

CAPITAL REVENUE FORECAST

MAJOR CAPITAL REVENUES

Overview

The major revenues that support the City of San José's capital programs are bond proceeds, grants, transfers between funds, and a number of taxes and fees levied on construction and property resale (conveyance) activity. This document provides a five-year forecast for the following taxes and fees: Construction and Conveyance Tax; Building and Structure Construction Tax; Construction Excise Tax; various Municipal Water System Fees; Residential Construction Tax; Sanitary Sewer Connection Fee; and Storm Drainage Connection Fee.

As shown below, overall these revenues are expected to generate \$172.1 million over the next five years, which is a decrease of 19% over the 2010-2014 Adopted Capital Improvement Program (CIP) estimates. The large decline is the result of the severe economic downturn and its impact on construction activity. The estimated average decline of construction activity-related taxes is 40% in comparison to last year's estimate. The Construction-Related Revenue chart included at the end of this section provides a year-by-year comparison of this forecast with the 2010-2014 Adopted CIP.

Forecast Comparison Summary

(\$ in Thousands)

	2010-2014 CIP	2011-2015 Forecast	Difference	Change
Construction and Conveyance Tax	106,000	107,000	1,000	1%
Construction-Related Taxes and Fees				
Building and Structure Construction Tax	47,000	27,500	(19,500)	(41%)
Construction Excise Tax	50,500	33,000	(17,500)	(35%)
Municipal Water System Fees	4,760	1,510	(3,250)	(68%)
Residential Construction Tax	600	345	(255)	(43%)
Sanitary Sewer Connection Fee	3,750	2,100	(1,650)	(44%)
Storm Drainage Connection Fee	1,050	650	(400)	(38%)
Subtotal - Construction - Related Taxes and Fees	107,660	65,105	(42,555)	(40%)
 TOTAL	 213,660	 172,105	 (41,555)	 (19%)

For the Construction and Conveyance Tax, the Conveyance Tax portion (property transfers) account for 99% of the total anticipated collections for the period of 2011-2015. These revenues seem to have stabilized after a severe reduction over the past two years that was correctly anticipated in the budget projections. The severe reduction in tax revenue resulted from a large number of foreclosures and sharp drop in median home prices that plagued the local and national real estate market. Overall transactions have risen and the median home price has begun to moderately increase in recent months, stabilizing revenues in this category. However, caution will need to be exercised in monitoring the state of the housing market. Data, at least nationally,

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MAJOR CAPITAL REVENUES (CONT'D.)

Overview (Cont'd.)

is definitely mixed as to whether the housing market has indeed stabilized. Many analysts believe that additional drops may lie ahead.

In this Forecast, this category is projected to generate \$107.0 million over the next five-years, a modest increase of \$1.0 million (0.9%) from the estimates assumed in the 2010-2014 Adopted CIP. The average annual collection level of \$21.4 million projected in the 2011-2015 Forecast is dramatically down from the actual collection levels in recent years that reached a peak of \$49 million in 2005-2006.

The capital revenue projections for the other taxes and fees described in this forecast are derived from construction activity estimates provided by the Planning, Building and Code Enforcement (PBCE) Department. Each year the PBCE Department provides projections of activity for each of the three types of development (residential, commercial, and industrial) revenue. A more complete discussion of these estimates is provided in a technical report prepared by PBCE entitled "Development Activity Highlights and Five-Year Forecast (2011-2015)", which is attached as an appendix to this document.

Over the forecast period, PBCE projects construction activity valuation to recover from a 17-year low level (\$575 million) projected for 2009-2010 and increase modestly to \$725 million annually in the last two years of the forecast period. These assumptions are, however, significantly reduced from the levels assumed in the 2010-2014 Forecast. Construction activity peaked in 2000-2001 at \$1.9 billion, then declined, reaching a low point of approximately \$800 million in 2003-2004. From that low point, a modest recovery occurred in 2004-2005 with 14% growth in that year. However, in 2005-2006, construction activity dipped again, to \$851 million (adjusted to 2009 dollars), primarily due to a fall off of multi-family development to a ten-year low. A modest rebound driven primarily by commercial and industrial development and residential high rise construction in the downtown area occurred in 2006-2007. Due to a marked slowdown in residential construction, which has continued to this day, 2007-2008 experienced a 9% decline with an additional 26% decline in 2008-2009 when total valuation reached only \$643 million. In this forecast, activity is expected to bottom out at \$575 million in 2009-2010, rise modestly to \$625 million in 2010-2011, and grow slowly over the period, stabilizing in 2013-2014 at \$725 million. Based on the construction activity estimates and a review of revenue collection patterns, a decrease in construction-related taxes and fees of \$42.6 million, or 40%, is expected when comparing the 2011-2015 Forecast to the 2010-2014 Adopted CIP estimates.

A discussion of major construction activity trends and each of the revenue categories are included in more detail on the following page.

CAPITAL REVENUE FORECAST

CONSTRUCTION ACTIVITY PROJECTIONS

With the exception of the Construction and Conveyance Tax Fund, the capital revenues described in this forecast are construction-related taxes and fees. As described above, the PBCE Department has provided construction activity projections for each of the three types of development (residential, commercial, and industrial) from which the revenue estimates are derived. These construction activity estimates are described in a report prepared by PBCE entitled “Development Activity Highlights and Five-Year Forecast (2011-2015)”, which is attached as an appendix to this document.

A summary of the PBCE Department construction activity projections and the corresponding revenue estimates are provided below. It should be noted that due to the highly volatile nature of the construction market, the reliability of the estimates can be expected to decline over the period of the forecast. As new information becomes available, these estimates will be refined.

A. Residential Construction Activity

A significant portion of development-related revenue in San José has traditionally been generated by residential construction. Permit activity in 2008-2009 in this sector showed a sharp decline, with total construction valuation falling to its lowest level since 1982. Only 1,071 building permits were issued for new dwelling units. This represented a decrease of 67% over the last two years from a total of 3,214 new dwelling units in 2006-2007, reflecting the severe economic downturn and the extreme distress in the real estate market. Significant declines in both multi-family and single-family construction activity were almost equal, with multi-family building permits declining by 66% from 2,669 units in 2006-2007 to 911 units in 2008-2009. A decline of 71% for single-family permits occurred with 545 units in 2006-2007 dropping to 160 units in 2008-2009. In 2009-2010, the real estate slowdown is expected to continue to have a significant negative impact on the number of permits issued, with a decrease to only an estimated 750 new units.

The PBCE Department expects residential construction activity to generate 1,250 units in 2010-2011 and grow over the period with a total of 10,000 units expected over the five-year period. This represents an average of 2,000 units per year. This activity level represents a decline, driven by both multi-family and single-family markets, compared to the 11,250 units included in the 2010-2014 Forecast with an average of 2,250 units per year. This forecast represents a particularly significant decline from the actual levels experienced in peak years, which reached a high of 5,842 units in 1997-1998.

During the near term, residential activity is expected to remain weak as low builder and consumer confidence, falling home prices and employment, unsold inventory, and widespread foreclosures continue to hold down demand. In this Forecast, a total of 8,750 multi-family permits are expected reflecting the construction of higher density housing in the downtown area and certain areas in north and south San José. Reflecting an expected decline in home prices, rising inventory, and credit tightening; only 1,250 new single-family dwelling permits are anticipated. This figure is flat compared to the projections in

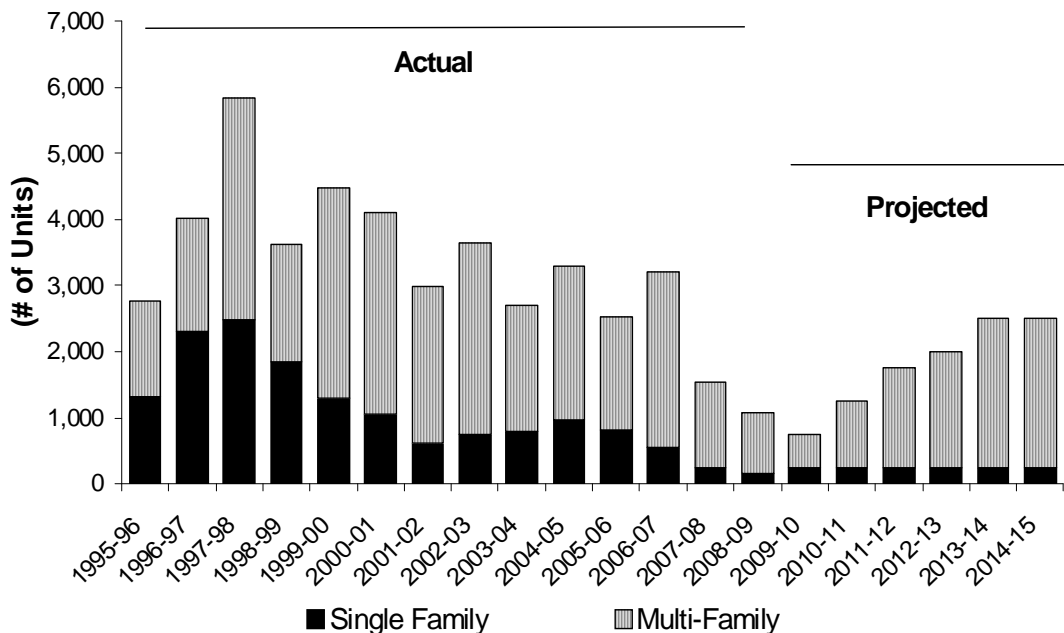
CAPITAL REVENUE FORECAST

CONSTRUCTION ACTIVITY PROJECTIONS (CONT'D.)

A. Residential Construction Activity (Cont'd.)

the 2010-2014 Forecast and represents a significant decline from the 4,250 units anticipated in the 2006-2010 and 2007-2011 Forecasts. The following chart shows the number of units, by housing type, anticipated in San José through 2014-2015.

Residential Construction Activity



B. Commercial Construction Activity

In 2008-2009, commercial construction activity totaled \$222 million, a decrease from the 2007-2008 level of \$352 million (adjusted to 2009 dollars) but a huge drop (72%) from the peak reached in 2000-2001 of \$765 million. The PBCE Department expects commercial activity to remain depressed in 2009-2010, with permit valuation estimated at \$225 million.

Over the forecast period, commercial construction is expected to remain flat in 2010-2011 with anticipated valuations of \$225 million, and remain at this level through the remainder of the five-year period represented in the forecast (see the chart on the following page). The total commercial valuation projected in this forecast is \$1.13 billion, which reflects no change from the previous five-year forecast. As discussed in the attached report provided by the PBCE Department, the outlook for commercial construction activity will repeat the moderate levels following other boom years. Activity will be driven by a handful of new construction projects, including three Lowe's Home

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CONSTRUCTION ACTIVITY PROJECTIONS (CONT'D.)

B. Commercial Construction Activity (Cont'd.)

Improvement warehouses, two Whole Foods Markets, and a Target store. In addition, tenant improvements should continue at a steady but slightly slower pace. The major expansion previously planned for Valley Fair Shopping Center is expected to be postponed indefinitely. It should be noted that recent information from the Office of Economic Development for the 4th Quarter in 2009 indicated that the San José commercial office vacancy rate was 18.8% and the commercial retail vacancies totaled 6.9%.

C. Industrial Construction Activity

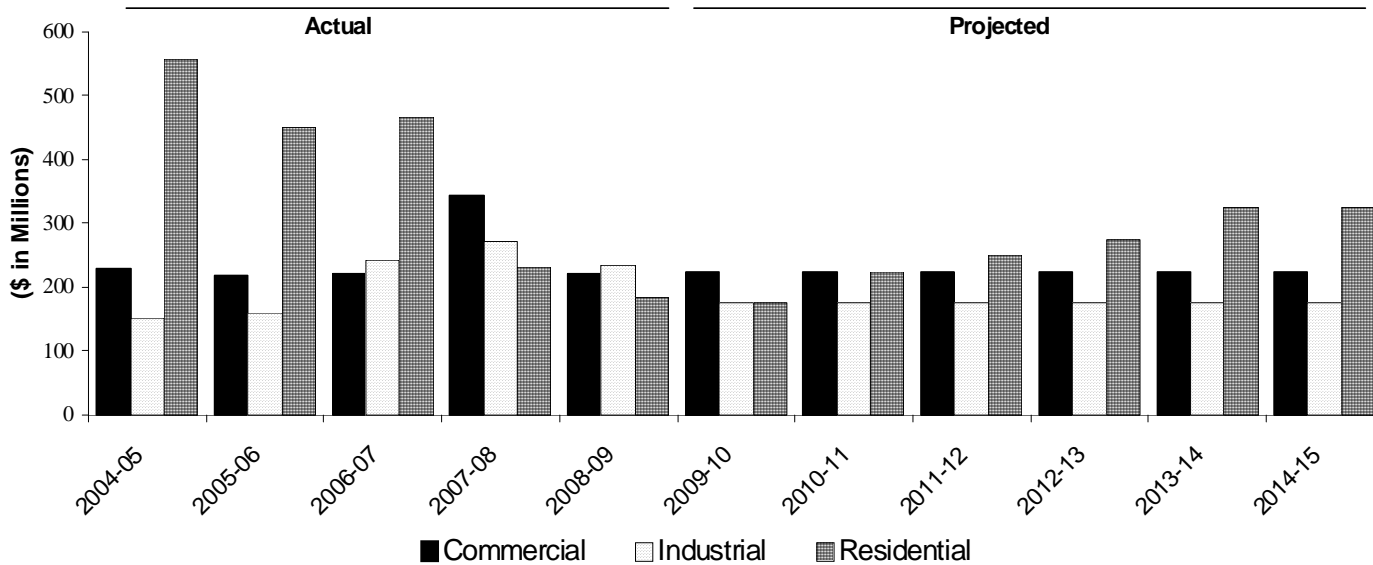
Industrial construction activity in San José has also experienced a dramatic decline since the peak in 2000-2001. In 2002-2003, permit valuation reached a low point of approximately \$80 million, a precipitous drop from the peak of \$531 million in 2000-2001. In 2004-2005, a slight recovery was experienced with permit valuation reaching \$152 million and continued to grow to \$242 million in 2006-2007 and \$272 million in 2007-2008. Following the national recession and credit-tightening, valuation for this sector dropped to \$235 million in 2008-2009. A decrease is expected to continue in 2009-2010, with permit valuation projected to reach \$175 million this year and remain flat at this level in 2010-2011 and in each of the five-years in the Forecast. The total industrial valuation over the forecast is estimated at \$875 million, which is slightly below the \$1.0 billion estimated in the last forecast. As discussed in the attached report provided by the PBCE Department, activity in this area is expected to remain low over the forecast period with new construction almost solely comprised of several mid-rise office buildings underway for Brocade Communications Systems. No new major groundbreakings are anticipated in the near term and permit valuation is expected to return to the low levels seen earlier in the decade. Recent information from the Office of Economic Development for the 4th Quarter in 2009 indicated that the San José vacancy rate for industrial space was 8.8%.

The graph on the following page illustrates the level of projected construction activity by type (not including exemptions).

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CONSTRUCTION ACTIVITY PROJECTIONS (CONT'D.)

Construction Valuation, by Type



MAJOR DEVELOPMENT ACTIVITY DATA

As part of the attached Development Activity Highlights and Five-Year Forecast (2011-2015) document prepared by the PBCE Department, information is provided on development activity that serves as the foundation for their forecast. Data is provided on the major projects (residential projects greater than 50 units, commercial projects greater than 25,000 square feet, and industrial projects greater than 75,000 square feet) and is broken down by the three major land use categories – residential, commercial, and industrial. The projects are further subdivided into four categories based on their status (completed, under construction, approved but not yet commenced and pending City approval). In addition, individual maps are provided that show the projects in all status categories submitted since January 1, 2006 for each of the 15 planning areas in the City. These maps can be used in conjunction with the activity data to help analyze the rate, type and location of major development activity in San José.

CONSTRUCTION AND CONVEYANCE TAX

The Construction Tax portion of the Construction and Conveyance Tax category is levied on most types of construction. For residential construction, the tax rate is based upon the number of units constructed and ranges from \$75 per unit located in a building containing at least 20 dwelling units to \$150 for a single-family residence. The commercial and industrial rate is eight cents per square foot of floor area constructed. The Construction Tax accounts for a very small portion (approximately 1%) of the total Construction and Conveyance Taxes collected.

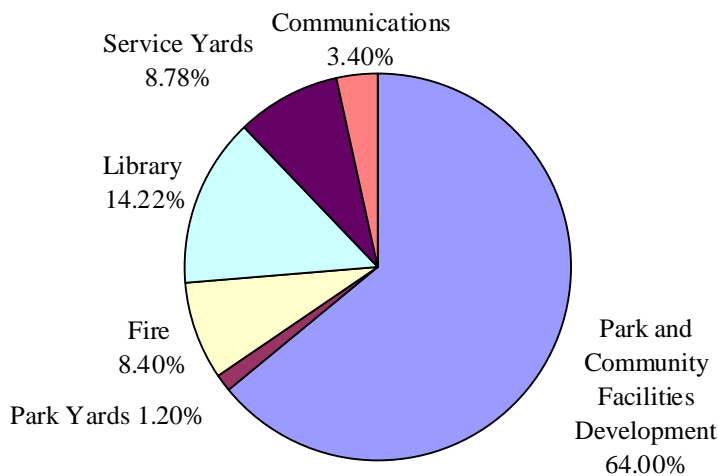
CAPITAL REVENUE FORECAST

CONSTRUCTION AND CONVEYANCE TAX (CONT'D.)

The Conveyance Tax portion of the Construction and Conveyance Tax category is imposed upon each transfer of real property where the value of the property exceeds one hundred dollars. The tax is imposed at a rate of \$1.65 for each \$500 of the value of the property. The Conveyance Tax accounts for approximately 99% of the total Construction and Conveyance Taxes collected.

Construction and Conveyance Tax receipts are allocated using the following distribution to capital programs.

Construction and Conveyance Tax Distribution



Under the current City ordinance, the combined proceeds from the Construction and Conveyance Tax may be used for facility acquisition, construction, equipment, furnishings, and limited operating and maintenance expenses.

Consistent with the Construction and Conveyance Tax Task Force recommendations adopted by the City Council in June 1989, the Park and Community Facilities Development portion of the estimated revenues, less non-construction costs and transfers to the General Fund, is allocated for all years of the forecast using a two-to-one ratio, with two-thirds of the proceeds going to neighborhood/district projects and one-third to city-wide projects. Per the current City Council policy, 20% of funds for neighborhood/district projects are set aside and equally allocated to meet special needs. The balance of the funds is then distributed to district funds based on a formula using the following criteria:

- neighborhood and community-serving park acres per 1,000 population;
- developed neighborhood and community-serving park acres per 1,000 population;
- square feet of neighborhood and community-serving center space per 1,000 population; and
- developed park acres and/or facilities in good condition per 1,000 population.

The five-year projection for Construction and Conveyance Tax revenue totals \$107 million, a very slight increase of \$1 million from the \$106 million estimated in the 2010-2014 CIP. The

CAPITAL REVENUE FORECAST

CONSTRUCTION AND CONVEYANCE TAX (CONT'D.)

Construction and Conveyance Tax revenue projections are based upon: 1) a review of prior year collection trends; 2) a review of year-to-date residential sales activity in San José; 3) a review of year-to-date tax receipts; and 4) projections of the future strength of the San José real estate market.

- **Prior Year Collection Trends**

Historically, Construction and Conveyance Tax revenues have been very volatile, reflecting the impacts of the ups and downs of the local economy and particularly the real estate market. In the late 1980s, collections of this tax were relatively strong, peaking at \$18 million in 1988-1989. In the first half of the 1990s, however, revenue fell precipitously with collections ranging from approximately \$9.3 million to \$11 million annually, reflecting the economic slowdown experienced at that time. In the latter half of the 1990s, healthy annual increases were again realized in this revenue category with growth skyrocketing from \$13.4 million in 1995-1996 to a peak of \$31.6 million in 2000-2001. This tremendous growth was indicative of the economic gains during that period, marked by stock market growth, low unemployment, and gains in personal income. As economic conditions began to worsen, tax receipts in this area again fell, experiencing a 17% decline in 2001-2002 to \$26.3 million and an additional 5.5% decline to \$24.8 million in 2002-2003. Surprisingly, this drop-off did not continue, despite the general decline in economic conditions. Far exceeding projections, collections grew to \$38.2 million in 2003-2004 and reached a record setting high of \$49 million in 2005-2006. Collections from that time, however, have continually fallen as our forecasts have predicted, declining to \$41.8 million in 2006-2007, \$26.8 million in 2007-2008, and \$20.5 million in 2008-2009 following the recent real estate slowdown and financial market crises.

- **2009-2010 Collections**

As projected in the 2010-2014 Forecast, the bottoming and stabilizing of these revenues from the extreme distress in both the national and local real estate markets has occurred as collections have leveled off from the sharp declines over the previous three years. Initial indications of revenue stabilization and a potential modest growth in revenues are more favorable prior year comparisons, a rise in the median single-family home price, and an increase in property transfers. After almost 43 months of consecutive decline when comparing to collections in the same month of the prior year, collections received in December 2009 and January 2010 reflected approximately 24% growth compared to the same period last year. Construction and Conveyance Tax collections in 2009-2010 of \$11.7 million through January 2010 are flat from the prior year. The median single-family home price of \$481,100 in January 2010 represents a 16% increase compared to the \$415,000 figure in January 2009. The number of property transfers for all types of residences in the city rose 26% through January 2010 when compared to the same period last fiscal year. Collections for 2009-2010 are expected to remain at \$20 million, as projected in the 2010-2014 Forecast.

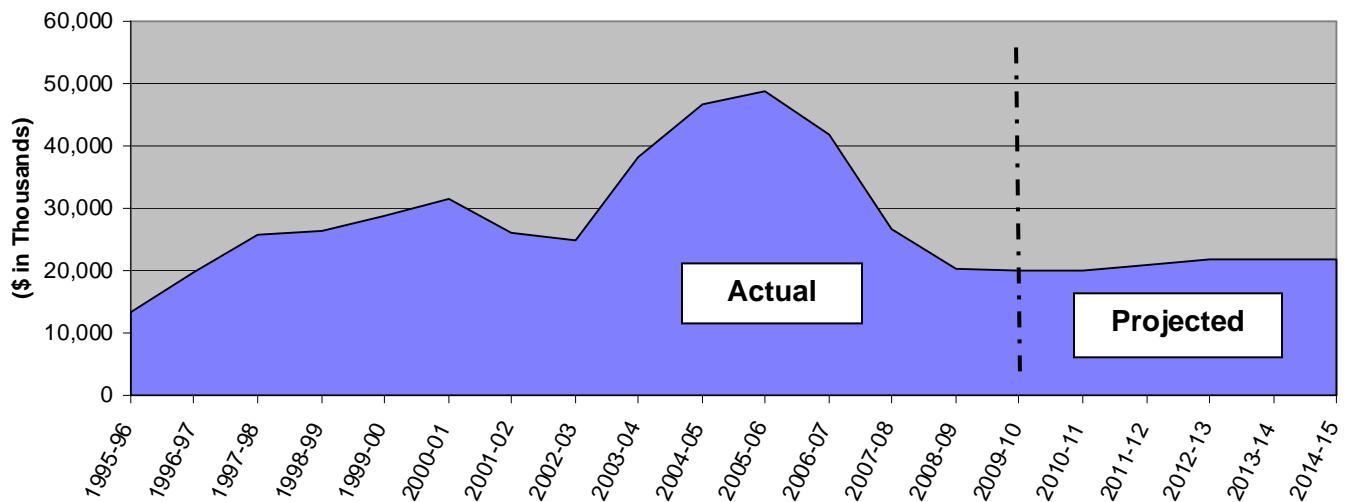
CAPITAL REVENUE FORECAST

CONSTRUCTION AND CONVEYANCE TAX (CONT'D.)

- **2011-2015 Collections**

The 2011-2015 Construction and Conveyance Tax revenue forecast is built on the assumption that collections will remain generally flat in the near term and experience modest growth in the out-years. Collections are projected at \$20 million in 2010-2011, rising slightly to a collection level of \$21 million in 2011-2012 and increasing to \$22 million annually for the three remaining years of the forecast. This forecasted collection level reflects what is believed to be a more sustainable level of ongoing housing resale activity. The graph below illustrates the volatility of this revenue source, as discussed above, through a display of actual and projected revenues for the combined Construction and Conveyance Tax revenues over a 20 year period.

Construction and Conveyance Tax Revenues



BUILDING AND STRUCTURE CONSTRUCTION TAX

The Building and Structure Construction Tax is imposed upon the construction, repair or improvement of any building or structure where a building permit is required. Current rates are:

- 1) Residential - 1 ³/₄% of 88% of the Building Official's valuation.
- 2) Commercial - 1 ¹/₂% of the Building Official's valuation.
- 3) Industrial - 1% of the Building Official's valuation.

The proceeds from the Building and Structure Construction Tax are restricted by ordinance for use for traffic capital improvements on major arterials and collectors. These improvements can include the acquisition of land and interest in land and the construction, reconstruction,

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BUILDING AND STRUCTURE CONSTRUCTION TAX (CONT'D.)

replacement, widening, modification and alteration (but not maintenance) of City streets. This tax revenue provides the Traffic Capital program with funds to complete major street infrastructure projects, particularly those that improve the Level of Service (LOS). LOS refers to the efficiency with which streets and roadways accommodate peak level traffic.

Based on the construction activity forecasts supplied by the PBCE Department and an analysis of actual collection patterns, the five-year projection for the Building and Structure Construction Tax collections totals \$27.5 million, with annual expected proceeds ranging from \$4.5 million in 2010-2011 to \$6.0 million in 2014-2015. The five-year revenue projection represents a significant decrease of approximately \$19.5 million (41%) from the estimate included in the 2010-2014 Adopted CIP. While collections are expected to improve slightly over the forecast period, the lower projected activity levels reflect the economic downturn and will end the forecast period still well below the peak levels experienced a few years ago. For instance, the 2009-2010 revenue estimate of \$4.0 million for this tax is a drop of over 77% from the actual receipts in 2000-2001 of \$17.4 million.

A comparison of the five-year forecast with actual collections in previous years for the Building and Structure Construction Tax is shown in the chart in the following section.

CONSTRUCTION EXCISE TAX

The Construction Excise Tax (also referred to as the Commercial-Residential-Mobile Home Park Building Tax) is imposed upon the construction, alteration, repair or improvement of any building or structure, which is for residential or commercial purposes or is associated with a mobile home. This general purpose tax may be used for any “usual current expenses” of the City. However, the City Council has historically used the majority of these funds for traffic improvements. The current rates are:

- 1) Residential - 2 ³/₄% of 88% of the Building Official's valuation.
- 2) Commercial - 3% of the Building Official's valuation.

Unlike the Building and Structure Construction Tax, this tax does not apply to industrial development. As a result, changes in industrial building activity do not affect these tax receipts. As mentioned above, this tax is a general fund tax that can be used for any purpose. The majority of the proceeds have generally been used for a variety of essential Traffic Capital projects that cannot be funded by the Building and Structure Construction Tax or grants. Typical projects funded with this tax include street maintenance and resurfacing, streetlights, bicycle and pedestrian facilities, and most strategic planning programs, which improve the City's ability to obtain State and federal grants. A portion of these taxes have also been regularly used as a small solution to address General Fund shortfalls during times of financial stress on that fund.

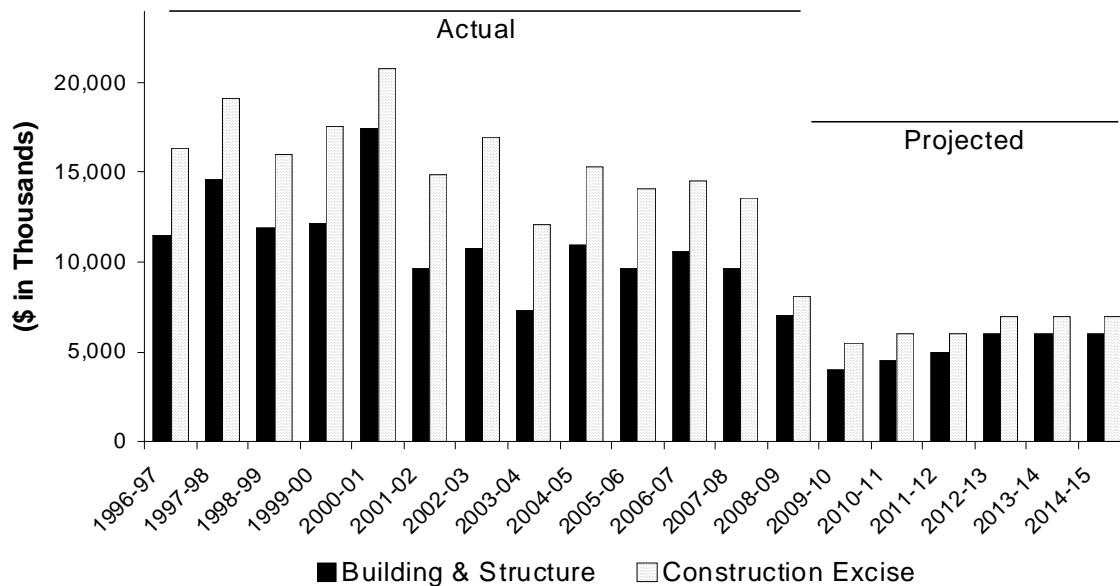
Based upon the construction projections provided by the PBCE Department and actual collections on this tax, Construction Excise Tax collections are projected to total \$33.0 million

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CONSTRUCTION EXCISE TAX (CONT'D.)

over the five-year forecast period, with annual expected proceeds ranging from \$6.0 million in 2010-2011 to \$7.0 million in 2014-2015. This collection level also represents a significant decrease of \$17.5 million (35%) from the 2010-2014 Adopted CIP. This decrease reflects the assumption that the economic downturn will continue to impact development in the near-term, recovering slightly over the remainder of the forecast period.

Major Construction-Related Tax Revenues



MUNICIPAL WATER SYSTEM FEES

Various Municipal Water System fees are charged for connecting to the City’s water system. These fees include the Advance System Design Fee, Major Facilities Fee, Meter Installation Fee, and Service Connection Fee. Advance System Design Fees are charged to developers to cover engineering and inspection costs for water facilities required in new developments. Major Facilities Fees are charged based on average daily water use for new or expanded developments. Meter Installation Fees are charged to developers to recover costs based on the size of the meter and/or fire hydrant installation necessary. Service Connection Fees are charged to developers to recover the actual costs associated with the construction of water main or fire hydrant installations when improvements are constructed by the City.

Based upon development forecasts, only \$1.5 million in revenue is expected over the five-year period of this forecast for the fees detailed on the following page.

CAPITAL REVENUE FORECAST

MUNICIPAL WATER SYSTEM FEES (CONT'D.)

Municipal Water System Fees

(\$ in Thousands)

	2010-2014 CIP	2011-2015 Forecast	Difference	Change
Advance System Design Fee	1,290	280	(1,010)	(78%)
Major Facilities Fee	500	-	(500)	(100%)
Meter Installation Fee	1,000	280	(720)	(72%)
Service Connection Fee	1,970	950	(1,020)	(52%)
TOTAL	4,760	1,510	(3,250)	(68%)

The large decrease in the estimate for Municipal Water System fees from the 2010-2014 Adopted CIP again reflects the major slowdown in development activity in the Municipal Water System service areas which include North San José, Evergreen, Alviso, Edenvale, and Coyote Valley areas. In addition, because of the volatility of Major Facilities Fee revenue, a methodology change for the estimation and budgeting of these revenues is included in this Forecast. This fee revenue will be allocated for projects as actual collections occur.

RESIDENTIAL CONSTRUCTION TAX

The Residential Construction Tax is imposed upon the construction of residential dwelling units and mobile home lots in the City. The rates are imposed on each dwelling unit and differ according to the number of units located in the building. Rates vary from \$90 for each dwelling unit in a multiple dwelling of at least 20 units to \$180 for a single-family residence.

This tax is collected and placed in the Residential Construction Tax Contribution Fund and is used to reimburse developers that have constructed a wider arterial street than their residential development required. The funds are also used to construct median island landscaping and other street improvements.

Based upon construction estimates by the PBCE Department and the actual collection pattern for this tax, \$345,000 in revenue is expected over the five-year period of this forecast, with \$60,000 expected in 2010-2011. This amount is well below the 2010-2014 Adopted CIP revenue estimates of \$600,000.

SANITARY SEWER CONNECTION FEE

The Sanitary Sewer Connection Fee is charged for connecting undeveloped parcels to the City's sewer system. The fees collected may only be used for the construction and reconstruction, including land acquisition, of the San José sanitary sewer system. The fee is based on the

CAPITAL REVENUE FORECAST

SANITARY SEWER CONNECTION FEE (CONTD.)

number of single and multi-family residential units built and the acres developed on commercial and industrial properties.

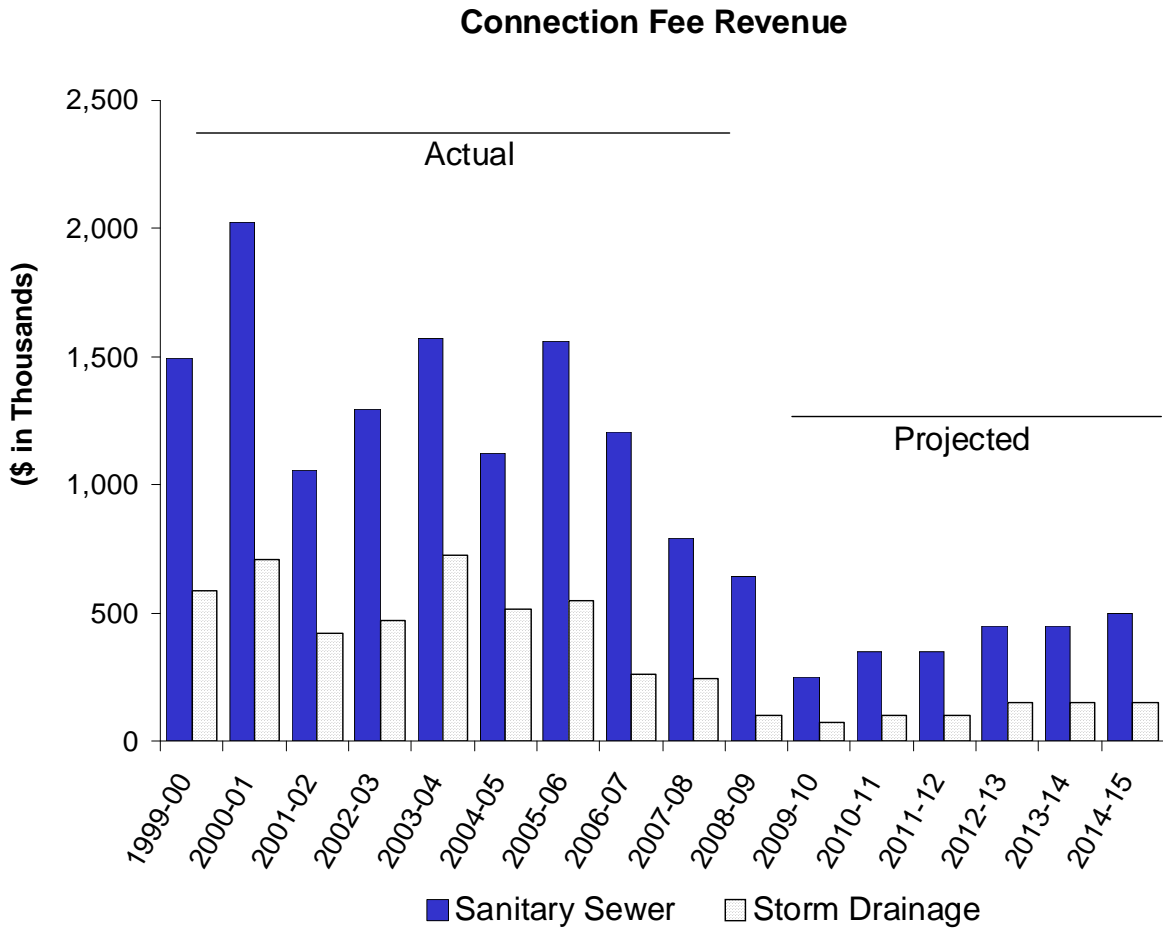
The 2011-2015 Forecast projection for this fee is \$2.1 million, which is a 44% overall decrease from the 2010-2014 CIP estimate of \$3.8 million. For 2010-2011, a total of \$350,000 in revenue collections is projected to be realized. This estimate is based on the assumptions that development activity will not significantly improve and be primarily concentrated to properties which are redeveloped. Redeveloped properties are typically not subject to this fee. The chart on the following page exhibits the actual collections for this fee and the projected revenues estimated over the five-year forecast period.

STORM DRAINAGE CONNECTION FEE

The Storm Drainage Connection Fee is charged to the owner of any land that discharges storm water, surface water or ground water runoff into the City's storm drainage system. The fees are charged by acreage or lot and vary by land use and by the number of units located in the development. Storm Drainage Connection Fees may only be used for the construction, reconstruction, land acquisition and maintenance of the San José storm drainage system. The five-year forecast for Storm Drainage Connection Fees is \$650,000, which is a decrease from the estimate of \$1.1 million included in the 2010-2014 CIP. The chart on the following page exhibits the actual collections for this fee and the projected revenues estimated over the five-year forecast period. For 2010-2011, a total of \$100,000 in revenue collections is projected to be realized.

CAPITAL REVENUE FORECAST

STORM DRAINAGE CONNECTION FEE (CONT'D.)



Construction-Related Revenue

2011 - 2015 Forecast

(\$ in Thousands)

	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	5 Yr Total
Construction and Conveyance Tax							
2010-2014 ADOPTED CIP	20,000	20,000	22,000	22,000	22,000	N/A	106,000
2011-2015 FORECAST	20,000	20,000	21,000	22,000	22,000	22,000	107,000
Difference	-	-	(1,000)	-	-	N/A	1,000
Building and Structure Construction Tax							
2010-2014 ADOPTED CIP	8,000	9,000	10,000	10,000	10,000	N/A	47,000
2011-2015 FORECAST	4,000	4,500	5,000	6,000	6,000	6,000	27,500
Difference	(4,000)	(4,500)	(5,000)	(4,000)	(4,000)	N/A	(19,500)
Construction Excise Tax							
2010-2014 ADOPTED CIP	8,000	9,500	11,000	11,000	11,000	N/A	50,500
2011-2015 FORECAST	5,500	6,000	6,000	7,000	7,000	7,000	33,000
Difference	(2,500)	(3,500)	(5,000)	(4,000)	(4,000)	N/A	(17,500)
Municipal Water Advance System Design Fee							
2010-2014 ADOPTED CIP	250	260	260	260	260	N/A	1,290
2011-2015 FORECAST	30	50	50	60	60	60	280
Difference	(220)	(210)	(210)	(200)	(200)	N/A	(1,010)
Municipal Water Major Facilities Fee (will budget as actual receipts occur)							
2010-2014 ADOPTED CIP	100	100	100	100	100	N/A	500
2011-2015 FORECAST	-	-	-	-	-	-	-
Difference	(100)	(100)	(100)	(100)	(100)	N/A	(500)
Municipal Water Meter Installation Fee							
2010-2014 ADOPTED CIP	200	200	200	200	200	N/A	1,000
2011-2015 FORECAST	30	50	50	60	60	60	280
Difference	(170)	(150)	(150)	(140)	(140)	N/A	(720)
Municipal Water Service Connection Fee							
2010-2014 ADOPTED CIP	380	390	400	400	400	N/A	1,970
2011-2015 FORECAST	150	175	175	200	200	200	950
Difference	(230)	(215)	(225)	(200)	(200)	N/A	(1,020)
Residential Construction Tax							
2010-2014 ADOPTED CIP	100	125	125	125	125	N/A	600
2011-2015 FORECAST	40	60	60	75	75	75	345
Difference	(60)	(65)	(65)	(50)	(50)	N/A	(255)
Sanitary Sewer Connection Fee							
2010-2014 ADOPTED CIP	500	700	850	850	850	N/A	3,750
2011-2015 FORECAST	250	350	350	450	450	500	2,100
Difference	(250)	(350)	(500)	(400)	(400)	N/A	(1,650)
Storm Drainage Connection Fee							
2010-2014 ADOPTED CIP	125	175	250	250	250	N/A	1,050
2011-2015 FORECAST	75	100	100	150	150	150	650
Difference	(50)	(75)	(150)	(100)	(100)	N/A	(400)
TOTAL							
2010-2014 ADOPTED CIP	37,655	40,450	45,185	45,185	45,185	N/A	213,660
2011-2015 FORECAST	30,075	31,285	32,785	35,995	35,995	36,045	172,105
Difference	(7,580)	(9,165)	(12,400)	(9,190)	(9,190)	N/A	(41,555)

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