF Project Specific	130,794	133,417	136,092	138,820	141,603	144,442	147,337	150,291
Franchise Fees Per Capita	16,563	16,803	17,307	17,826	18,361	18,912	19,479	20,064
Other Taxes Per Capita	6,928	6,910	7,117	7,330	7,550	7,777	8,010	8,251
<i>Subtotal Tax Revenues</i>	413,374	421,592	430,983	440,591	450,421	460,477	470,766	481,293
Other Revenues Per Capita	1,779	1,769	1,822	1,877	1,933	1,991	2,051	2,112
Licenses and Permits Per Capita	1,768	1,758	1,811	1,865	1,921	1,979	2,038	2,099
Fines, forfeitures, penalties Per Capita	1,390	1,382	1,424	1,467	1,511	1,556	1,603	1,651
Use of Money & Property Per Capita	5,070	5,042	5,193	5,349	5,510	5,675	5,845	6,021
Charges for Services No Forecast	-	-	-	-	-	-	-	-
Intergovernmental Per Capita	2,395	2,382	2,454	2,527	2,603	2,681	2,762	2,844
<i>Subtotal Other Revenues</i>	12,401	12,334	12,704	13,085	13,478	13,882	14,298	14,727
Total General Fund Revenues	\$ 425,775	\$ 433,926	\$ 443,687	\$ 453,676	\$ 463,898	\$ 474,359	\$ 485,064	\$ 496,020

General Fund Expenditures

General Government Per Capita	\$ 5,231	\$ 5,339	\$ 5,466	\$ 5,602	\$ 5,740	\$ 5,883	\$ 6,030	\$ 6,181
Community Development (20%) Per Capita	1,034	1,056	1,081	1,107	1,135	1,163	1,192	1,222
Public Works/Engineering (20%) Per Capita	5,845	5,966	6,108	6,260	6,415	6,574	6,738	6,908
Maintenance Costs Project Specific	-	-	-	-	-	-	-	-
	PC/EMP Base							
Drainage Management System	\$ 26.50	8,758	8,758	8,758	8,758	8,758	8,758	8,758
Building Management System	4.10	1,353	1,353	1,353	1,353	1,353	1,353	1,353
Parks Management System	15.68	5,181	5,181	5,181	5,181	5,181	5,181	5,181
Open Space Management System	6.72	2,220	2,220	2,220	2,220	2,220	2,220	2,220
Fleet Management System	3.73	1,234	1,234	1,234	1,234	1,234	1,234	1,234
Pavement Annual (PMP)	14.18	4,687	4,687	4,687	4,687	4,687	4,687	4,687
General Govt Management System	0.65	216	216	216	216	216	216	216
Urban Forestry Management System	6.72	2,220	2,220	2,220	2,220	2,220	2,220	2,220
	\$ 78.28	25,870	25,870	25,870	25,870	25,870	25,870	25,870
Community Services Per Capita	3,620	3,695	3,783	3,876	3,972	4,071	4,173	4,277
Public Safety:								
Police Services Project Specific	69,717	71,459	73,246	75,077	76,954	78,878	80,850	82,871
Fire Services Project Specific	83,855	86,069	88,371	90,688	93,333	96,152	99,036	102,008
Animal Control Services Per Capita	5,222	5,330	5,457	5,593	5,731	5,873	6,020	6,171
<i>Total Public Safety</i>	158,794	162,859	167,074	171,358	176,018	180,903	185,906	191,050
Total General Fund Expenditures	\$ 200,394	\$ 204,784	\$ 209,382	\$ 214,073	\$ 219,150	\$ 224,464	\$ 229,909	\$ 235,509
Projected Net Revenues/(Shortfall)	\$225,381	\$229,142	\$234,305	\$239,603	\$244,749	\$249,895	\$255,155	\$260,511



Population

Year	16	17	18	19	20
Single Family Residential	325	325	325	325	325
Multi-Family Residential	-	-	-	-	-
Total (Per Capita Base)	325	325	325	325	325
Employment Population	16	16	16	16	16
Totals	341	341	341	341	341

Number of Homes

Single Family Residential	116	116	116	116	116
Multi-Family Residential	-	-	-	-	-
Totals	116	116	116	116	116

Year	16	17	18	19	20
------	----	----	----	----	----

General Fund Revenues

Tax Revenues

Property Tax	AV	\$ 221,555	\$ 225,987	\$ 230,506	\$ 235,116	\$ 239,819
Sales and Use Tax	Per Capita	73,304	75,503	77,768	80,101	82,504
<i>Sales and Use Tax - Project Specific</i>	<i>Project Specific</i>	-	-	-	-	-
Transient Occupancy Tax	Per Capita	14,737	15,179	15,634	16,103	16,586
Property Tax In-Lieu of VLF	Project Specific	153,303	156,376	159,510	162,707	165,968
Franchise Fees	Per Capita	20,666	21,286	21,924	22,582	23,259
Other Taxes	Per Capita	8,498	8,753	9,016	9,286	9,565
<i>Subtotal Tax Revenues</i>		492,063	503,083	514,358	525,896	537,701
Other Revenues	Per Capita	2,176	2,241	2,308	2,377	2,449
Licenses and Permits	Per Capita	2,162	2,227	2,294	2,363	2,434
Fines, forfeitures, penalties	Per Capita	1,700	1,751	1,804	1,858	1,914
Use of Money & Property	Per Capita	6,201	6,387	6,579	6,776	6,980
Charges for Services	No Forecast	-	-	-	-	-
Intergovernmental	Per Capita	2,930	3,018	3,108	3,201	3,297
<i>Subtotal Other Revenues</i>		15,169	15,624	16,093	16,576	17,073
Total General Fund Revenues		\$ 507,232	\$ 518,707	\$ 530,451	\$ 542,471	\$ 554,774

General Fund Expenditures

General Government	Per Capita	\$ 6,337	\$ 6,494	\$ 6,656	\$ 6,830	\$ 7,005
Community Development (20%)	Per Capita	1,253	1,284	1,316	1,350	1,385
Public Works/Engineering (20%)	Per Capita	7,081	7,257	7,438	7,632	7,827
Maintenance Costs	Project Specific	-	-	-	-	-
	PC/EMP Base					
Drainage Management System	\$ 26.50	8,758	8,758	8,758	8,758	8,758
Building Management System	4.10	1,353	1,353	1,353	1,353	1,353
Parks Management System	15.68	5,181	5,181	5,181	5,181	5,181
Open Space Management System	6.72	2,220	2,220	2,220	2,220	2,220
Fleet Management System	3.73	1,234	1,234	1,234	1,234	1,234
Pavement Annual (PMP)	14.18	4,687	4,687	4,687	4,687	4,687
General Govt Management System	0.65	216	216	216	216	216
Urban Forestry Management System	6.72	2,220	2,220	2,220	2,220	2,220
	\$ 78.28	25,870	25,870	25,870	25,870	25,870
Community Services	Per Capita	4,385	4,494	4,606	4,726	4,847
Public Safety:						
Police Services	Project Specific	84,943	87,066	89,243	91,474	93,761
Fire Services	Project Specific	105,068	108,220	111,466	114,810	118,255
Animal Control Services	Per Capita	6,326	6,484	6,645	6,819	6,993
<i>Total Public Safety</i>		196,337	201,770	207,355	213,104	219,009
Total General Fund Expenditures		\$ 241,262	\$ 247,169	\$ 253,240	\$ 259,513	\$ 265,943

Projected Net Revenues/(Shortfall)	\$265,970	\$271,538	\$277,212	\$282,959	\$288,831
---	------------------	------------------	------------------	------------------	------------------

Year



1 2 3 4 5 6 7

Property Tax Analysis

		1	2	3	4	5	6	7
Residential Units								
Single Family Residential								
Total Cumulative SFR Units	116	-	35	70	105	116	116	116
Total Cumulative Residents	2.80	-	98	196	294	325	325	325
Percentage Complete		0%	30%	60%	91%	100%	100%	100%
Constructed Assessed Values	\$130,650,000	\$0	\$39,420,259	\$78,840,517	\$118,260,776	\$130,650,000	\$130,650,000	\$130,650,000
Multi-Family Residential - Attached Townhomes								
Total Cumulative MFR Units		-	-	-	-	-	-	-
Total Cumulative Residents	2.80	-	-	-	-	-	-	-
Percentage Complete								
Constructed Assessed Values		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Cumulative Residents		-	98	196	294	325	325	325
Commercial								
Percentage Complete		0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial								
Percentage Complete		0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office								
Percentage Complete		0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel								
Percentage Complete		0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Constructed Assessed Values								
Total Current Period Assessed Value Additions		\$ -	\$ 39,420,259	\$ 78,840,517	\$ 118,260,776	\$ 130,650,000	\$ 130,650,000	\$ 130,650,000
Inflation Factor	2.00%	100.00%	102.00%	104.04%	106.12%	108.24%	110.41%	112.62%
Total AV - Inflated		\$0	\$40,208,664	\$82,025,674	\$125,499,281	\$141,419,762	\$144,248,157	\$147,133,120
Cumulative AV (w/o Prior Years Inflation)		\$0	\$40,208,664	\$82,025,674	\$125,499,281	\$141,419,762	\$144,248,157	\$147,133,120
Prior Years AV Inflation Factor	2.00%	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Prior Years AV Inflation Amount		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Residential AV - Inflated		\$0	\$40,208,664	\$82,025,674	\$125,499,281	\$141,419,762	\$144,248,157	\$147,133,120
Property Tax Revenue Estimate								
Ad-Valorem	1.00%	\$ -	\$ 402,087	\$ 820,257	\$ 1,254,993	\$ 1,414,198	\$ 1,442,482	\$ 1,471,331
Total AV Tax Due to City	12.60%	\$0	\$50,663	\$103,352	\$158,129	\$178,189	\$181,753	\$185,388

Year	8	9	10	11	12	13	14	15
Property Tax Analysis								
Residential Units								
Single Family Residential								
Total Cumulative SFR Units	116	116	116	116	116	116	116	116
Total Cumulative Residents	325	325	325	325	325	325	325	325
Percentage Complete	100%	100%	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$130,650,000	\$130,650,000	\$130,650,000	\$130,650,000	\$130,650,000	\$130,650,000	\$130,650,000	\$130,650,000
Multi-Family Residential - Attached Townhomes								
Total Cumulative MFR Units	-	-	-	-	-	-	-	-
Total Cumulative Residents	-	-	-	-	-	-	-	-
Percentage Complete								
Constructed Assessed Values	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Cumulative Residents	325	325	325	325	325	325	325	325
Commercial								
Percentage Complete	0%	0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial								
Percentage Complete	0%	0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office								
Percentage Complete	0%	0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel								
Percentage Complete	0%	0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Constructed Assessed Values								
Total Current Period Assessed Value Additions	\$ 130,650,000	\$ 130,650,000	\$ 130,650,000	\$ 130,650,000	\$ 130,650,000	\$ 130,650,000	\$ 130,650,000	\$ 130,650,000
Inflation Factor	114.87%	117.17%	119.51%	121.90%	124.34%	126.82%	129.36%	131.95%
Total AV - Inflated	\$150,075,782	\$153,077,298	\$156,138,844	\$159,261,621	\$162,446,853	\$165,695,790	\$169,009,706	\$172,389,900
Cumulative AV (w/o Prior Years Inflation)	\$150,075,782	\$153,077,298	\$156,138,844	\$159,261,621	\$162,446,853	\$165,695,790	\$169,009,706	\$172,389,900
Prior Years AV Inflation Factor	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Prior Years AV Inflation Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Residential AV - Inflated	\$150,075,782	\$153,077,298	\$156,138,844	\$159,261,621	\$162,446,853	\$165,695,790	\$169,009,706	\$172,389,900
Property Tax Revenue Estimate								
Ad-Valorem	\$ 1,500,758	\$ 1,530,773	\$ 1,561,388	\$ 1,592,616	\$ 1,624,469	\$ 1,656,958	\$ 1,690,097	\$ 1,723,899
Total AV Tax Due to City	\$189,095	\$192,877	\$196,735	\$200,670	\$204,683	\$208,777	\$212,952	\$217,211

Year	16	17	18	19	20
Property Tax Analysis					
Residential Units					
Single Family Residential					
Total Cumulative SFR Units	116	116	116	116	116
Total Cumulative Residents	325	325	325	325	325
Percentage Complete	100%	100%	100%	100%	100%
Constructed Assessed Values	\$130,650,000	\$130,650,000	\$130,650,000	\$130,650,000	\$130,650,000
Multi-Family Residential - Attached Townhomes					
Total Cumulative MFR Units	-	-	-	-	-
Total Cumulative Residents	-	-	-	-	-
Percentage Complete					
Constructed Assessed Values	\$0	\$0	\$0	\$0	\$0
Total Cumulative Residents	325	325	325	325	325
Commercial					
Percentage Complete	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial					
Percentage Complete	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -
Office					
Percentage Complete	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel					
Percentage Complete	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -
Constructed Assessed Values					
Total Current Period Assessed Value Additions	\$ 130,650,000	\$ 130,650,000	\$ 130,650,000	\$ 130,650,000	\$ 130,650,000
Inflation Factor	134.59%	137.28%	140.02%	142.82%	145.68%
Total AV - Inflated	\$175,837,698	\$179,354,452	\$182,941,541	\$186,600,372	\$190,332,380
Cumulative AV (w/o Prior Years Inflation)	\$175,837,698	\$179,354,452	\$182,941,541	\$186,600,372	\$190,332,380
Prior Years AV Inflation Factor	2.00%	2.00%	2.00%	2.00%	2.00%
Prior Years AV Inflation Amount	\$0	\$0	\$0	\$0	\$0
Cumulative Residential AV - Inflated	\$175,837,698	\$179,354,452	\$182,941,541	\$186,600,372	\$190,332,380
Property Tax Revenue Estimate					
Ad-Valorem	\$ 1,758,377	\$ 1,793,545	\$ 1,829,415	\$ 1,866,004	\$ 1,903,324
Total AV Tax Due to City	\$221,555	\$225,987	\$230,506	\$235,116	\$239,819

Exhibit C: Proposed Scenario



Population

Year	1	2	3	4	5	6	7
Single Family Residential	-	-	-	-	-	-	-
Multi-Family Residential	-	210	420	630	804	804	804
Total (Per Capita Base)	-	210	420	630	804	804	804
Employment Population	-	11	21	32	40	40	40
Totals	-	221	441	662	844	844	844
Single Family Residential	-	-	-	-	-	-	-
Multi-Family Residential	-	75	150	225	287	287	287
Totals	-	75	150	225	287	287	287

Number of Homes

General Fund Revenues

Year	1	2	3	4	5	6	7
Tax Revenues							
Property Tax AV	\$ -	\$ 58,084	\$ 118,492	\$ 181,292	\$ 235,873	\$ 240,591	\$ 245,403
Sales and Use Tax Per Capita	-	33,610	68,975	106,291	137,581	139,642	141,765
Sales and Use Tax - Project Specific Project Specific	-	-	-	-	-	-	-
Transient Occupancy Tax Per Capita	-	7,369	14,888	22,437	28,760	28,907	29,062
Property Tax In-Lieu of VLF Project Specific	-	39,946	81,835	125,383	163,232	166,503	169,840
Franchise Fees Per Capita	-	10,393	20,878	31,463	40,330	40,537	40,754
Other Taxes Per Capita	-	4,987	9,543	14,091	17,756	17,545	17,340
<i>Subtotal Tax Revenues</i>	-	154,389	314,610	480,957	623,532	633,725	644,162
Other Revenues Per Capita	-	464	2,342	3,657	4,596	4,529	4,464
Licenses and Permits Per Capita	-	3,165	2,412	3,635	4,568	4,501	4,436
Fines, forfeitures, penalties Per Capita	-	740	1,896	2,858	3,592	3,539	3,488
Use of Money & Property Per Capita	-	3,582	7,055	10,424	13,100	12,909	12,723
Charges for Services No Forecast	-	-	-	-	-	-	-
Intergovernmental Per Capita	-	1,707	3,268	4,925	6,189	6,099	6,011
<i>Subtotal Other Revenues</i>	-	9,658	16,974	25,499	32,044	31,577	31,123
Total General Fund Revenues	\$ -	\$ 164,046	\$ 331,584	\$ 506,456	\$ 655,576	\$ 665,302	\$ 675,285

General Fund Expenditures

General Government Per Capita	\$ -	\$ 3,139	\$ 6,357	\$ 9,651	\$ 12,482	\$ 12,639	\$ 12,786
Community Development (20%) Per Capita	-	621	1,257	1,908	2,468	2,499	2,528
Public Works/Engineering (20%) Per Capita	-	3,508	7,104	10,785	13,948	14,123	14,288
Maintenance Costs Project Specific	-	-	-	-	-	-	-
	<u>PC/EMP Base</u>						
Drainage Management System	\$ 26.50	-	5,663	11,325	16,988	21,669	21,669
Building Management System	4.10	-	875	1,750	2,625	3,349	3,349
Parks Management System	15.68	-	3,350	6,699	10,049	12,818	12,818
Open Space Management System	6.72	-	1,436	2,871	4,307	5,493	5,493
Fleet Management System	3.73	-	798	1,595	2,393	3,052	3,052
Pavement Annual (PMP)	14.18	-	3,031	6,061	9,092	11,597	11,597
General Govt Management System	0.65	-	140	279	419	534	534
Urban Forestry Management System	6.72	-	1,436	2,871	4,307	5,493	5,493
	\$ 78.28	-	16,726	33,452	50,179	64,006	64,006
Community Services Per Capita	-	2,172	4,399	6,679	8,638	8,746	8,848
Public Safety:							
Police Services Project Specific	-	68,616	136,660	215,423	282,514	290,314	298,772
Fire Services Project Specific	-	32,359	89,886	141,691	185,820	190,950	196,513
Animal Control Services Per Capita	-	3,134	6,347	9,636	12,462	12,618	12,765
<i>Total Public Safety</i>	-	104,109	232,893	366,750	480,795	493,883	508,050
Total General Fund Expenditures	\$ -	\$ 130,276	\$ 285,461	\$ 445,952	\$ 582,337	\$ 595,894	\$ 610,505

Projected Net Revenues/(Shortfall)	\$0	\$33,771	\$46,123	\$60,504	\$73,239	\$69,407	\$64,780
---	------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------



Population

Year	8	9	10	11	12	13	14	15
Single Family Residential	-	-	-	-	-	-	-	-
Multi-Family Residential	804	804	804	804	804	804	804	804
Total (Per Capita Base)	804	804	804	804	804	804	804	804
Employment Population	40	40	40	40	40	40	40	40
Totals	844	844	844	844	844	844	844	844
Number of Homes								
Single Family Residential	-	-	-	-	-	-	-	-
Multi-Family Residential	287	287	287	287	287	287	287	287
Totals	287	287	287	287	287	287	287	287

General Fund Revenues

Year	8	9	10	11	12	13	14	15	
Tax Revenues									
Property Tax	AV	\$ 250,311	\$ 255,317	\$ 260,423	\$ 265,632	\$ 270,944	\$ 276,363	\$ 281,890	\$ 287,528
Sales and Use Tax	Per Capita	143,949	147,465	151,889	156,446	161,139	165,973	170,953	176,081
<i>Sales and Use Tax - Project Specific</i>	<i>Project Specific</i>	-	-	-	-	-	-	-	-
Transient Occupancy Tax	Per Capita	29,223	29,646	30,536	31,452	32,395	33,367	34,368	35,399
Property Tax In-Lieu of VLF	Project Specific	173,243	176,714	180,255	183,867	187,551	191,309	195,141	199,051
Franchise Fees	Per Capita	40,980	41,573	42,820	44,105	45,428	46,791	48,195	49,641
Other Taxes	Per Capita	17,141	17,096	17,608	18,137	18,681	19,241	19,818	20,413
<i>Subtotal Tax Revenues</i>		<i>654,847</i>	<i>667,811</i>	<i>683,532</i>	<i>699,638</i>	<i>716,139</i>	<i>733,044</i>	<i>750,366</i>	<i>768,113</i>
Other Revenues	Per Capita	4,401	4,377	4,508	4,643	4,783	4,926	5,074	5,226
Licenses and Permits	Per Capita	4,374	4,350	4,480	4,615	4,753	4,896	5,043	5,194
Fines, forfeitures, penalties	Per Capita	3,439	3,420	3,523	3,629	3,737	3,850	3,965	4,084
Use of Money & Property	Per Capita	12,543	12,475	12,849	13,235	13,632	14,041	14,462	14,896
Charges for Services	No Forecast	-	-	-	-	-	-	-	-
Intergovernmental	Per Capita	5,926	5,894	6,071	6,253	6,440	6,634	6,833	7,038
<i>Subtotal Other Revenues</i>		<i>30,682</i>	<i>30,516</i>	<i>31,431</i>	<i>32,374</i>	<i>33,345</i>	<i>34,346</i>	<i>35,376</i>	<i>36,437</i>
Total General Fund Revenues		\$ 685,528	\$ 698,327	\$ 714,963	\$ 732,012	\$ 749,484	\$ 767,390	\$ 785,742	\$ 804,550

General Fund Expenditures

General Government	Per Capita	\$ 12,942	\$ 13,209	\$ 13,524	\$ 13,860	\$ 14,202	\$ 14,555	\$ 14,919	\$ 15,294
Community Development (20%)	Per Capita	2,559	2,611	2,674	2,740	2,808	2,878	2,949	3,024
Public Works/Engineering (20%)	Per Capita	14,462	14,761	15,113	15,488	15,871	16,265	16,671	17,090
Maintenance Costs	Project Specific	-	-	-	-	-	-	-	-
	PC/EMP Base								
Drainage Management System	\$ 26.50	21,669	21,669	21,669	21,669	21,669	21,669	21,669	21,669
Building Management System	4.10	3,349	3,349	3,349	3,349	3,349	3,349	3,349	3,349
Parks Management System	15.68	12,818	12,818	12,818	12,818	12,818	12,818	12,818	12,818
Open Space Management System	6.72	5,493	5,493	5,493	5,493	5,493	5,493	5,493	5,493
Fleet Management System	3.73	3,052	3,052	3,052	3,052	3,052	3,052	3,052	3,052
Pavement Annual (PMP)	14.18	11,597	11,597	11,597	11,597	11,597	11,597	11,597	11,597
General Govt Management System	0.65	534	534	534	534	534	534	534	534
Urban Forestry Management System	6.72	5,493	5,493	5,493	5,493	5,493	5,493	5,493	5,493
	\$ 78.28	64,006	64,006	64,006	64,006	64,006	64,006	64,006	64,006
Community Services	Per Capita	8,956	9,141	9,359	9,591	9,828	10,072	10,324	10,583
Public Safety:									
Police Services	Project Specific	306,991	314,666	322,532	330,596	338,861	347,332	356,015	364,916
Fire Services	Project Specific	201,919	207,252	212,793	218,373	224,742	231,530	238,476	245,630
Animal Control Services	Per Capita	12,921	13,188	13,502	13,837	14,179	14,532	14,895	15,269
<i>Total Public Safety</i>		<i>521,831</i>	<i>535,105</i>	<i>548,828</i>	<i>562,806</i>	<i>577,782</i>	<i>593,394</i>	<i>609,386</i>	<i>625,815</i>
Total General Fund Expenditures		\$ 624,755	\$ 638,834	\$ 653,504	\$ 668,490	\$ 684,496	\$ 701,169	\$ 718,255	\$ 735,811
Projected Net Revenues/(Shortfall)		\$60,773	\$59,494	\$61,460	\$63,522	\$64,988	\$66,221	\$67,487	\$68,739



Population

Year	16	17	18	19	20
Single Family Residential	-	-	-	-	-
Multi-Family Residential	804	804	804	804	804
Total (Per Capita Base)	804	804	804	804	804
Employment Population	40	40	40	40	40
Totals	844	844	844	844	844

Number of Homes

Single Family Residential	-	-	-	-	-
Multi-Family Residential	287	287	287	287	287
Totals	287	287	287	287	287

Year	16	17	18	19	20
------	----	----	----	----	----

General Fund Revenues

Tax Revenues

Property Tax	AV	\$ 293,279	\$ 299,144	\$ 305,127	\$ 311,230	\$ 317,454
Sales and Use Tax	Per Capita	181,364	186,804	192,409	198,181	204,126
<i>Sales and Use Tax - Project Specific</i>	<i>Project Specific</i>	-	-	-	-	-
Transient Occupancy Tax	Per Capita	36,461	37,555	38,681	39,842	41,037
Property Tax In-Lieu of VLF	Project Specific	203,039	207,106	211,255	215,486	219,803
Franchise Fees	Per Capita	51,130	52,664	54,244	55,871	57,547
Other Taxes	Per Capita	21,025	21,656	22,306	22,975	23,664
<i>Subtotal Tax Revenues</i>		<i>786,297</i>	<i>804,930</i>	<i>824,022</i>	<i>843,585</i>	<i>863,632</i>
Other Revenues	Per Capita	5,383	5,544	5,711	5,882	6,058
Licenses and Permits	Per Capita	5,350	5,510	5,676	5,846	6,021
Fines, forfeitures, penalties	Per Capita	4,206	4,333	4,463	4,597	4,734
Use of Money & Property	Per Capita	15,343	15,803	16,277	16,765	17,268
Charges for Services	No Forecast	-	-	-	-	-
Intergovernmental	Per Capita	7,249	7,466	7,690	7,921	8,158
<i>Subtotal Other Revenues</i>		<i>37,531</i>	<i>38,657</i>	<i>39,816</i>	<i>41,011</i>	<i>42,241</i>
Total General Fund Revenues		\$ 823,828	\$ 843,586	\$ 863,838	\$ 884,596	\$ 905,873

General Fund Expenditures

General Government	Per Capita	\$ 15,678	\$ 16,068	\$ 16,467	\$ 16,899	\$ 17,330
Community Development (20%)	Per Capita	3,099	3,177	3,256	3,341	3,426
Public Works/Engineering (20%)	Per Capita	17,519	17,955	18,402	18,884	19,366
Maintenance Costs	Project Specific	-	-	-	-	-
		<u>PC/EMP Base</u>				
Drainage Management System	\$ 26.50	21,669	21,669	21,669	21,669	21,669
Building Management System	4.10	3,349	3,349	3,349	3,349	3,349
Parks Management System	15.68	12,818	12,818	12,818	12,818	12,818
Open Space Management System	6.72	5,493	5,493	5,493	5,493	5,493
Fleet Management System	3.73	3,052	3,052	3,052	3,052	3,052
Pavement Annual (PMP)	14.18	11,597	11,597	11,597	11,597	11,597
General Govt Management System	0.65	534	534	534	534	534
Urban Forestry Management System	6.72	5,493	5,493	5,493	5,493	5,493
	\$ 78.28	64,006	64,006	64,006	64,006	64,006
Community Services	Per Capita	10,849	11,119	11,395	11,694	11,992
Public Safety:						
Police Services	Project Specific	374,039	383,390	392,974	402,799	412,869
Fire Services	Project Specific	252,999	260,589	268,407	276,459	284,753
Animal Control Services	Per Capita	15,652	16,042	16,441	16,871	17,302
<i>Total Public Safety</i>		<i>642,690</i>	<i>660,020</i>	<i>677,822</i>	<i>696,129</i>	<i>714,924</i>
Total General Fund Expenditures		\$ 753,841	\$ 772,344	\$ 791,348	\$ 810,951	\$ 831,044

Projected Net Revenues/(Shortfall)	\$69,986	\$71,242	\$72,490	\$73,645	\$74,829
------------------------------------	----------	----------	----------	----------	----------

Year



Property Tax Analysis

Residential Units

Single Family Residential

Total Cumulative SFR Units		-	-	-	-	-	-	-
Total Cumulative Residents	2.80	-	-	-	-	-	-	-
Percentage Complete								
Constructed Assessed Values		\$0	\$0	\$0	\$0	\$0	\$0	\$0

Multi-Family Residential - Attached Townhomes

Total Cumulative MFR Units	287	-	75	150	225	287	287	287
Total Cumulative Residents	2.80	-	210	420	630	804	804	804
Percentage Complete		0%	26%	52%	78%	100%	100%	100%
Constructed Assessed Values	\$172,944,800	\$0	\$45,194,634	\$90,389,268	\$135,583,902	\$172,944,800	\$172,944,800	\$172,944,800

Total Cumulative Residents

	-	210	420	630	804	804	804
--	---	-----	-----	-----	-----	-----	-----

Commercial

Percentage Complete		0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Industrial

Percentage Complete		0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Office

Percentage Complete		0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Hotel

Percentage Complete		0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Constructed Assessed Values

Total Current Period Assessed Value Additions		\$ -	\$ 45,194,634	\$ 90,389,268	\$ 135,583,902	\$ 172,944,800	\$ 172,944,800	\$ 172,944,800
Inflation Factor	2.00%	100.00%	102.00%	104.04%	106.12%	108.24%	110.41%	112.62%
Total AV - Inflated		\$0	\$46,098,527	\$94,040,995	\$143,882,722	\$187,201,013	\$190,945,034	\$194,763,934
Cumulative AV (w/o Prior Years Inflation)		\$0	\$46,098,527	\$94,040,995	\$143,882,722	\$187,201,013	\$190,945,034	\$194,763,934
Prior Years AV Inflation Factor	2.00%	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Prior Years AV Inflation Amount		\$0	\$0	\$0	\$0	\$0	\$0	\$0

Cumulative Residential AV - Inflated

	\$0	\$46,098,527	\$94,040,995	\$143,882,722	\$187,201,013	\$190,945,034	\$194,763,934
--	-----	--------------	--------------	---------------	---------------	---------------	---------------

Property Tax Revenue Estimate

Ad-Valorem	1.00%	\$ -	\$ 460,985	\$ 940,410	\$ 1,438,827	\$ 1,872,010	\$ 1,909,450	\$ 1,947,639
Total AV Tax Due to City	12.60%	\$0	\$58,084	\$118,492	\$181,292	\$235,873	\$240,591	\$245,403

Year	8	9	10	11	12	13	14
Property Tax Analysis							
Residential Units							
Single Family Residential							
Total Cumulative SFR Units							
Total Cumulative Residents	-	-	-	-	-	-	-
Percentage Complete							
Constructed Assessed Values	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multi-Family Residential - Attached Townhomes							
Total Cumulative MFR Units	287	287	287	287	287	287	287
Total Cumulative Residents	804	804	804	804	804	804	804
Percentage Complete	100%	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$172,944,800	\$172,944,800	\$172,944,800	\$172,944,800	\$172,944,800	\$172,944,800	\$172,944,800
Total Cumulative Residents	804	804	804	804	804	804	804
Commercial							
Percentage Complete	0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial							
Percentage Complete	0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office							
Percentage Complete	0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel							
Percentage Complete	0%	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Constructed Assessed Values							
Total Current Period Assessed Value Additions	\$ 172,944,800	\$ 172,944,800	\$ 172,944,800	\$ 172,944,800	\$ 172,944,800	\$ 172,944,800	\$ 172,944,800
Inflation Factor	114.87%	117.17%	119.51%	121.90%	124.34%	126.82%	129.36%
Total AV - Inflated	\$198,659,213	\$202,632,397	\$206,685,045	\$210,818,746	\$215,035,121	\$219,335,824	\$223,722,540
Cumulative AV (w/o Prior Years Inflation)	\$198,659,213	\$202,632,397	\$206,685,045	\$210,818,746	\$215,035,121	\$219,335,824	\$223,722,540
Prior Years AV Inflation Factor	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Prior Years AV Inflation Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Residential AV - Inflated	\$198,659,213	\$202,632,397	\$206,685,045	\$210,818,746	\$215,035,121	\$219,335,824	\$223,722,540
Property Tax Revenue Estimate							
Ad-Valorem	\$ 1,986,592	\$ 2,026,324	\$ 2,066,850	\$ 2,108,187	\$ 2,150,351	\$ 2,193,358	\$ 2,237,225
Total AV Tax Due to City	\$250,311	\$255,317	\$260,423	\$265,632	\$270,944	\$276,363	\$281,890

Year	15	16	17	18	19	20
Property Tax Analysis						
Residential Units						
Single Family Residential						
Total Cumulative SFR Units						
Total Cumulative Residents	-	-	-	-	-	-
Percentage Complete						
Constructed Assessed Values	\$0	\$0	\$0	\$0	\$0	\$0
Multi-Family Residential - Attached Townhomes						
Total Cumulative MFR Units	287	287	287	287	287	287
Total Cumulative Residents	804	804	804	804	804	804
Percentage Complete	100%	100%	100%	100%	100%	100%
Constructed Assessed Values	\$172,944,800	\$172,944,800	\$172,944,800	\$172,944,800	\$172,944,800	\$172,944,800
Total Cumulative Residents	804	804	804	804	804	804
Commercial						
Percentage Complete	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial						
Percentage Complete	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office						
Percentage Complete	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel						
Percentage Complete	0%	0%	0%	0%	0%	0%
Constructed Assessed Values	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Constructed Assessed Values						
Total Current Period Assessed Value Additions	\$ 172,944,800	\$ 172,944,800	\$ 172,944,800	\$ 172,944,800	\$ 172,944,800	\$ 172,944,800
Inflation Factor	131.95%	134.59%	137.28%	140.02%	142.82%	145.68%
Total AV - Inflated	\$228,196,991	\$232,760,931	\$237,416,149	\$242,164,472	\$247,007,762	\$251,947,917
Cumulative AV (w/o Prior Years Inflation)	\$228,196,991	\$232,760,931	\$237,416,149	\$242,164,472	\$247,007,762	\$251,947,917
Prior Years AV Inflation Factor	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Prior Years AV Inflation Amount	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Residential AV - Inflated	\$228,196,991	\$232,760,931	\$237,416,149	\$242,164,472	\$247,007,762	\$251,947,917
Property Tax Revenue Estimate						
Ad-Valorem	\$ 2,281,970	\$ 2,327,609	\$ 2,374,161	\$ 2,421,645	\$ 2,470,078	\$ 2,519,479
Total AV Tax Due to City	\$287,528	\$293,279	\$299,144	\$305,127	\$311,230	\$317,454