

FISCAL IMPACT ANALYSIS
For
Menifee North Specific Plan No. 260
Amendment 3

May 3, 2018

Prepared By:



DRAFT

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1. Purpose of Fiscal Impact Analysis

This Fiscal Impact Analysis (“FIA”) has been prepared to determine the estimated fiscal impacts on the City of Menifee (“City”) in connection with the proposed development of Menifee North Specific Plan No. 260 Amendment No. 3 (“Project”), a mixed-use development. The purpose of the FIA is to show the recurring net impact of the Project to the City. Reader should be aware that the FIA contains estimates or projections of the Project’s future revenue and cost impacts on the City and actual fiscal results may vary from estimates because events and circumstances may occur in a manner that is different than projected in the FIA. The primary purpose of this FIA is to project the Project’s net fiscal impact on the City’s General Fund over a 20-year time period.

2. Project Description

The Project is located north of Highway 74, South of Watson Road, west of Briggs Road and east of Menifee Road. The Project is proposed to include 637 apartment units and approximately 205,000 square feet of commercial space. The total Project area covers approximately 64.31 acres and consists of four Planning Areas (“PA”); PA 11, 12, 13 and 14. These PAs are currently zoned as Business Park and Commercial Business Park and Optimus Building Corp. (“Developer”) is proposing to change the zoning to Commercial and very high density residential.

LAND USE ASSUMPTIONS

Residential		
Apartment Type	No. of Units	Avg. Rent
One Bedroom	213	\$ 1,200
Two Bedroom	424	1,500
Apartments Total/Avg Rent.	637	\$ 1,400

Commercial	
Tenant Type	Bldg. SF
Retail	205,000
Retail Center Total	205,000

3. FIA Limiting Conditions

The FIA is subject to the following limiting conditions:

- The FIA contains an analysis of recurring revenues and costs to the City from development of the Project. The FIA is based on estimates, assumptions and other information developed from DPF’s research, interviews, telephone discussions with City staff, and information from DPF’s database which were collected through fiscal impact analyses previously prepared by DPF and others.

- The sources of information and basis of the estimates are stated herein. While we believe the sources of information are reliable, DPFG does not express an opinion or any other form of assurance on the accuracy of such information.
- The analysis of recurring revenues and cost impacts to the City contained in the FIA is not considered to be a “financial forecast” or a “financial projection” as technically defined by the American Institute of Certified Public Accountants. The word “projection” used within this report relates to broad expectations of future events or market conditions.
- Since the analyses contained herein are based on estimates and assumptions which are inherently subject to uncertainty and variation depending on evolving events, DPFG cannot represent that results will definitely be achieved. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary from the projections.

4. General Sources of Information and Methodology Used in FIA

The FIA was prepared to estimate the allocable revenue and cost impacts to the City’s general fund (“General Fund”) as a result of the Project’s development. The FIA uses a combination of case study methods and multiplier methods to estimate Project impacts.

When projecting fiscal impacts using a multiplier method, the FIA determines per capita/employee impacts by applying the appropriate per capita, per employee and per capita and employee factors (“Factors”) to the Project land use assumptions. The Factors were calculated using the City of Menifee 2017-18 Mid-Year Budget (“Budget”). Cost and revenue factors are projected in 2018 dollars.

Information used in preparing the FIA was obtained from the following sources: (1) the Budget (2) Developer (land use information); (3) Sales price projections based on DPFG’s database of projects experience and; (4) the California Department of Finance (population information); and (5) the California Employment Development Department (employment information).

5. FIA Summary and Conclusions

The FIA examines the financial impact the Project will have on the General Fund over a 20-year time period. The Project will generate revenue for the General Fund primarily through increased property taxes, property taxes in-lieu of vehicle license fees, sales tax, and Measure DD sales tax, while increasing the need for City services such as police, fire and public works.

The Project's direct impact to the General Fund at build-out is summarized as follows:

<u>Recurring Revenues:</u>	Buildout	% of Total
Property Tax	\$ 217,842	18.0%
Property Tax in Lieu of MVLF	117,026	9.7%
Measure DD	289,710	23.9%
Sales Tax	483,433	39.9%
Building/Planning/Engineering Fees	-	0.0%
Franchise Fees	59,754	4.9%
County Augmentation	20,886	1.7%
Business License	1,928	0.2%
Transient Occupancy Tax	-	0.0%
Recreation Program Fees	4,217	0.3%
Fines & Fees	10,168	0.8%
Real Property Transfer Tax	-	0.0%
Misc. Fees	3,524	0.3%
Transfer In	<u>2,642</u>	<u>0.2%</u>
Total Recurring Revenue	\$ 1,211,128	100.0%
<u>Recurring Expenditures:</u>		
Legislative	\$ 16,554	2.0%
Police Services	251,244	30.4%
Fire Services	194,796	23.6%
Emergency Operations Services	145	0.0%
Animal Control	8,200	1.0%
Measure DD	170,383	20.6%
Public Works	117,725	14.3%
Engineering Department	28,945	3.5%
Finance Department	<u>37,583</u>	<u>4.6%</u>
Total Recurring Expenditures	\$ 825,575	100.0%
NET FISCAL SURPLUS	\$ 385,553	

The FIA is organized as follows:

Appendix	Table	Description
A	1	Fiscal Impact Analysis Summary
A	2	Post ERAF Share of the Basic Tax Calculation
A	3	Land Use and Assessed Value Assumptions
A	4	Property Tax Summary
A	5	Motor Vehicle License Fee Revenue Calculation
A	6	Property Transfer Tax Revenue
A	7	Sales Tax Revenue
A	8	General Fund Revenue
A	9	General Fund Expenditures
A	10	Phasing Analysis

The following table shows the population and employment assumptions used in the FIA:

	City	Project
Population	90,660 (a)	1,876 (a)
Employees	34,600 (b)	410 (c)
Residents + 50% Employees	107,960	2,081

Footnotes:

- (a) Per the California Department of Finance. Based on 2.95 persons per household as of 1/1/2017.
- (b) Per the California Employment Development Department.
- (c) Per DPGF experience and database of Projects.

6. FIA Recurring Revenues

6.1 Property Tax

In addition to other ad valorem charges imposed by various local agencies, land owners in the State of California ("State") are required to pay annual property taxes of 1% on the assessed value of their property pursuant to Proposition 13. Each county in California is divided into tax rate areas ("TRA"). After the basic 1% property tax is collected by the County, the tax is allocated to various local agencies based on each agency's share of the basic tax within the property's applicable TRA.

The following table summarizes the Project's Property Tax impact to the General Fund:

Total Assessed Value per Table 4 of the FIA		\$ 169,732,000
Base 1% Ad-valorem tax	1.00%	\$ 1,697,320
City Share of 1% (a):		
City of Menifee General Fund	6.5114%	\$ 110,519
City of Menifee Fire Protection	6.3231%	\$ 107,323
Total Annual Property Taxes to City	12.8354%	\$ 217,842

Footnotes:

- (a) Per County of Riverside Auditor/Controller. Based on proposed development located within Tax Rate are 026-231.

6.2 Sales Tax

Under the California Sales and Use Tax Law, the sale of tangible personal property is subject to sales or use tax unless exempt or otherwise excluded. When the sales tax applies, the use tax does not apply and the opposite is also true. The sales tax is imposed on all retailers for the privilege of selling tangible personal property in the State and is measured by the retailer's gross receipts.

As of November 2016, the effective sales tax rate, in the City of Menifee is 8.00% of taxable sales. The City receives 1.00%, the remainder goes to State (6.50%) and the Riverside County Transportation Commission (0.50%). On November 8, 2016 the City passed Measure DD that authorized a 1.00% transaction and use tax, which increases the sales tax rate to 9.00%. According to the City Manager's budget message in the FY 2017-18 City of Menifee Annual Budget, 66.22% of Measure DD revenue is dedicated towards fire and police services.

6.2.1 Onsite Sales and Measure DD Sales Tax

The FIA assumes that the City will receive sales tax revenue from taxable purchases made within the Project's retail center. Per DPGF's experience, the FIA assumes that the proposed retail center will generate approximately \$175 of taxable sales per building

square foot, annually. The City will receive 1.00% in Sales Tax Revenue; 10.50% of the 1.00% in Use Tax Revenue and 1.00% in Measure DD.

The following table summarizes the projected Sales Tax, Use tax and Measure DD Sales tax impact to the General Fund at build-out:

Retail Sq. Ft.		205,000
Taxable Sales per SF		\$ 200
Total Direct Taxable Sales		\$ 41,000,000
Sales Tax	1.00%	\$ 410,000
Use Tax	10.50%	43,050
Measure DD Sales Tax	1.00%	410,000
Measure DD Revenue to General Fund	66.22%	271,502
Total On-site Sales Tax		\$ 724,552

6.2.2 Off-Site Retail Sales and Measure DD Sales Tax

The City will receive sales tax revenue from taxable purchases made within the City but outside the Project area by the Project’s residents. Per Bureau of Labor Statistics Consumer Expenditure for 2016, household spends 35% of their annual income in housing cost. Similarly, each household spends 73.65% of their income in consumer expenditure of which 32.56% accounts towards taxable sales. It is assumed that 50% of the taxable sales is captured within the commercial uses of the Project and 25% is captured outside of the City, leaving an estimate of 25% of taxable spending to estimate off-site retail taxable expenditures captured by the City. The City will receive 1.00% in Sales Tax Revenue; 10.50% of the 1.00% in Use Tax Revenue and 1.00% in Measure DD.

The following table summarizes the projected Sales Tax, Use tax and Measure DD Sales tax impact to the General Fund at build-out:

Spending by Residents	Factor	
Household Income Calculation:		
Average Rent per month		\$1,400
Annual Rent (Housing cost)		\$ 16,800
% of Income spent on Housing		35%
Required Annual Income		\$ 48,000
Aggregate Income	For 637 units	\$ 30,576,000
Consumer Expenditure	73.65%	22,519,224
Taxable Spending	32.56%	7,332,259
Less: On-site Capture	50.00%	(3,666,130)
Less: Outside of City	25.00%	(916,532)
Net Taxable Spending in City		\$ 2,749,597
Sales Tax	1.00%	\$ 27,496
Use Tax	10.50%	2,877
Measure DD Sales Tax	1.00%	27,496
Measure DD Revenue to General Fund	66.22%	18,208
Total On-site Sales Tax		\$ 48,591

6.3 Property Tax In-Lieu of Vehicle License Fees (“VLF”)

In May 2004, Governor Schwarzenegger proposed a swap of city and county VLF revenue for additional property tax share as part of a budget agreement between the State and local governments. The swap was included in the 2004 budget package. Under this legislation, property tax in-lieu of VLF is allocated to Cities and Counties pursuant to a complex formula involving each agency relative share of assessed value. The property tax in-lieu of VLF revenue that will be generated by the Project can be estimated by determining the (i) percentage growth in the total assessed value of the City attributable to the Project and multiplying by (ii) the property tax in-lieu of VLF revenue of \$6,062,792 expected to be received per the Budget. Based on these calculations, the Project is anticipated to generate **\$117,026** annually in property tax in-lieu of VLF revenue.

6.4 Property Transfer Tax

The County may levy a transfer tax at the rate of \$0.55 for each \$500 of assessed value. A City within the County that levies this tax can levy a transfer tax at a rate of \$0.55 per \$1,000. If both the County and City levy the transfer tax, a credit shall be allowed against the amount imposed by the County in the amount of tax that is imposed by the City per California Revenue Taxation Code 11911. For the purpose of the Fiscal Impact Analysis, we are Assuming that property is operated by the Developer and will not be resold.

6.4 Other Revenues

The City receives various other revenues analyzed under the FIA. These revenues include:

- Franchise Fees
- County Augmentation
- Business License
- Recreation Program Fees
- Fines & Fees
- Misc. Fee
- Transfer In

These revenues have been estimated using a Per Capita & 50% Employee Multiplier against the City's budgeted revenue for each respective revenue category. Based on the weighted average Per Capita & 50% Employee Multiplier the total annual Other Revenues are anticipated to be **\$103,117** at buildout.

7. FIA Recurring Costs

7.1 Legislative

The legislative cost category includes City Council, City Manager, City Attorneys, City Clerk and all administrative expenses relating to those positions. Using a Per Capita & 50% Employee Multiplier and a marginal increase of 50% the total annual Legislative services costs are anticipated to be **\$16,554** at buildout.

7.2 Police Services

The Police Department, under the direction of Captain Greg Fellows is charged with ensuring the safety of the community while maintaining the desired quality of life. The City contracts with the Riverside County Sheriff's Department for Police Services. Using a Per Capita & 50% Employee Multiplier and a marginal increase of 100% the total annual Police Services costs are anticipated to be **\$251,244** at buildout.

7.3 Fire Services

The Fire Department, under the direction of Battalion Fire Chiefs Tyrell Davis and Josh Bischof, provides the highest levels of fire and disaster preparedness, prevention, and community involvement in order to ensure the safety of both residents and visitors to Menifee. The City contracts with the Riverside County Fire Department for all Fire Services. Currently the City operates four fire stations within the City Limits. Using a Per Capita & 50% Employee Multiplier and a marginal increase of 100% the total annual Fire Services costs are anticipated to be **\$194,796** at buildout.

7.4 Emergency Operations Services

Using a Per Capita & 50% Employee Multiplier and a marginal increase of 100% the total annual Emergency Operations Services costs are anticipated to be **\$145** at buildout.

7.5 Animal Control

The City contracts with private agencies to provide field and shelter services to the public and also provides educational services about programs such as licensing, spay/neuter services and adoption. Using a Per Capita & 50% Employee Multiplier and a marginal increase of 100% the total annual Animal Control costs are anticipated to be **\$8,200** at buildout.

7.6 Measure DD

Using a Per Capita & 50% Employee Multiplier and a marginal increase of 100% the total annual Measure DD costs are anticipated to be **\$170,383** at buildout.

7.7 Public Works

The Public Works cost category includes Planning, Building Safety, Code Enforcement, Economic Development, and all public works administration expenses. Using a Per Capita & 50% Employee Multiplier and marginal increase of 100% the total annual Public Works costs are anticipated to be **\$117,725** at buildout.

7.8 Engineering Department

The Engineering cost category includes all engineering expenses as well as all costs associated with the NPDES. Using a Per Capita & 50% Employee Multiplier and marginal increase of 50% the total annual Engineering costs are anticipated to be **\$28,945** at buildout.

7.9 Finance Department

The Finance and General Government services cost category includes executive office, assessor/recorder/county clerk, treasurer – tax collector, Non-Departmental, Community Services and human resources costs. Using a Per Capita & 50% Employee Multiplier and a marginal increase of 50% the total Finance Department costs are anticipated to be **\$37,583** at buildout.

Appendix A

Table 1 - Fiscal Impact Analysis Summary
 Proposed Project
 Menifee North Fiscal Impact Analysis
 4/3/2018 Internal Working Discussion Draft

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			Percent of	
<u>Recurring Revenues:</u>	Table Ref.		Buildout	Total
Property Tax	4	\$	217,842	18.0%
Property Tax in Lieu of MVLF	5		117,026	9.7%
Measure DD	7		289,710	23.9%
Sales Tax	7		483,433	39.9%
Building/Planning/Engineering Fees	8		-	0.0%
Franchise Fees	8		59,754	4.9%
County Augmentation	8		20,886	1.7%
Business License	8		1,928	0.2%
Transient Occupancy Tax	8		-	0.0%
Recreation Program Fees	8		4,217	0.3%
Fines & Fees	8		10,168	0.8%
Real Property Transfer Tax	6		-	0.0%
Misc. Fees	8		3,524	0.3%
Transfer In	8		2,642	0.2%
Total Recurring Revenue		\$	1,211,128	100.0%
Recurring Expenditures:				
Legislative	9	\$	16,554	2.0%
Police Services	9		251,244	30.4%
Fire Services	9		194,796	23.6%
Emergency Operations Services	9		145	0.0%
Animal Control	9		8,200	1.0%
Measure DD	9		170,383	20.6%
Public Works	9		117,725	14.3%
Engineering Department	9		28,945	3.5%
Finance Department	9		37,583	4.6%
Total Recurring Expenditures		\$	825,575	100.0%
Net General Fund Fiscal Surplus (Deficit)		\$	385,553	

Appendix A

Table 2 - Post-ERAF Share of the Basic Tax Calculation
 Proposed Project
 Menifee North Fiscal Impact Analysis
 4/3/2018 Internal Working Discussion Draft

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 TRA

Agency	026-231 (a)
General	11.9028%
CO Free Library	1.5466%
City of Menifee	6.5114%
City of Menifee Fire Protection	6.3231%
Romoland School	3.0641%
Perris Union HS	19.2369%
Mr San Jacinto Jr College	4.2708%
Perris Area Elem School Fund	10.3530%
Perris Jr High Area Fund	6.9079%
Riverside Co Ofc of Education	4.5320%
Riv Co Regional Park & Open Sp	0.3741%
Flood Control Admin	0.2530%
Flood Control Zn 4	3.9649%
Perris Valley Cemetery	0.1636%
EMWD	3.5365%
EMWD Imp Dist 13	0.6428%
Educational Revenue Augmentation Fund	16.4164%
Total	1.0000%
Project Acres	66.37
City of Menifee General Fund	6.5114%
City of Menifee Fire Protection	6.3231%
Total to City	12.8345%

Footnotes:

(a) FY 2017-18 Share of the Basic Tax per Riverside County Auditor-Controller's Office, Property Tax Division.

Appendix A

Table 3 - Land Use Assumptions
Proposed Project
Menifee North Fiscal Impact Analysis
4/3/2018 Internal Working Discussion Draft

	Absorption (a)						Total at Build-out
	1	2	3	4	5	6	
I. Residential Land Use							
Total Residential	240	240	157	-	-	-	637
II. Non-Residential Land Use							
Retail	-	-	-	-	-	205,000	205,000
Business Park	-	-	-	-	-	-	-
Total Non-Residential	-	-	-	-	-	205,000	205,000

	Avg Monthly Rent (a)	Residential Property Value/ Unit	Residential Units	Assessed Value
	III. Assessed Values			
Residential				
Total Residential	\$ 1,400	\$ 186,000	637	118,482,000
Non-Residential				
		Price Per Sq. Ft. (b)	Square Feet	Assessed Value
Retail		\$ 250	205,000	51,250,000
Business Park		150	-	-
Total Non-Residential		\$ 250	205,000	51,250,000

Total Residential & Non-Residential Assessed Value \$ 169,732,000

	Residential Units	Residents Per Unit (c)	Total Residents
	IV. Population and Employment		
Residential	637	2.945	1,876
Non-Residential			
	Building Sq. Ft.	Sq. Ft. Per Employee (b)	Total Employees
Retail	205,000	500	410
Business Park	-	1,030	-
Total	205,000		410
Total Residents and Employees			2,286
Total Residents and 50% Employees			2,081

Footnotes:

- (a) Absorption for residential and non-residential land use per Mike Naggar and Associates Inc. as of 3/27/18.
- (b) Per DPFPG experience and database of Projects.
- (c) Per the California Department of Finance, dated 1/1/2017 for City of Menifee.

Appendix A

Table 4 - Property Tax Summary
Proposed Project
Menifee North Fiscal Impact Analysis
4/3/2018 Internal Working Discussion Draft

Property Tax		Table Ref.	
Total Project Assessed Value		3	\$ 169,732,000
Basic Rate			1.00%
Basic Tax Paid	[1]		\$ 1,697,320
City General Fund Share of Basic Tax (a)	[2]	2	6.511386%
City General Fund Property Tax Revenue	[3]=[1]x[2]		\$ 110,519
City Fire Protection Share of Basic Tax (a)	[4]		6.3231%
City General Fire Protection Property Tax Revenue	[5]=[1]x[4]	2	\$ 107,323
Total Annual Property Taxes to City	=[3]+[5]		\$ 217,842

Footnotes:

- (a) Per County of Riverside Auditor/Controller. Based on proposed development located within Tax Rate area 026-231.

Appendix A

**Table 5 - MVLF Revenue Calculations
Proposed Project
Menifee North Fiscal Impact Analysis
4/3/2018 Internal Working Discussion Draft**

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I. MOTOR VEHICLE LICENSE FEE ("MVLF")

Nominal Dollars:

		FY 2017-18
City Assessed Valuation (a)	[1]	\$ 8,685,564,917
Property Tax Vehicle License Fees (VLF) (b)	[2]	6,062,792
VLF Increase per \$1,000 increase in AV	[3]=[2]/[1]*1000	\$ 0.6980

Property Tax in Lieu of MVLF:

Total Assessed Value (c)	[4]	\$ 169,732,000
Less: Existing Assessed Value	[5]	2,080,983
Net (New) Assessed Value	[6]=[4]-[5]	\$ 167,651,017

Project Assessed Valuation / 1,000	[7]=[6]/1000	\$ 167,651.02
VLF Increase per \$1,000 increase in AV	[3]	0.6980
Property Tax in Lieu of MVLF	=[3]*[7]	\$ 117,026

Footnotes:

- (a) Per County of Riverside Assessor's Office 2017/2018 Assessment Roll.
 (b) Per City of Menifee Mid-Year 2017-18 Budget, page 133.
 (c) See Table 3 - Land Use Assupmtions.

Appendix A

**Table 6 - Property Transfer Tax
Proposed Project
Menifee North Fiscal Impact Analysis
4/3/2018 Internal Working Discussion Draft**

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	Residential	Commercial	Total
Total Assessed Value per Table 3	\$ 118,482,000	\$ 51,250,000	\$ 169,732,000
Turnover Rate (a)	0.00%	0.00%	
Annual Taxable Assessed Value	\$ -	\$ -	\$ -
Property Transfer Tax Rate (b)	0.110000%	0.110000%	0.110000%
Total Annual Property Transfer Taxes	\$ -	\$ -	\$ -

Footnotes:

- (a) Assumes property is operated by the Developer, and will not be resold.
- (b) The County may levy a transfer tax at the rate of \$0.55 for each \$500 of assessed value. A City within the County that levies this tax can levy a transfer tax at a rate of \$0.55 per \$1,000. If both the County and City levy the transfer tax, a credit shall be allowed against the amount imposed by the County in the amount of tax that is imposed by the City per California Revenue and Taxation Code 11911.

Appendix A

Table 7 - Sales Tax
Proposed Project
Menifee North Fiscal Impact Analysis
4/3/2018 Internal Working Discussion Draft

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A. Sales Tax

I. On-Site Sales and Use Tax Revenue

	Table Ref.	Factor	Proposed Project
Retail Sq. Ft.	3		205,000
Taxable Sales per Sq. Ft. (a)			\$ 200.00
Total Direct Taxable Sales			\$ 41,000,000
Sales Tax @1% of taxable sales		1.00%	410,000
Use Tax @10.50% of sales tax		10.50%	43,050
Total On-Site Sales Tax Revenue			[1] \$ 453,050

II. Off-Site Sales and Use Tax Revenue

Number of Units	3		637
Average Rent per Month	3		\$ 1,400
Average Annual Housing Costs			\$ 16,800
Annual Income (Income Spent on Housing @ 35%) (b)		35.00%	\$ 48,000
Aggregate Incomes			\$ 30,576,000
Consumer Expenditures @ 73.65% (c)		73.65%	\$ 22,519,224
Taxable Spending @ 32.56% (c)		32.56%	\$ 7,332,259
Total Taxable Spending			\$ 7,332,259
Less: On-site Capture @ 50%		50.00%	\$ 3,666,130
City Share @ 75%		75.00%	\$ 2,749,597
Sales Tax @1% of taxable sales		1.00%	27,496
Use Tax @10.50% of sales tax		10.50%	2,887
Total Off-Site Sales Tax Revenue			[2] \$ 30,383

Total Sales Tax

[3]=[1]+[2] \$ 483,433

B. Measure DD Sales Tax

On-Site Measure DD Sales Tax			
Commercial Retail Taxable Sales			\$ 41,000,000
Total On-Site Measure DD Sales Tax (d)		1.00%	\$ 410,000
Measure DD Revenue to the General Fund (e)		66.22%	[7] \$ 271,502

Off-Site Measure DD Tax

			Amount
Retail Taxable Sales			\$ 2,749,597
Total Off-Site Measure DD Sales Tax (d)		1.00%	\$ 27,496
Measure DD Revenue to the General Fund (e)		66.22%	[8] \$ 18,208

Total Measure DD Sales Tax

[9]=[7]+[8] \$ 289,710

Footnotes:

- (a) Per DPFPG experience and database of Projects.
- (b) Per Bureau of Labor Statistics Consumer Expenditure for 2016, households spend 35% of their annual income in housing cost.
- (c) Per Bureau of Labor Statistics Consumer Expenditure for 2016, 32.56% of the household income accounts towards taxable capital.
- (d) Represents the City of Menifee local sales tax Measure DD. Per measure DD, 1% of the sales tax is transferred to the City's general fund.
- (e) Per City of Menifee FY 2017-18 Annual Budget, 66.22% of the Measure DD revenue is dedicated towards fire and police services.

**Table 8 - General Fund Revenues
Proposed Project
Menifee North Fiscal Impact Analysis
4/3/2018 Internal Working Discussion Draft**

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Project

Revenue Category	FY 2017-18 Mid-Year Budget (a)	City Equivalent Units (b)	Measure	Factor	Equivalent Units (c)	Project Revenues
Property Tax						
Current Secured Prop Tax	\$ 5,545,000			-----See Table 4-----		
Current Unsecured Prop Tax	200,000	-	Not Used	\$ -	-	-
Current Year Homeowners Prop Tax	65,000	-	Not Used	-	-	-
Prior Yr Secured Prop Tax	100,000	-	Not Used	-	-	-
Prior Year Unsecured Prop Tax	20,000	-	Not Used	-	-	-
Current Year Supplemental	35,000	-	Not Used	-	-	-
Prior Year Supplemental	40,000	-	Not Used	-	-	-
Current Year Unsecured Fire PP Tax	210,000	-	Not Used	-	-	-
Structural Fire Prop Tax	5,633,000			-----See Table 4-----		
RDA Pass Thru	200,000	-	Not Used	-	-	-
Teeter Settlement	200,000	-	Not Used	-	-	-
Subtotal	\$ 12,248,000			\$ -		\$ -
Measure DD						
Measure DD	\$ 8,700,000			-----See Table 7-----		
Subtotal	\$ 8,700,000			\$ -		\$ -
Sales Tax						
Sales & Use Tax	\$ 7,500,000			-----See Table 7-----		
Subtotal	\$ 7,500,000			\$ -		\$ -
Building/Planning/Engineering Fees						
Building Permits	\$ 1,300,000	\$ -	Not Used	\$ -	-	\$ -
Building Plan Check Fees	500,000	-	Not Used	-	-	-
Plumbing Permit Fees	325,000	-	Not Used	-	-	-
Mechanical Permit Fees	225,000	-	Not Used	-	-	-
Electrical Permit Fees	925,000	-	Not Used	-	-	-
Fire Plan Check	150,000	-	Not Used	-	-	-
Fire Inspection	150,000	-	Not Used	-	-	-
Planning Fees	1,000,000	-	Not Used	-	-	-
Engineering Fees	1,450,000	-	Not Used	-	-	-
Subtotal	\$ 6,025,000			\$ -		\$ -
Franchise Fees						
Franchise Fee-Electric	\$ 700,000	107,960	per capita & 50% employee	\$ 6.48	2,081	\$ 13,493
Franchise Fee-Natural Gas	400,000	107,960	per capita & 50% employee	3.71	2,081	7,710
Franchise Fee-Cable TV	950,000	107,960	per capita & 50% employee	8.80	2,081	18,312
Franchise Fee-Solid Waste	1,050,000	107,960	per capita & 50% employee	9.73	2,081	20,239
Subtotal	\$ 3,100,000			\$ 28.71		\$ 59,754
County Augmentation						
County Augmentation	\$ 1,083,541	107,960	per capita & 50% employee	\$ 10.04	2,081	\$ 20,886
Subtotal	\$ 1,083,541			\$ 10.04		\$ 20,886
Business License						
Business License Registration	\$ 100,000	107,960	per capita & 50% employee	\$ 0.93	2,081	\$ 1,928
Subtotal	\$ 100,000			\$ 0.93		\$ 1,928
Transient Occupancy Tax						
Transient Occupancy Tax	\$ 210,000	-	Not Used	\$ -	-	\$ -
Subtotal	\$ 210,000			\$ -		\$ -
Recreation Program Fees						
Class Registration Fee	\$ 75,000	107,960	per capita & 50% employee	\$ 0.69	2,081	\$ 1,446
Drop-in Recreation Fees	2,000	107,960	per capita & 50% employee	0.02	2,081	39
Camp/Program Enrollment Fees	25,000	107,960	per capita & 50% employee	0.23	2,081	482
Trips and Tours Tickets	1,500	107,960	per capita & 50% employee	0.01	2,081	29
Picnic Shelter Rental	10,200	107,960	per capita & 50% employee	0.09	2,081	197
Athletic Field Rental	12,000	107,960	per capita & 50% employee	0.11	2,081	231
Athletic Field Lights Fee	8,000	107,960	per capita & 50% employee	0.07	2,081	154
Facility/Building Rental	40,000	107,960	per capita & 50% employee	0.37	2,081	771
Non-Resident Fee	2,000	-	Not Used	-	-	-
City Sports League Fees	1,000	107,960	per capita & 50% employee	0.01	2,081	19
Park & Rec Misc. Revenue	44,097	107,960	per capita & 50% employee	0.41	2,081	850
Subtotal	\$ 220,797			\$ 2.03		\$ 4,217

Appendix A

Table 8 - General Fund Revenues
Proposed Project
Menifee North Fiscal Impact Analysis
4/3/2018 Internal Working Discussion Draft

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Project

Revenue Category	FY 2017-18 Mid-Year Budget (a)	City Equivalent Units (b)	Measure	Factor	Equivalent Units (c)	Project Revenues
Fines & Fees						
Code Enforcement Fines	\$ 200,000	107,960	per capita & 50% employee	\$ 1.85	2,081	\$ 3,855
Animal License Fees	90,000	107,960	per capita & 50% employee	0.83	2,081	1,735
Impound Fee	25,000	107,960	per capita & 50% employee	0.23	2,081	482
Repossession Fee	1,000	107,960	per capita & 50% employee	0.01	2,081	19
Police Report Fee	10,000	107,960	per capita & 50% employee	0.09	2,081	193
Traffic Citations	75,000	107,960	per capita & 50% employee	0.69	2,081	1,446
Weed/Hazardous Vegetation Fines	1,500	107,960	per capita & 50% employee	0.01	2,081	29
Abandoned Vehicle Abatement Fees	25,000	107,960	per capita & 50% employee	0.23	2,081	482
Fines & Forfeitures	100,000	107,960	per capita & 50% employee	0.93	2,081	1,928
Subtotal	\$ 527,500			\$ 4.89		\$ 10,168
Real Property Transfer Tax						
Real Prop Transfer Tax	\$ 400,000		-----See Table 6-----			
Subtotal	\$ 400,000			\$ -		\$ -
Misc. Fees						
Motor Vehicle License Fee	\$ 6,062,792		-----See Table 5-----			
New Business Zoning Review Fee	10,000	107,960	per capita & 50% employee	0.09	2,081	193
Foreclosure Registration	15,000	107,960	per capita & 50% employee	0.14	2,081	289
Water Quality Mgmt Plans Fees	10,000	107,960	per capita & 50% employee	0.09	2,081	193
AMR Fines	30,000	107,960	per capita & 50% employee	0.28	2,081	578
Public Records Requests	300	107,960	per capita & 50% employee	0.00	2,081	6
Late Fees	500	107,960	per capita & 50% employee	0.00	2,081	10
Donations	2,000	107,960	per capita & 50% employee	0.02	2,081	39
Event Sponsorships	1,000	107,960	per capita & 50% employee	0.01	2,081	19
Military Banner Fees	5,000	107,960	per capita & 50% employee	0.05	2,081	96
General Plan Maintenance Fee	50,000	-	Not Used	-	-	-
Cell Tower Revenue	39,000	107,960	per capita & 50% employee	0.36	2,081	752
Blood Draw Reimbursements	15,000	107,960	per capita & 50% employee	0.14	2,081	289
Miscellaneous Revenue	15,000	107,960	per capita & 50% employee	0.14	2,081	289
Interest Income	40,000	107,960	per capita & 50% employee	0.37	2,081	771
Subtotal	\$ 6,295,592			\$ 1.69		\$ 3,524
Transfer In						
Operating Transfers In	\$ 137,071	107,960	per capita & 50% employee	\$ 1.27	2,081	\$ 2,642
Subtotal	\$ 137,071			\$ 1.27		\$ 2,642
Total	\$ 46,547,501			\$ 49.55		\$ 103,117

Footnotes:

- (a) Per City of Menifee FY 2017-18 Mid-Year Budget.
 (b) Based on (1) 90,660 City of Menifee residents, California Department of Finance, January 1, 2017, (2) 34,600 total City of Menifee employees, California Employment Development Department, January 2018, and (3) City employment was reduced by 50% to account for the estimated less frequent use of City public services by employees than residents
 (c) See Table 3 - Land Use Assumptions

Appendix A

**Table 9 - General Fund Expenditures
Proposed Project
Menifee North Fiscal Impact Analysis
4/3/2018 Internal Working Discussion Draft**

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Expenditure Category	FY 2017-18 Mid-Year Budget (a)	Marginal Increase	Net General Fund Contribution	City Equivalent Units (b)	Measure	Factor	Project Equivalent	
							Units (c)	Project Cost
Legislative								
City Council	\$ 176,361	50%	\$ 88,181	107,960	per capita & 50% employee	\$ 0.82	2,081	\$ 1,700
City Attorney	360,186	50%	180,093	107,960	per capita & 50% employee	1.67	2,081	3,471
City Clerk	343,054	50%	171,527	107,960	per capita & 50% employee	1.59	2,081	3,306
Administrative Services	-	50%	-	107,960	per capita & 50% employee	-	2,081	-
City Manager	837,990	50%	418,995	107,960	per capita & 50% employee	3.88	2,081	8,076
Subtotal	\$ 1,717,591		\$ 858,796			\$ 7.95		\$ 16,554
Public Safety								
Police Services	13,034,499	100%	\$ 13,034,499	107,960	per capita & 50% employee	\$ 120.73	2,081	251,244
Fire Services	10,105,969	100%	10,105,969	107,960	per capita & 50% employee	93.61	2,081	194,796
Emergency Operations Services	7,500	100%	7,500	107,960	per capita & 50% employee	0.07	2,081	145
Animal Control	425,438	100%	425,438	107,960	per capita & 50% employee	3.94	2,081	8,200
Measure DD	8,839,420	100%	8,839,420	107,960	per capita & 50% employee	81.88	2,081	170,383
Subtotal	\$ 32,412,826		\$ 32,412,826			\$ 300.23		\$ 624,768
Public Works								
Planning	\$ 1,975,354	100%	\$ 1,975,354	107,960	per capita & 50% employee	\$ 18.30	2,081	\$ 38,076
Building and Safety	1,711,042	100%	1,711,042	107,960	per capita & 50% employee	15.85	2,081	32,981
Code Enforcement	700,886	100%	700,886	107,960	per capita & 50% employee	6.49	2,081	13,510
Economic Development	818,527	100%	818,527	107,960	per capita & 50% employee	7.58	2,081	15,777
Street Maintenance and Lighting	200,000	100%	200,000	107,960	per capita & 50% employee	1.85	2,081	3,855
Public Works Administration	701,758	100%	701,758	107,960	per capita & 50% employee	6.50	2,081	13,527
Subtotal	\$ 6,107,567		\$ 6,107,567			\$ 56.57		\$ 117,725
Engineering Department								
Engineering	\$ 2,733,344	50%	\$ 1,366,672	107,960	per capita & 50% employee	\$ 12.66	2,081	\$ 26,343
NPDES	270,000	50%	135,000	107,960	per capita & 50% employee	1.25	2,081	2,602
Subtotal	\$ 3,003,344		\$ 1,501,672			\$ 13.91		\$ 28,945
Finance Department								
Finance	\$ 1,138,752	50%	\$ 569,376	107,960	per capita & 50% employee	\$ 5.27	2,081	10,975
Non-Departmental	1,178,877	50%	589,439	107,960	per capita & 50% employee	5.46	2,081	11,362
Human Resources	372,841	50%	186,421	107,960	per capita & 50% employee	1.73	2,081	3,593
Community Services	1,209,109	50%	604,555	107,960	per capita & 50% employee	5.60	2,081	11,653
Subtotal	\$ 3,899,579		\$ 1,949,790			\$ 18.06		\$ 37,583
Total General Fund Expenditures	\$ 47,140,907		\$ 42,830,650			\$ 396.73		\$ 825,575

Footnotes:

- (a) Per City of Menifee FY 2017-18 Mid-Year Budget.
 (b) Based on (1) 90,660 City of Menifee residents, California Department of Finance, January 1, 2017, (2) 34,600 total City of Menifee employees, California Employment Development Department, January 2018, and (3) City employment was reduced by 50% to account for the estimated less frequent use of City public services by employees than residents
 (c) See Table 3 - Land Use Assumptions

Table 10 - Phasing Analysis Detail
 Proposed Project
 Menifee North Fiscal Impact Analysis
 4/3/2018 Internal Working Discussion Draft

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Factor	Table Ref.	1	2	3	4	5	6	7	8	9	10
General Fund Financing Sources											
Property Tax	10.3, 10.7	\$ 57,293	\$ 114,586	\$ 152,065	\$ 152,065	\$ 152,065	\$ 217,842	\$ 217,842	\$ 217,842	\$ 217,842	\$ 217,842
Property Tax in Lieu of MVLF	10.11	29,708	60,868	81,251	81,251	81,251	117,026	117,026	117,026	117,026	117,026
Measure DD	10.5, 10.10	6,860	13,720	18,208	18,208	18,208	289,710	289,710	289,710	289,710	289,710
Sales Tax	10.5, 10.9	11,447	22,895	30,383	30,383	30,383	483,433	483,433	483,433	483,433	483,433
Building/Planning/Engineering Fees	10.12	-	-	-	-	-	-	-	-	-	-
Franchise Fees	10.12	20,295	40,591	53,867	53,867	53,867	59,754	59,754	59,754	59,754	59,754
County Augmentation	10.12	7,094	14,188	18,828	18,828	18,828	20,886	20,886	20,886	20,886	20,886
Business License	10.12	655	1,309	1,738	1,738	1,738	1,928	1,928	1,928	1,928	1,928
Transient Occupancy Tax	10.12	-	-	-	-	-	-	-	-	-	-
Recreation Program Fees	10.12	1,432	2,865	3,802	3,802	3,802	4,217	4,217	4,217	4,217	4,217
Fines & Fees	10.12	3,453	6,907	9,166	9,166	9,166	10,168	10,168	10,168	10,168	10,168
Real Property Transfer Tax	10.4, 10.7	-	-	-	-	-	-	-	-	-	-
Misc. Fees	10.12	1,197	2,394	3,176	3,176	3,176	3,524	3,524	3,524	3,524	3,524
Transfer In	10.12	897	1,795	2,382	2,382	2,382	2,642	2,642	2,642	2,642	2,642
Total Financing Sources		\$ 140,332	\$ 282,116	\$ 374,867	\$ 374,867	\$ 374,867	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128
General Fund Financing Requirements											
Legislative	10.13	\$ -	\$ 5,622	\$ 11,245	\$ 14,923	\$ 14,923	\$ 14,923	\$ 16,554	\$ 16,554	\$ 16,554	\$ 16,554
Police Services	10.13	-	85,335	170,670	226,494	226,494	226,494	251,244	251,244	251,244	251,244
Fire Services	10.13	-	66,162	132,325	175,606	175,606	194,796	194,796	194,796	194,796	194,796
Emergency Operations Services	10.13	-	49	98	130	130	130	145	145	145	145
Animal Control	10.13	-	2,785	5,571	7,393	7,393	8,200	8,200	8,200	8,200	8,200
Measure DD	10.13	-	57,871	115,741	153,598	153,598	170,383	170,383	170,383	170,383	170,383
Public Works	10.13	-	39,985	79,971	106,128	106,128	117,725	117,725	117,725	117,725	117,725
Engineering Department	10.13	-	9,831	19,663	26,094	26,094	28,945	28,945	28,945	28,945	28,945
Finance Department	10.13	-	12,765	25,530	33,880	33,880	37,583	37,583	37,583	37,583	37,583
Total Financing Requirements		\$ -	\$ 280,407	\$ 560,813	\$ 744,246	\$ 744,246	\$ 744,246	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575
General Fund Fiscal Impact											
Ongoing Surplus/(Deficit)		\$ 140,332	\$ 1,710	\$ (185,946)	\$ (369,379)	\$ (369,379)	\$ 466,882	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553
Surplus/(Deficit) per Unit		\$ 585	\$ 4	\$ (292)	\$ (580)	\$ (580)	\$ 733	\$ 605	\$ 605	\$ 605	\$ 605
Revenue/Cost Ratio		-	1.01	0.67	0.50	0.50	1.63	1.47	1.47	1.47	1.47
RESIDENTIAL FINANCING SOURCES											
10.1 Cumulative Residents											
Residential Absorption Assumptions	3	240	240	157	-	-	-	-	-	-	-
Total Cumulative Units	3	240	480	637	637	637	637	637	637	637	637
Total Cumulative Residents	2.95	3	707	1,414	1,876	1,876	1,876	1,876	1,876	1,876	1,876
10.2 Residential Property Value per Unit											
Subtotal Assessed Value	3	\$ 186,000	\$ 44,640,000	\$ 29,202,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cumulative Residential Assessed Value		\$ 44,640,000	\$ 89,280,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000
10.3 Residential Property Tax											
Basic Tax Paid - Residential	1.00%	4	\$ 446,400	\$ 892,800	\$ 1,184,820	\$ 1,184,820	\$ 1,184,820	\$ 1,184,820	\$ 1,184,820	\$ 1,184,820	\$ 1,184,820
City of Menifee - General Fund	6.5114%	4	29,067	58,134	77,148	77,148	77,148	77,148	77,148	77,148	77,148
City of Menifee - Fire Protection Fund	6.3231%	4	28,226	56,453	74,917	74,917	74,917	74,917	74,917	74,917	74,917
Total Residential Property Tax		\$ 57,293	\$ 114,586	\$ 152,065	\$ 152,065	\$ 152,065	\$ 152,065	\$ 152,065	\$ 152,065	\$ 152,065	\$ 152,065
10.4 Residential Documentary Transfer Tax											
Residential Property Turnover Rate	0.0%	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Tax as a % of Price	0.11%	6	-	-	-	-	-	-	-	-	-
Total Residential Documentary Transfer Tax		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10.5 Off-Site Sales Tax											
Annual Housing Costs	Factor 16,800	Ref. 7	\$ 4,032,000	\$ 8,064,000	\$ 10,701,600	\$ 10,701,600	\$ 10,701,600	\$ 10,701,600	\$ 10,701,600	\$ 10,701,600	\$ 10,701,600
Annual Income (Income Spent on Housing @ 35%) (b)	35.00%	7	11,520,000	23,040,000	30,576,000	30,576,000	30,576,000	30,576,000	30,576,000	30,576,000	30,576,000
Consumer Expenditures @ 73.65% (c)	73.65%	7	8,484,480	16,968,960	22,519,224	22,519,224	22,519,224	22,519,224	22,519,224	22,519,224	22,519,224
Taxable Spending @ 32.56% (c)	32.56%	7	2,762,547	5,525,093	7,332,259	7,332,259	7,332,259	7,332,259	7,332,259	7,332,259	7,332,259
Less: On-site Capture @ 50%	50.00%	7	1,381,273	2,762,547	3,666,130	3,666,130	3,666,130	3,666,130	3,666,130	3,666,130	3,666,130
City Share @ 75%	75.00%	7	1,035,955	2,071,910	2,749,597	2,749,597	2,749,597	2,749,597	2,749,597	2,749,597	2,749,597
Total Off-Site Sales Tax Revenue			\$ 1,035,955	\$ 2,071,910	\$ 2,749,597	\$ 2,749,597	\$ 2,749,597	\$ 2,749,597	\$ 2,749,597	\$ 2,749,597	\$ 2,749,597
Sales Tax @1% of taxable sales	1.00%	7	\$ 10,360	\$ 20,719	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496
Use Tax @10.50% of sales tax	10.50%	7	1,088	2,176	2,887	2,887	2,887	2,887	2,887	2,887	2,887
Total Off-Site Sales Tax Revenue			\$ 11,447	\$ 22,895	\$ 30,383	\$ 30,383	\$ 30,383	\$ 30,383	\$ 30,383	\$ 30,383	\$ 30,383
Total Off-Site Measure DD Sales Tax	1.00%	7	\$ 10,360	\$ 20,719	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496
Measure DD Revenue to the General Fund	66.22%	7	\$ 6,860	\$ 13,720	\$ 18,208	\$ 18,208	\$ 18,208	\$ 18,208	\$ 18,208	\$ 18,208	\$ 18,208

Table 10 - Phasing Analysis Detail
 Proposed Project
 Menifee North Fiscal Impact Analysis
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Factor	Table Ref.	1	2	3	4	5	6	7	8	9	10
NON-RESIDENTIAL FINANCING SOURCES											
10.6 Non-Residential Land Use											
Retail											
Square Feet (a)	3	-	-	-	-	-	205,000	-	-	-	-
Cumulative Square Feet		-	-	-	-	-	205,000	205,000	205,000	205,000	205,000
Assessed Value Additions	\$ 250 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,250,000	\$ -	\$ -	\$ -	\$ -
Cumulative Employees	500 3	-	-	-	-	-	410	410	410	410	410
Taxable Sales	200 7	-	-	-	-	-	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000
Office											
Square Feet (a)		-	-	-	-	-	-	-	-	-	-
Cumulative Square Feet		-	-	-	-	-	-	-	-	-	-
Assessed Value Additions	\$ 250 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Employees	- 3	-	-	-	-	-	-	-	-	-	-
Taxable Sales	- 5	-	-	-	-	-	-	-	-	-	-
Business Park											
Square Feet (a)	3	-	-	-	-	-	-	-	-	-	-
Cumulative Square Feet		-	-	-	-	-	-	-	-	-	-
Assessed Value Additions	\$ 150 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Employees	1,030 3	-	-	-	-	-	-	-	-	-	-
Taxable Sales	-	-	-	-	-	-	-	-	-	-	-
Total Non-Residential Assessed Value Additions		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,250,000	\$ -	\$ -	\$ -	\$ -
Cumulative Non-Residential Assessed Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,250,000	\$ 51,250,000	\$ 51,250,000	\$ 51,250,000	\$ 51,250,000
Total Non-Residential Cumulative Employees		-	-	-	-	-	410	410	410	410	410
50% of Cumulative Employees		-	-	-	-	-	205	205	205	205	205
Total Taxable Sales		-	-	-	-	-	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000
10.7 Non-Residential Property Tax											
Basic Tax Paid - Non-Residential	1.00%	4	\$ -	\$ -	\$ -	\$ -	\$ 512,500	\$ 512,500	\$ 512,500	\$ 512,500	\$ 512,500
City of Menifee - General Fund	6.5114%	4	-	-	-	-	33,371	33,371	33,371	33,371	33,371
City of Menifee - Fire Protection Fund	6.3231%	4	-	-	-	-	32,406	32,406	32,406	32,406	32,406
Total Non-Residential Property Tax			\$ -	\$ -	\$ -	\$ -	\$ 65,777	\$ 65,777	\$ 65,777	\$ 65,777	\$ 65,777
10.8 Non-Residential Documentary Transfer Tax											
Non-Residential Property Turnover Rate	0.00%	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Tax as a % of Price	0.11%	6	-	-	-	-	-	-	-	-	-
Total Non-Residential Documentary Transfer Tax			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10.9 On-Site Sales Tax											
Sales Tax (@1% of Taxable Sales)	1.00%	7	\$ -	\$ -	\$ -	\$ -	\$ 410,000	\$ 410,000	\$ 410,000	\$ 410,000	\$ 410,000
Use Tax (@10.5% of Sales Tax)	10.50%	7	-	-	-	-	43,050	43,050	43,050	43,050	43,050
Total On-Site Sales Tax Allocated to City			\$ -	\$ -	\$ -	\$ -	\$ 453,050	\$ 453,050	\$ 453,050	\$ 453,050	\$ 453,050
10.10 Total On-Site Measure DD Sales Tax											
Measure DD Revenue to the General Fund	66.22%	7	\$ -	\$ -	\$ -	\$ -	\$ 271,502	\$ 271,502	\$ 271,502	\$ 271,502	\$ 271,502
RESIDENTIAL AND NON-RESIDENTIAL FINANCING SOURCES											
10.11 Property Tax in Lieu of MVLF Revenue											
Residential Cumulative Assessed Value		5	\$ 44,640,000	\$ 89,280,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000
Non-Residential Cumulative Assessed Value		5	-	-	-	-	51,250,000	51,250,000	51,250,000	51,250,000	51,250,000
(Less) Existing Land Value		5	(2,080,983)	(2,080,983)	(2,080,983)	(2,080,983)	(2,080,983)	(2,080,983)	(2,080,983)	(2,080,983)	(2,080,983)
Net (New) Cumulative Assessed Value			\$ 42,559,017	\$ 87,199,017	\$ 116,401,017	\$ 116,401,017	\$ 116,401,017	\$ 116,401,017	\$ 116,401,017	\$ 116,401,017	\$ 116,401,017
Total Property In Lieu of MVLF	\$ 0.6980	5	\$ 29,708	\$ 60,868	\$ 81,251	\$ 81,251	\$ 81,251	\$ 117,026	\$ 117,026	\$ 117,026	\$ 117,026

Table 10 - Phasing Analysis Detail
 Proposed Project
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	Factor	Table Ref.	1	2	3	4	5	6	7	8	9	10
10.12 OTHER GENERAL FUND DISCRETIONARY REVENUE												
Building/Planning/Engineering Fees	\$ -	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Franchise Fees	28.71	8	20,295	40,591	53,867	53,867	53,867	59,754	59,754	59,754	59,754	59,754
County Augmentation	10.04	8	7,094	14,188	18,828	18,828	18,828	20,886	20,886	20,886	20,886	20,886
Business License	0.93	8	655	1,309	1,738	1,738	1,738	1,928	1,928	1,928	1,928	1,928
Transient Occupancy Tax	-	8	-	-	-	-	-	-	-	-	-	-
Recreation Program Fees	2.03	8	1,432	2,865	3,802	3,802	3,802	4,217	4,217	4,217	4,217	4,217
Fines & Fees	4.89	8	3,453	6,907	9,166	9,166	9,166	10,168	10,168	10,168	10,168	10,168
Misc. Fees	1.69	8	1,197	2,394	3,176	3,176	3,176	3,524	3,524	3,524	3,524	3,524
Transfer In	1.27	8	897	1,795	2,382	2,382	2,382	2,642	2,642	2,642	2,642	2,642
Total Other General Fund Discretionary Revenue			\$ 35,024	\$ 70,048	\$ 92,959	\$ 92,959	\$ 92,959	\$ 103,117	\$ 103,117	\$ 103,117	\$ 103,117	\$ 103,117
Total General Fund Recurring Revenues			\$ 140,332	\$ 282,116	\$ 374,867	\$ 374,867	\$ 374,867	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128
10.13 GENERAL FUND RECURRING EXPENDITURES (a)												
Legislative												
City Council	\$ 0.82	9	\$ -	\$ 577	\$ 1,155	\$ 1,532	\$ 1,532	\$ 1,532	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700
City Attorney	1.67	9	-	1,179	2,358	3,129	3,129	3,129	3,471	3,471	3,471	3,471
City Clerk	1.59	9	-	1,123	2,246	2,981	2,981	2,981	3,306	3,306	3,306	3,306
Administrative Services	-	9	-	-	-	-	-	-	-	-	-	-
City Manager	3.88	9	-	2,743	5,486	7,281	7,281	7,281	8,076	8,076	8,076	8,076
Subtotal			-	5,622	11,245	14,923	14,923	14,923	16,554	16,554	16,554	16,554
Public Safety												
Police Services	\$ 120.73	9	\$ -	\$ 85,335	\$ 170,670	\$ 226,494	\$ 226,494	\$ 226,494	\$ 251,244	\$ 251,244	\$ 251,244	\$ 251,244
Fire Services	93.61	9	-	66,162	132,325	175,606	175,606	175,606	194,796	194,796	194,796	194,796
Emergency Operations Services	0.07	9	-	49	98	130	130	130	145	145	145	145
Animal Control	3.94	9	-	2,785	5,571	7,393	7,393	7,393	8,200	8,200	8,200	8,200
Measure DD	81.88	9	-	57,871	115,741	153,598	153,598	153,598	170,383	170,383	170,383	170,383
Subtotal			-	212,203	424,405	563,221	563,221	563,221	624,768	624,768	624,768	624,768
Public Works												
Planning	\$ 18.30	9	\$ -	\$ 12,932	\$ 25,865	\$ 34,325	\$ 34,325	\$ 34,325	\$ 38,076	\$ 38,076	\$ 38,076	\$ 38,076
Building and Safety	15.85	9	-	11,202	22,404	29,732	29,732	29,732	32,981	32,981	32,981	32,981
Code Enforcement	6.49	9	-	4,589	9,177	12,179	12,179	12,179	13,510	13,510	13,510	13,510
Economic Development	7.58	9	-	5,359	10,718	14,223	14,223	14,223	15,777	15,777	15,777	15,777
Street Maintenance and Lighting	1.85	9	-	1,309	2,619	3,475	3,475	3,475	3,855	3,855	3,855	3,855
Public Works Administration	6.50	9	-	4,594	9,189	12,194	12,194	12,194	13,527	13,527	13,527	13,527
Subtotal			-	39,985	79,971	106,128	106,128	106,128	117,725	117,725	117,725	117,725
Engineering Department												
Engineering	\$ 12.66	9	\$ -	\$ 8,947	\$ 17,895	\$ 23,748	\$ 23,748	\$ 23,748	\$ 26,343	\$ 26,343	\$ 26,343	\$ 26,343
NPDES	1.25	9	-	884	1,768	2,346	2,346	2,346	2,602	2,602	2,602	2,602
Subtotal			-	9,831	19,663	26,094	26,094	26,094	28,945	28,945	28,945	28,945
Finance Department												
Finance	\$ 5.27	9	\$ -	\$ 3,728	\$ 7,455	\$ 9,894	\$ 9,894	\$ 9,894	\$ 10,975	\$ 10,975	\$ 10,975	\$ 10,975
Non-Departmental	5.46	9	-	3,859	7,718	10,242	10,242	10,242	11,362	11,362	11,362	11,362
Human Resources	1.73	9	-	1,220	2,441	3,239	3,239	3,239	3,593	3,593	3,593	3,593
Community Services	5.60	9	-	3,958	7,916	10,505	10,505	10,505	11,653	11,653	11,653	11,653
Subtotal			-	12,765	25,530	33,880	33,880	33,880	37,583	37,583	37,583	37,583
Total General Fund Recurring Expenditures			\$ -	\$ 280,407	\$ 560,813	\$ 744,246	\$ 744,246	\$ 744,246	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575
Net Annual Surplus/ (Deficit)			\$ 140,332	\$ 1,710	\$ (185,946)	\$ (369,379)	\$ (369,379)	\$ 466,882	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553

Footnotes:
 (a) Expenditures are assumed in the fiscal years following move-ins to match information used for City budget.

Table 10 - Phasing Analysis Detail
 Proposed Project
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Factor	Table Ref.	11	12	13	14	15	16	17	18	19	20
General Fund Financing Sources											
Property Tax	10.3, 10.7	\$ 217,842	\$ 217,842	\$ 217,842	\$ 217,842	\$ 217,842	\$ 217,842	\$ 217,842	\$ 217,842	\$ 217,842	\$ 217,842
Property Tax in Lieu of MVLF	10.11	117,026	117,026	117,026	117,026	117,026	117,026	117,026	117,026	117,026	117,026
Measure DD	10.5, 10.10	289,710	289,710	289,710	289,710	289,710	289,710	289,710	289,710	289,710	289,710
Sales Tax	10.5, 10.9	483,433	483,433	483,433	483,433	483,433	483,433	483,433	483,433	483,433	483,433
Building/Planning/Engineering Fees	10.12	-	-	-	-	-	-	-	-	-	-
Franchise Fees	10.12	59,754	59,754	59,754	59,754	59,754	59,754	59,754	59,754	59,754	59,754
County Augmentation	10.12	20,886	20,886	20,886	20,886	20,886	20,886	20,886	20,886	20,886	20,886
Business License	10.12	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928
Transient Occupancy Tax	10.12	-	-	-	-	-	-	-	-	-	-
Recreation Program Fees	10.12	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217
Fines & Fees	10.12	10,168	10,168	10,168	10,168	10,168	10,168	10,168	10,168	10,168	10,168
Real Property Transfer Tax	10.4, 10.7	-	-	-	-	-	-	-	-	-	-
Misc. Fees	10.12	3,524	3,524	3,524	3,524	3,524	3,524	3,524	3,524	3,524	3,524
Transfer In	10.12	2,642	2,642	2,642	2,642	2,642	2,642	2,642	2,642	2,642	2,642
Total Financing Sources		\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128
General Fund Financing Requirements											
Legislative	10.13	\$ 16,554	\$ 16,554	\$ 16,554	\$ 16,554	\$ 16,554	\$ 16,554	\$ 16,554	\$ 16,554	\$ 16,554	\$ 16,554
Police Services	10.13	251,244	251,244	251,244	251,244	251,244	251,244	251,244	251,244	251,244	251,244
Fire Services	10.13	194,796	194,796	194,796	194,796	194,796	194,796	194,796	194,796	194,796	194,796
Emergency Operations Services	10.13	145	145	145	145	145	145	145	145	145	145
Animal Control	10.13	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200
Measure DD	10.13	170,383	170,383	170,383	170,383	170,383	170,383	170,383	170,383	170,383	170,383
Public Works	10.13	117,725	117,725	117,725	117,725	117,725	117,725	117,725	117,725	117,725	117,725
Engineering Department	10.13	28,945	28,945	28,945	28,945	28,945	28,945	28,945	28,945	28,945	28,945
Finance Department	10.13	37,583	37,583	37,583	37,583	37,583	37,583	37,583	37,583	37,583	37,583
Total Financing Requirements		\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575
General Fund Fiscal Impact											
Ongoing Surplus/(Deficit)		\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553
Surplus/(Deficit) per Unit		\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605	\$ 605
Revenue/Cost Ratio		1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47
RESIDENTIAL FINANCING SOURCES											
10.1 Cumulative Residents											
Residential Absorption Assumptions	3	-	-	-	-	-	-	-	-	-	-
Total Cumulative Units	3	637	637	637	637	637	637	637	637	637	637
Total Cumulative Residents	2.95	3	3	3	3	3	3	3	3	3	3
10.2 Residential Property Value per Unit											
Subtotal Assessed Value	\$ 186,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cumulative Residential Assessed Value		\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000
10.3 Residential Property Tax											
Basic Tax Paid - Residential	1.00%	4	\$ 1,184,820	\$ 1,184,820	\$ 1,184,820	\$ 1,184,820	\$ 1,184,820	\$ 1,184,820	\$ 1,184,820	\$ 1,184,820	\$ 1,184,820
City of Menifee - General Fund	6.5114%	4	77,148	77,148	77,148	77,148	77,148	77,148	77,148	77,148	77,148
City of Menifee - Fire Protection Fund	6.3231%	4	74,917	74,917	74,917	74,917	74,917	74,917	74,917	74,917	74,917
Total Residential Property Tax			\$ 152,065	\$ 152,065	\$ 152,065	\$ 152,065	\$ 152,065	\$ 152,065	\$ 152,065	\$ 152,065	\$ 152,065
10.4 Residential Documentary Transfer Tax											
Residential Property Turnover Rate	0.0%	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Tax as a % of Price	0.11%	6	-	-	-	-	-	-	-	-	-
Total Residential Documentary Transfer Tax			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10.5 Off-Site Sales Tax											
Annual Housing Costs	\$ 16,800	7	\$ 10,701,600	\$ 10,701,600	\$ 10,701,600	\$ 10,701,600	\$ 10,701,600	\$ 10,701,600	\$ 10,701,600	\$ 10,701,600	\$ 10,701,600
Annual Income (Income Spent on Housing @ 35%) (b)	35.00%	7	30,576,000	30,576,000	30,576,000	30,576,000	30,576,000	30,576,000	30,576,000	30,576,000	30,576,000
Consumer Expenditures @ 73.65% (c)	73.65%	7	22,519,224	22,519,224	22,519,224	22,519,224	22,519,224	22,519,224	22,519,224	22,519,224	22,519,224
Taxable Spending @ 32.56% (c)	32.56%	7	7,332,259	7,332,259	7,332,259	7,332,259	7,332,259	7,332,259	7,332,259	7,332,259	7,332,259
Less: On-site Capture @ 50%	50.00%	7	3,666,130	3,666,130	3,666,130	3,666,130	3,666,130	3,666,130	3,666,130	3,666,130	3,666,130
City Share @ 75%	75.00%	7	2,749,597	2,749,597	2,749,597	2,749,597	2,749,597	2,749,597	2,749,597	2,749,597	2,749,597
Total Off-Site Sales Tax Revenue			\$ 2,749,597	\$ 2,749,597	\$ 2,749,597	\$ 2,749,597	\$ 2,749,597	\$ 2,749,597	\$ 2,749,597	\$ 2,749,597	\$ 2,749,597
Sales Tax @1% of taxable sales	1.00%	7	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496
Use Tax @10.50% of sales tax	10.50%	7	2,887	2,887	2,887	2,887	2,887	2,887	2,887	2,887	2,887
Total Off-Site Sales Tax Revenue			\$ 30,383	\$ 30,383	\$ 30,383	\$ 30,383	\$ 30,383	\$ 30,383	\$ 30,383	\$ 30,383	\$ 30,383
Total Off-Site Measure DD Sales Tax	1.00%	7	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496	\$ 27,496
Measure DD Revenue to the General Fund	66.22%	7	\$ 18,208	\$ 18,208	\$ 18,208	\$ 18,208	\$ 18,208	\$ 18,208	\$ 18,208	\$ 18,208	\$ 18,208

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Factor	Table Ref.	11	12	13	14	15	16	17	18	19	20
NON-RESIDENTIAL FINANCING SOURCES											
10.6 Non-Residential Land Use											
Retail											
Square Feet (a)	3	-	-	-	-	-	-	-	-	-	-
Cumulative Square Feet		205,000	205,000	205,000	205,000	205,000	205,000	205,000	205,000	205,000	205,000
Assessed Value Additions	\$ 250 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Employees	500 3	410	410	410	410	410	410	410	410	410	410
Taxable Sales	200 7	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000
Office											
Square Feet (a)		-	-	-	-	-	-	-	-	-	-
Cumulative Square Feet		-	-	-	-	-	-	-	-	-	-
Assessed Value Additions	\$ 250 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Employees	- 3	-	-	-	-	-	-	-	-	-	-
Taxable Sales	- 5	-	-	-	-	-	-	-	-	-	-
Business Park											
Square Feet (a)	3	-	-	-	-	-	-	-	-	-	-
Cumulative Square Feet		-	-	-	-	-	-	-	-	-	-
Assessed Value Additions	\$ 150 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Employees	1,030 3	-	-	-	-	-	-	-	-	-	-
Taxable Sales	-	-	-	-	-	-	-	-	-	-	-
Total Non-Residential Assessed Value Additions		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Non-Residential Assessed Value		\$ 51,250,000	\$ 51,250,000	\$ 51,250,000	\$ 51,250,000	\$ 51,250,000	\$ 51,250,000	\$ 51,250,000	\$ 51,250,000	\$ 51,250,000	\$ 51,250,000
Total Non-Residential Cumulative Employees		410	410	410	410	410	410	410	410	410	410
50% of Cumulative Employees		205	205	205	205	205	205	205	205	205	205
Total Taxable Sales		41,000,000	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000	41,000,000
10.7 Non-Residential Property Tax											
Basic Tax Paid - Non-Residential	1.00%	4	\$ 512,500	\$ 512,500	\$ 512,500	\$ 512,500	\$ 512,500	\$ 512,500	\$ 512,500	\$ 512,500	\$ 512,500
City of Menifee - General Fund	6.5114%	4	33,371	33,371	33,371	33,371	33,371	33,371	33,371	33,371	33,371
City of Menifee - Fire Protection Fund	6.3231%	4	32,406	32,406	32,406	32,406	32,406	32,406	32,406	32,406	32,406
Total Non-Residential Property Tax			\$ 65,777	\$ 65,777	\$ 65,777	\$ 65,777	\$ 65,777	\$ 65,777	\$ 65,777	\$ 65,777	\$ 65,777
10.8 Non-Residential Documentary Transfer Tax											
Non-Residential Property Turnover Rate	0.00%	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer Tax as a % of Price	0.11%	6	-	-	-	-	-	-	-	-	-
Total Non-Residential Documentary Transfer Tax			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10.9 On-Site Sales Tax											
Sales Tax (@1% of Taxable Sales)	1.00%	7	\$ 410,000	\$ 410,000	\$ 410,000	\$ 410,000	\$ 410,000	\$ 410,000	\$ 410,000	\$ 410,000	\$ 410,000
Use Tax (@10.5% of Sales Tax)	10.50%	7	43,050	43,050	43,050	43,050	43,050	43,050	43,050	43,050	43,050
Total On-Site Sales Tax Allocated to City			\$ 453,050	\$ 453,050	\$ 453,050	\$ 453,050	\$ 453,050	\$ 453,050	\$ 453,050	\$ 453,050	\$ 453,050
10.10 Total On-Site Measure DD Sales Tax											
Measure DD Revenue to the General Fund	66.22%	7	\$ 271,502	\$ 271,502	\$ 271,502	\$ 271,502	\$ 271,502	\$ 271,502	\$ 271,502	\$ 271,502	\$ 271,502
RESIDENTIAL AND NON-RESIDENTIAL FINANCING SOURCES											
10.11 Property Tax in Lieu of MVLF Revenue											
Residential Cumulative Assessed Value		5	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000	\$ 118,482,000
Non-Residential Cumulative Assessed Value		5	51,250,000	51,250,000	51,250,000	51,250,000	51,250,000	51,250,000	51,250,000	51,250,000	51,250,000
(Less) Existing Land Value		5	(2,080,983)	(2,080,983)	(2,080,983)	(2,080,983)	(2,080,983)	(2,080,983)	(2,080,983)	(2,080,983)	(2,080,983)
Net (New) Cumulative Assessed Value			\$ 167,651,017	\$ 167,651,017	\$ 167,651,017	\$ 167,651,017	\$ 167,651,017	\$ 167,651,017	\$ 167,651,017	\$ 167,651,017	\$ 167,651,017
Total Property In Lieu of MVLF	\$ 0.6980	5	\$ 117,026	\$ 117,026	\$ 117,026	\$ 117,026	\$ 117,026	\$ 117,026	\$ 117,026	\$ 117,026	\$ 117,026

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	Factor	Table Ref.	11	12	13	14	15	16	17	18	19	20
10.12 OTHER GENERAL FUND DISCRETIONARY REVENUE												
Building/Planning/Engineering Fees	\$ -	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Franchise Fees	28.71	8	59,754	59,754	59,754	59,754	59,754	59,754	59,754	59,754	59,754	59,754
County Augmentation	10.04	8	20,886	20,886	20,886	20,886	20,886	20,886	20,886	20,886	20,886	20,886
Business License	0.93	8	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928
Transient Occupancy Tax	-	8	-	-	-	-	-	-	-	-	-	-
Recreation Program Fees	2.03	8	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217
Fines & Fees	4.89	8	10,168	10,168	10,168	10,168	10,168	10,168	10,168	10,168	10,168	10,168
Misc. Fees	1.69	8	3,524	3,524	3,524	3,524	3,524	3,524	3,524	3,524	3,524	3,524
Transfer In	1.27	8	2,642	2,642	2,642	2,642	2,642	2,642	2,642	2,642	2,642	2,642
Total Other General Fund Discretionary Revenue			\$ 103,117	\$ 103,117	\$ 103,117	\$ 103,117	\$ 103,117	\$ 103,117	\$ 103,117	\$ 103,117	\$ 103,117	\$ 103,117
Total General Fund Recurring Revenues			\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128	\$ 1,211,128
10.13 GENERAL FUND RECURRING EXPENDITURES (a)												
Legislative												
City Council	\$ 0.82	9	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700	\$ 1,700
City Attorney	1.67	9	3,471	3,471	3,471	3,471	3,471	3,471	3,471	3,471	3,471	3,471
City Clerk	1.59	9	3,306	3,306	3,306	3,306	3,306	3,306	3,306	3,306	3,306	3,306
Administrative Services	-	9	-	-	-	-	-	-	-	-	-	-
City Manager	3.88	9	8,076	8,076	8,076	8,076	8,076	8,076	8,076	8,076	8,076	8,076
Subtotal			16,554	16,554	16,554	16,554	16,554	16,554	16,554	16,554	16,554	16,554
Public Safety												
Police Services	\$ 120.73	9	\$ 251,244	\$ 251,244	\$ 251,244	\$ 251,244	\$ 251,244	\$ 251,244	\$ 251,244	\$ 251,244	\$ 251,244	\$ 251,244
Fire Services	93.61	9	194,796	194,796	194,796	194,796	194,796	194,796	194,796	194,796	194,796	194,796
Emergency Operations Services	0.07	9	145	145	145	145	145	145	145	145	145	145
Animal Control	3.94	9	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200
Measure DD	81.88	9	170,383	170,383	170,383	170,383	170,383	170,383	170,383	170,383	170,383	170,383
Subtotal			624,768	624,768	624,768	624,768	624,768	624,768	624,768	624,768	624,768	624,768
Public Works												
Planning	\$ 18.30	9	\$ 38,076	\$ 38,076	\$ 38,076	\$ 38,076	\$ 38,076	\$ 38,076	\$ 38,076	\$ 38,076	\$ 38,076	\$ 38,076
Building and Safety	15.85	9	32,981	32,981	32,981	32,981	32,981	32,981	32,981	32,981	32,981	32,981
Code Enforcement	6.49	9	13,510	13,510	13,510	13,510	13,510	13,510	13,510	13,510	13,510	13,510
Economic Development	7.58	9	15,777	15,777	15,777	15,777	15,777	15,777	15,777	15,777	15,777	15,777
Street Maintenance and Lighting	1.85	9	3,855	3,855	3,855	3,855	3,855	3,855	3,855	3,855	3,855	3,855
Public Works Administration	6.50	9	13,527	13,527	13,527	13,527	13,527	13,527	13,527	13,527	13,527	13,527
Subtotal			117,725	117,725	117,725	117,725	117,725	117,725	117,725	117,725	117,725	117,725
Engineering Department												
Engineering	\$ 12.66	9	\$ 26,343	\$ 26,343	\$ 26,343	\$ 26,343	\$ 26,343	\$ 26,343	\$ 26,343	\$ 26,343	\$ 26,343	\$ 26,343
NPDES	1.25	9	2,602	2,602	2,602	2,602	2,602	2,602	2,602	2,602	2,602	2,602
Subtotal			28,945	28,945	28,945	28,945	28,945	28,945	28,945	28,945	28,945	28,945
Finance Department												
Finance	\$ 5.27	9	\$ 10,975	\$ 10,975	\$ 10,975	\$ 10,975	\$ 10,975	\$ 10,975	\$ 10,975	\$ 10,975	\$ 10,975	\$ 10,975
Non-Departmental	5.46	9	11,362	11,362	11,362	11,362	11,362	11,362	11,362	11,362	11,362	11,362
Human Resources	1.73	9	3,593	3,593	3,593	3,593	3,593	3,593	3,593	3,593	3,593	3,593
Community Services	5.60	9	11,653	11,653	11,653	11,653	11,653	11,653	11,653	11,653	11,653	11,653
Subtotal			37,583	37,583	37,583	37,583	37,583	37,583	37,583	37,583	37,583	37,583
Total General Fund Recurring Expenditures			\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575	\$ 825,575
Net Annual Surplus/ (Deficit)			\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553	\$ 385,553

Footnotes:

(a) Expenditures are assumed in the fiscal years following move-ins to match information used for City budget.