Proposed Incorporation
City of Wildomar

Public Hearing Draft
Comprehensive Fiscal Analysis

Appendix

Tables

Table 1-A

General Fund Revenues and Expenditures

Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

		Projection Year								
	Transition Year	2	3	4	5	6	7	8	9	10
	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
General Fund Revenues										
Property Tax	0	4,257,271	4,797,802	5,349,534	5,920,723	6,512,024	7,005,340	7,513,612	8,037,295	8,276,525
Sales and Use Tax	693,613	1,551,379	1,724,133	1,862,523	2,007,664	2,159,838	2,271,984	2,388,915	2,510,817	2,606,838
Property in Lieu of Sales TaxTax	0	517,126	574,711	620,841	669,221	719,946	757,328	796,305	836,939	868,946
Property Transfer Tax	184,908	201,126	190,074	201,578	216,956	232,863	195,498	208,143	221,171	219,626
Motor Vehicle In-Lieu Fees (AB 1602)	2,869,715	2,915,391	2,919,346	2,909,123	2,653,952	2,838,878	2,990,995	3,152,137	3,321,775	3,418,996
Off Highway Vehicle License Fee	920	955	981	1,007	1,034	1,060	1,071	1,082	1,093	1,100
Franchise Fees	0	620,332	650,195	681,006	712,788	947,676	976,730	1,006,567	1,037,207	1,064,281
Community Development Fees	0	637,063	674,278	713,154	753,755	796,150	828,603	862,287	897,246	929,693
Engineering/Building & Safety Fees	0	1,565,022	1,656,447	1,751,948	1,851,690	1,955,839	2,035,564	2,118,313	2,204,194	2,283,904
Transfer From RF (Traffic Eng/PW Admin)	11,718	126,671	146,592	153,390	160,473	167,853	174,615	181,642	188,944	196,232
Animal License Fees	0	195,704	207,137	219,079	231,552	244,576	254,545	264,893	283,901	302,993
Fines & Forfeitures	0	216,374	222,344	228,314	234,284	240,253	242,764	245,274	247,785	249,267
Miscellaneous Revenues	68,965	71,594	73,570	75,545	77,520	79,496	80,326	81,157	81,988	82,478
County Augment	237,579	244,706	252,048	259,609	267,397	275,419	283,682	292,192	300,958	309,987
Subtotal	**4,067,418**	**13,120,713**	**14,089,658**	**15,026,651**	**15,759,009**	**17,171,870**	**18,099,045**	**19,112,519**	**20,171,313**	**20,810,866**
Interest Earnings	46,380	94,615	96,971	102,461	116,074	143,836	196,593	271,756	364,661	468,521
Total Revenues	**4,113,798**	**13,215,329**	**14,186,629**	**15,129,113**	**15,875,083**	**17,315,705**	**18,295,637**	**19,384,275**	**20,535,974**	**21,279,387**
General Fund Expenditures										
City Council	58,600	66,388	67,660	68,969	70,319	71,708	73,139	74,613	76,132	77,696
City Manager	331,225	507,610	539,845	561,150	583,300	637,047	630,265	655,152	681,024	707,921
City Clerk	126,960	140,940	223,079	215,170	247,538	217,150	268,148	226,414	290,001	243,925
City Attorney	207,500	247,725	255,157	262,811	270,696	278,817	287,181	295,797	304,671	313,811
Finance	158,455	261,965	287,648	298,676	310,130	328,984	334,387	347,225	360,560	374,412
Non-Departmental	417,575	425,927	438,705	451,866	465,422	517,061	493,766	508,579	523,837	539,552
Community Development	86,060	1,067,849	1,270,222	1,354,501	1,341,339	1,430,763	1,384,410	1,440,036	1,497,791	1,553,311
Engineering/Building & Safety/Public Works	203,090	1,802,767	1,970,397	2,075,442	2,185,063	2,313,353	2,392,648	2,489,431	2,589,921	2,685,777
Animal Control	0	278,578	294,852	311,852	329,606	348,145	362,336	377,065	392,352	406,541
Law Enforcement (Sheriff)	0	4,225,152	4,493,684	4,775,838	5,072,238	5,383,535	5,630,182	5,887,498	6,155,930	6,409,510
Fire Protection Services	0	2,809,362	2,893,643	2,980,452	3,069,866	3,161,962	3,256,821	3,354,525	3,455,161	3,558,816
Community Services/Parks and Recreation	0	0	0	0	0	0	0	0	0	0
Subtotal	**1,589,465**	**11,834,264**	**12,734,890**	**13,356,728**	**13,945,516**	**14,688,524**	**15,113,284**	**15,656,335**	**16,327,381**	**16,871,270**
Contingency	158,947	1,183,426	1,273,489	1,335,673	1,394,552	1,468,852	1,511,328	1,565,633	1,632,738	1,687,127
County Repayment	0	138,747	138,747	138,747	138,747	138,747	0	0	0	0
Revenue Neutrality	0	0	0	0	0	0	0	0	0	0
Total Expenditures	**1,748,412**	**13,156,436**	**14,147,126**	**14,831,147**	**15,478,815**	**16,296,123**	**16,624,613**	**17,221,968**	**17,960,119**	**18,558,397**
General Fund Operating Surplus (Deficit)	**2,365,387**	**58,892**	**39,503**	**297,965**	**396,269**	**1,019,582**	**1,671,024**	**2,162,306**	**2,575,855**	**2,720,990**
General Fund Operating Reserve	**2,365,387**	**2,424,279**	**2,463,782**	**2,761,747**	**3,158,016**	**4,177,598**	**5,848,623**	**8,010,929**	**10,586,784**	**13,307,773**
Required Operating Reserve (10% of Expenses)	174,841	1,315,644	1,414,713	1,483,115	1,547,881	1,629,612	1,662,461	1,722,197	1,796,012	1,855,840
Excess Reserve	2,190,545	1,108,635	1,049,069	1,278,632	1,610,134	2,547,986	4,186,161	6,288,732	8,790,772	11,451,934
Operating Reserve as % of Operating Expenditures		**18%**	**17%**	**19%**	**20%**	**26%**	**35%**	**47%**	**59%**	**72%**

Table 1-B
Road Fund Revenues and Expenditures
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

	Projection Year									
	Transition Year	2	3	4	5	6	7	8	9	10
	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Road Fund Revenues										
Section 2105	286,435	277,532	264,818	251,011	214,645	220,115	222,415	224,715	227,015	228,373
Section 2106	173,792	168,390	160,676	152,299	130,234	133,553	134,948	136,344	137,739	138,563
Section 2107	373,791	362,173	345,582	327,563	280,107	287,244	290,246	293,247	296,249	298,021
Section 2107.5	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Measure A	448,800	752,936	836,779	903,944	974,386	1,048,241	1,102,669	1,159,420	1,218,583	1,265,185
Proposition 42 (TCRF)	137,930	143,189	147,140	151,090	155,041	158,991	160,653	162,314	163,975	164,956
Subtotal	**1,426,748**	**1,710,220**	**1,760,995**	**1,791,908**	**1,760,413**	**1,854,144**	**1,916,931**	**1,982,040**	**2,049,561**	**2,101,099**
Interest Earnings	28,277	58,445	61,543	63,548	63,248	58,663	61,832	64,198	64,745	63,229
Total Road Fund Revenues	**1,455,025**	**1,768,665**	**1,822,538**	**1,855,455**	**1,823,661**	**1,912,807**	**1,978,763**	**2,046,238**	**2,114,306**	**2,164,329**
Road Fund Expenditures										
Road/Traffic Signal Maintenance	0	1,168,595	1,239,763	1,315,264	1,395,364	1,480,342	1,570,494	1,666,138	1,767,605	1,875,253
Transfer to General Fund (Traffic Eng/PW Admin)	11,718	126,671	146,592	153,390	160,473	167,853	174,615	181,642	188,944	196,232
Subtotal	**11,718**	**1,295,266**	**1,386,355**	**1,468,654**	**1,555,837**	**1,648,195**	**1,745,109**	**1,847,779**	**1,956,550**	**2,071,484**
Contingency	1,172	129,527	138,635	146,865	155,584	164,819	174,511	184,778	195,655	207,148
County Repayment		247,430	247,430	247,430	247,430	247,430	0	0	0	0
Total Road Fund Expenditures	**12,890**	**1,672,223**	**1,772,420**	**1,862,949**	**1,958,850**	**2,060,444**	**1,919,620**	**2,032,557**	**2,152,204**	**2,278,633**
Road Fund Operating Surplus (Deficit)	**1,442,136**	**96,442**	**50,118**	**(7,494)**	**(135,189)**	**(147,637)**	**59,143**	**13,680**	**(37,898)**	**(114,304)**
Road Fund Operating Reserve	**1,442,136**	**1,538,578**	**1,588,696**	**1,581,202**	**1,446,013**	**1,298,376**	**1,357,519**	**1,371,199**	**1,333,301**	**1,218,997**
Required Operating Reserve (10% of Expenses)	1,289	167,222	177,242	186,295	195,885	206,044	191,962	203,256	215,220	227,863
Excess Reserve	1,440,847	1,371,356	1,411,454	1,394,907	1,250,128	1,092,332	1,165,557	1,167,944	1,118,081	991,134
Operating Reserve as % of Operating Expenditures		**92%**	**90%**	**85%**	**74%**	**63%**	**71%**	**67%**	**62%**	**53%**

Table 2-A
Forecast Assumptions and Calculations
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

		Base Year			Transition Year	Projection Year 2	3	4	5	6	7	8	9	10
Item	Assumption	FY 05/06	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
GENERAL FUND REVENUES														
Property Tax														
Secured Assessed Valuation (Excluding RDA)	2.5%	1,795,943,174	1,873,180,828	2,159,932,424	2,632,953,556	3,106,008,747	3,594,895,889	4,051,327,603	4,517,217,854	4,999,537,204	5,498,839,834	5,915,401,600	6,344,593,764	6,786,798,576
Unsecured Assessed Valuation	0.0%	31,550,317	31,550,317	31,550,317	31,550,317	31,550,317	31,550,317	31,550,317	31,550,317	31,550,317	31,550,317	31,550,317	31,550,317	31,550,317
Assessed Valuation (New Development)		0	202,520,000	208,595,600	196,116,117	201,999,601	157,411,693	155,507,053	160,172,265	164,977,433	72,076,526	74,238,822	76,465,986	59,979,373
Total Assessed Valuation (Excluding RDA)		1,827,493,491	2,107,251,145	2,400,078,341	2,860,619,991	3,338,558,665	3,783,857,898	4,238,384,973	4,708,940,436	5,196,064,953	5,602,466,677	6,021,190,739	6,452,610,067	6,878,328,266
RDA Secured Assessed Valuation (FY 98/99 Base Year)		168,656,836	168,656,836	168,656,836	168,656,836	168,656,836	168,656,836	168,656,836	168,656,836	168,656,836	168,656,836	168,656,836	168,656,836	168,656,836
Total Assessed Valuation		1,996,150,327	2,275,907,981	2,568,735,177	3,029,276,827	3,507,215,501	3,952,514,734	4,407,041,809	4,877,597,272	5,364,721,789	5,771,123,513	6,189,847,575	6,621,266,903	6,818,348,893
General Property Tax Levy	1.0%	19,961,503	22,759,080	25,687,352	30,292,768	35,072,155	39,525,147	44,070,418	48,775,973	53,647,218	57,711,235	61,898,476	66,212,669	68,183,489
Property Tax Increment		0	2,797,577	2,928,272	4,605,416	4,779,387	4,452,992	4,545,271	4,705,555	4,871,245	4,064,017	4,187,241	4,314,193	1,970,820
Property Tax Increment to City														
County TAF	6.07%	0	169,748	177,678	279,442	289,998	270,194	275,793	285,518	295,572	246,592	254,069	261,772	119,583
Structural Fire Fund TAF	6.19%	0	173,269	181,363	285,238	296,013	275,797	281,513	291,440	301,702	251,706	259,338	267,201	122,063
Total Share of Property Tax Increment	12.26%	0	343,017	359,042	564,680	586,011	545,991	557,306	576,958	597,274	498,298	513,407	528,973	241,647
Gross Property Tax														
Base (County)		1,211,201												
Base (Structural Fire Fund)		1,236,322												
Share of Property Tax Increment		0	343,017	359,042	564,680	586,011	545,991	557,306	576,958	597,274	498,298	513,407	528,973	241,647
Total Gross Property Tax		2,447,523	2,790,540	3,149,582	3,714,262	4,300,273	4,846,265	5,403,570	5,980,528	6,577,803	7,076,101	7,589,507	8,118,480	8,360,126
Property Tax Admin Fee	1.0%	(24,475)	0	(31,496)	(37,143)	(43,003)	(48,463)	(54,036)	(59,805)	(65,778)	(70,761)	(75,895)	(81,185)	(83,601)
Total Net Property Tax		2,423,048			0	4,257,271	4,797,802	5,349,534	5,920,723	6,512,024	7,005,340	7,513,612	8,037,295	8,276,525
Off Highway Vehicle License Fee														
Estimated Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
Per Capita Estimate	0.03													
Total Off Highway Vehicle Subvention		810			920	955	981	1,007	1,034	1,060	1,071	1,082	1,093	1,100
Animal Control Fees														
Estimated Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
	3.0%	147,543	158,956	170,921	183,026	195,704	207,137	219,079	231,552	244,576	254,545	264,893	275,632	285,600
Total Animal Control Fees		147,543	158,956	170,921	0	195,704	207,137	219,079	231,552	244,576	254,545	264,893	283,901	302,993
Property Transfer Tax														
Turnover @ 5%	5.0%													
.55 Per $1,000 of Valuation	0.55													
Total Secured Assessed Valuation		1,964,600,010	2,041,837,664	2,328,589,260	2,801,610,392	3,273,665,583	3,763,552,725	4,219,984,439	4,685,874,690	5,168,194,040	5,667,496,670	6,084,058,436	6,513,250,600	6,786,798,576
Property Transfer Tax From AV		54,027	56,151	64,036	77,044	90,026	103,498	116,050	128,862	142,125	155,859	167,312	179,114	186,637
New Development Secured Assessed Valuation		0	202,520,000	208,595,600	196,116,117	201,999,601	157,411,693	155,507,053	160,172,265	164,977,433	72,076,526	74,238,822	76,465,986	59,979,373
Property Transfer Tax From New Development		0	111,386	114,728	107,864	111,100	86,576	85,529	88,095	90,738	39,642	40,831	42,056	32,989
Total Property Transfer Tax		54,027	167,537	178,764	184,908	201,126	190,074	201,578	216,956	232,863	195,498	208,143	221,171	219,626
Sales and Use Tax														
Sales Tax (Includes Prior Year New Development)	3.0%	1,049,200	1,080,676	1,298,754	1,528,944	1,722,535	1,926,366	2,140,876	2,312,716	2,492,940	2,681,896	2,821,149	2,966,344	3,117,711
New Development Sales Tax		0	180,250	185,658	143,420	147,723	152,155	104,480	107,614	110,842	57,084	58,796	60,560	24,951
Subtotal		1,049,200	1,260,926	1,484,411	1,672,364	1,870,258	2,078,520	2,245,356	2,420,330	2,603,783	2,738,980	2,879,946	3,026,904	3,142,662
Unallocated Sales Tax (County Ave- 10.6%)	10.6%	111,215	133,658	157,348	177,271	198,247	220,323	238,008	256,555	276,001	290,332	305,274	320,852	333,122
Total Sales Tax		1,160,415	1,394,584	1,641,759	1,849,635	2,068,505	2,298,844	2,483,363	2,676,885	2,879,784	3,029,312	3,185,220	3,347,756	3,475,784
Sales Tax Allocation to City (75%)	75%	870,311	1,045,938	1,231,319	1,387,226	1,551,379	1,724,133	1,862,523	2,007,664	2,159,838	2,271,984	2,388,915	2,510,817	2,606,838
Total Sales Tax		870,311	1,045,938	1,231,319	693,613	1,551,379	1,724,133	1,862,523	2,007,664	2,159,838	2,271,984	2,388,915	2,510,817	2,606,838
Property in Lieu of Sales Tax (Triple Flip)														
Base Year (25% - FY 08/09)	25%				462,409									
Property in Lieu of Sales Tax (% of Prop Tax Growth)					462,409	517,126	574,711	620,841	669,221	719,946	757,328	796,305	836,939	868,946
Total Property in Lieu of SalesTax		290,104		0	0	517,126	574,711	620,841	669,221	719,946	757,328	796,305	836,939	868,946

Table 2-A
Forecast Assumptions and Calculations
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

		Base Year			Transition Year	Projection Year 2	3	4	5	6	7	8	9	10
Item	Assumption	FY 05/06	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Motor Vehicle Fees														
Motor Vehicle In-Lieu Fees (Basic Allocation)														
Estimated Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
Per Capita Estimate (State Controller/CalCityFinance)	6.10	6.10	6.67	7.15	7.78	8.49	9.19	9.94	10.71	11.53	12.38	13.30	14.29	15.36
MVLF (Basic Allocation)		164,700		210,800	238,466	270,150	300,492	333,741	368,997	407,371	441,973	479,728	520,713	563,051
Motor Vehicle In-Lieu Fees (AB 1602)														
Per Capita Estimate (State Controller/CalCityFinance)	51.28	51.28	53.16	55.16	57.23	59.38	61.61	63.92	66.32	68.82	71.40	74.09	76.87	77.91
Estimated Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
Subvention Population					45,977	44,548	42,507	40,291	37,899					
MVLF (AB 1602)		1,384,560	1,501,306	1,626,258	2,631,249	2,645,241	2,618,855	2,575,381	2,284,955	2,431,507	2,549,022	2,672,409	2,801,062	2,855,945
Total Motor Vehicle In-Lieu Fees		1,549,260		1,837,058	2,869,715	2,915,391	2,919,346	2,909,123	2,653,952	2,838,878	2,990,995	3,152,137	3,321,775	3,418,996
Franchise Fees														
Estimated Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
	2.00%													
Electricity		0	0	0	0	0	0	0	0	0	0	0	0	0
Natural Gas		0	0	0	0	0	0	0	0	0	0	0	0	0
Cable Television		0	0	0	0	0	0	0	0	0	0	0	0	0
Water		0	0	0	0	0	0	0	0	0	0	0	0	0
Franchises (Electricity, Gas, Cable TV)		486,284	518,813	552,448	585,833	620,332	650,195	681,006	712,788	745,570	768,428	791,902	816,007	837,307
Solid Waste (Starts in 6th Year)		0	0	0	0	0	0	0	0	202,106	208,302	214,665	221,200	226,974
Others	2.00%	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Franchise Fees		486,284	518,813	552,448	0	620,332	650,195	681,006	712,788	947,676	976,730	1,006,567	1,037,207	1,064,281
Community Development Fees														
Estimated Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
	3.0%													
Planning		367,380	395,798	425,590	455,733	487,301	515,768	545,505	576,561	608,990	633,814	659,580	686,321	711,140
Code Enforcement		112,906	121,640	130,796	140,059	149,761	158,510	167,649	177,193	187,159	194,789	202,707	210,925	218,553
Total Community Development Fees		480,286	517,437	556,385	0	637,063	674,278	713,154	753,755	796,150	828,603	862,287	897,246	929,693
Engineering/Building & Safety Fees														
Estimated Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
	3.0%													
Building & Safety/Engineering		1,179,881	1,271,148	1,366,829	1,463,636	1,565,022	1,656,447	1,751,948	1,851,690	1,955,839	2,035,564	2,118,313	2,204,194	2,283,904
Total Engineering/Building & Safety Fees		1,179,881	1,271,148	1,366,829	0	1,565,022	1,656,447	1,751,948	1,851,690	1,955,839	2,035,564	2,118,313	2,204,194	2,283,904
Transfer from Road Fund (Traffic Eng/PW Admin)				0	11,718	126,671	146,592	153,390	160,473	167,853	174,615	181,642	188,944	196,232
Total Transfer from Road Fund				0	11,718	126,671	146,592	153,390	160,473	167,853	174,615	181,642	188,944	196,232
Fines & Forfeitures														
Estimated Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
Per Capita Estimate	6.80	183,600	192,041	200,481	208,428	216,374	222,344	228,314	234,284	240,253	242,764	245,274	247,785	249,267
Total Fines and Forfeitures		183,600	192,041	200,481	0	216,374	222,344	228,314	234,284	240,253	242,764	245,274	247,785	249,267
Miscellaneous Revenues														
Estimated Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
	2.25	60,750	63,543	66,336	68,965	71,594	73,570	75,545	77,520	79,496	80,326	81,157	81,988	82,478
Total Miscellaneous Revenues		60,750	63,543	33,168	68,965	71,594	73,570	75,545	77,520	79,496	80,326	81,157	81,988	82,478
TOTAL GENERAL FUND REVENUES					3,829,839	12,876,007	13,837,610	14,767,042	15,491,612	16,896,451	17,815,363	18,820,327	19,870,355	20,500,879

Table 2-A
Forecast Assumptions and Calculations
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

		Base Year			Transition Year	Projection Year 2	3	4	5	6	7	8	9	10
Item	Assumption	FY 05/06	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
GENERAL FUND EXPENDITURES														
General Government														
City Council					58,600	66,388	67,660	68,969	70,319	71,708	73,139	74,613	76,132	77,696
City Manager					331,225	507,610	539,845	561,150	583,300	637,047	630,265	655,152	681,024	707,923
City Clerk					126,960	140,940	223,079	215,170	247,538	217,150	268,148	226,414	290,001	243,925
City Attorney					207,500	247,725	255,157	262,811	270,696	278,817	287,181	295,797	304,671	313,811
Finance					158,455	261,965	287,648	298,676	310,130	328,984	334,387	347,225	360,560	374,412
Community Development					86,060	1,067,849	1,270,222	1,354,501	1,341,339	1,430,763	1,384,410	1,440,036	1,497,791	1,553,311
Community Services/Parks and Recreation					0	0	0	0	0	0	0	0	0	0
Engineering/Building & Safety/Public Works					203,090	1,802,767	1,970,397	2,075,442	2,185,063	2,313,353	2,392,648	2,489,431	2,589,921	2,685,777
Non-Departmental					417,575	425,927	438,705	451,866	465,422	517,061	493,766	508,579	523,837	539,552
Total General Government					**1,589,465**	**4,521,171**	**5,052,711**	**5,288,586**	**5,473,807**	**5,794,883**	**5,863,946**	**6,037,246**	**6,323,937**	**6,496,404**
Animal Control														
Estimated Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
	3.00%	210,022	226,268	243,299	260,531	278,578	294,852	311,852	329,606	348,145	362,336	377,065	392,352	406,541
Total Animal Control		210,022	226,268	243,299	**0**	**278,578**	**294,852**	**311,852**	**329,606**	**348,145**	**362,336**	**377,065**	**392,352**	**406,541**
Law Enforcement (Sheriff)														
Estimated Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
Sworn Personnel per 1,000 Population (Base Year FY 05/06)	0.78													
Sworn Personnel Required (Maintain Existing .78 Ratio)		21.2	22.1	23.1	24.0	24.9	25.6	26.3	27.0	27.7	28.0	28.3	28.5	28.7
General Law Enforcement		3,098,617												
Traffic Enforcement (Estimate of CHP pro-rated service)		25,647												
Base Year Cost (Includes Traffic)		3,124,264			3,932,348									
Cost per Sworn Personnel	3.5%	147,719	152,890	158,241	163,779	169,511	175,444	181,585	187,940	194,518	201,326	208,373	215,666	223,214
Total Law Enforcement		3,124,264	3,382,273	3,654,516	**0**	**4,225,152**	**4,493,684**	**4,775,838**	**5,072,238**	**5,383,535**	**5,630,182**	**5,887,498**	**6,155,930**	**6,409,510**
Fire Protection Services														
Clinton Keith Station (Begins FY 09/10)	3.0%					1,404,681	1,446,821	1,490,226	1,534,933	1,580,981	1,628,410	1,677,263	1,727,580	1,779,408
Station 61 (100%) & Station 75 (30% until FY 09/10)	3.0%	1,678,995	1,729,365	1,781,246	1,834,683	1,404,681	1,446,821	1,490,226	1,534,933	1,580,981	1,628,410	1,677,263	1,727,580	1,779,408
Total Fire Protection Services		1,678,995	1,729,365	1,781,246	**0**	**2,809,362**	**2,893,643**	**2,980,452**	**3,069,866**	**3,161,962**	**3,256,821**	**3,354,525**	**3,455,161**	**3,558,816**
Contingency	10.0%				158,947	1,183,426	1,273,489	1,335,673	1,394,552	1,468,852	1,511,328	1,565,633	1,632,738	1,687,127
Total Contingency					**158,947**	**1,183,426**	**1,273,489**	**1,335,673**	**1,394,552**	**1,468,852**	**1,511,328**	**1,565,633**	**1,632,738**	**1,687,127**
County Repayment														
4% interest for 5 Years				0	0	138,747	138,747	138,747	138,747	138,747	0	0	0	0
Total County Repayment				**0**	**0**	**138,747**	**138,747**	**138,747**	**138,747**	**138,747**	**0**	**0**	**0**	**0**
TOTAL GENERAL FUND EXPENDITURES					1,748,412	13,156,436	14,147,126	14,831,147	15,478,815	16,296,123	16,624,613	17,221,968	17,960,119	18,558,397

Table 2-A
Forecast Assumptions and Calculations
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

		Base Year			Transition Year	Projection Year 2	3	4	5	6	7	8	9	10
Item	Assumption	FY 05/06	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
ROAD FUND REVENUES														
Gas Tax														
Estimated Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
Subvention Population					45,977	44,548	42,507	40,291	37,899					
Per Capita Estimates for Road Revenues														
Section 2105	6.23	168,210	175,943	183,676	286,435	277,532	264,818	251,011	214,645	220,115	222,415	224,715	227,015	228,373
Section 2106 (a) & (c)	3.78	102,060	106,752	111,444	173,792	168,390	160,676	152,299	130,234	133,553	134,948	136,344	137,739	138,563
Section 2107	8.13	219,510	229,602	239,693	373,791	362,173	345,582	327,563	280,107	287,244	290,246	293,247	296,249	298,021
Section 2107.5 (Flat Revenue Source)	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Total Gas Tax		495,780	518,297	540,814	**840,018**	**814,095**	**777,077**	**736,873**	**630,986**	**646,912**	**653,609**	**660,306**	**667,003**	**670,958**
Measure A														
Sales & In Lieu Property Tax Factor	36.4%													
Combined Sales & In Lieu Property Tax		1,160,415	1,394,584	1,641,759	1,849,635	2,068,505	2,298,844	2,483,363	2,676,885	2,879,784	3,029,312	3,185,220	3,347,756	3,475,784
Total Measure A		422,391	507,629	597,600	**448,800**	**752,936**	**836,779**	**903,944**	**974,386**	**1,048,241**	**1,102,669**	**1,159,420**	**1,218,583**	**1,265,185**
Proposition 42 (TCRF)														
Population		27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
Proposition 42 (TCRF)	4.50	121,500	127,086	132,672	137,930	143,189	147,140	151,090	155,041	158,991	160,653	162,314	163,975	164,956
Total Proposition 42 (TCRF)		121,500	127,086	132,672	137,930	143,189	147,140	151,090	155,041	158,991	160,653	162,314	163,975	164,956
TOTAL ROAD FUND REVENUES		1,039,671	1,153,011	**1,271,085**	**1,426,748**	**1,710,220**	**1,760,995**	**1,791,908**	**1,760,413**	**1,854,144**	**1,916,931**	**1,982,040**	**2,049,561**	**2,101,099**
ROAD FUND EXPENDITURES														
Routine Road/Traffic Signal Maintenance														
Road Miles Maintained (3% Annual Increase)	3.0%	102.5	105.6	108.7	112.0	115.4	118.8	122.4	126.1	129.8	133.7	137.8	141.9	146.1
Cost per Road Mile (Includes Slurry Seal Program)	9,000	9,000	9,270	9,548	9,835	10,130	10,433	10,746	11,069	11,401	11,743	12,095	12,458	12,832
	3.0%													
Subtotal		922,500	978,680	1,038,282	1,101,513	1,168,595	1,239,763	1,315,264	1,395,364	1,480,342	1,570,494	1,666,138	1,767,605	1,875,253
Transfer to General Fund (Traffic Eng/PW Admin)				0	11,718	126,671	146,592	153,390	160,473	167,853	174,615	181,642	188,944	196,232
Total Road/Traffic Signal Maintenance		922,500	978,680	1,038,282	**11,718**	**1,295,266**	**1,386,355**	**1,468,654**	**1,555,837**	**1,648,195**	**1,745,109**	**1,847,779**	**1,956,550**	**2,071,484**
Contingency	10.0%	0		103,828	1,172	129,527	138,635	146,865	155,584	164,819	174,511	184,778	195,655	207,148
Total Contingency		0		103,828	1,172	129,527	138,635	146,865	155,584	164,819	174,511	184,778	195,655	207,148
County Repayment														
4% interest for 5 Years					0	247,430	247,430	247,430	247,430	247,430	0	0	0	0
Total County Repayment					**0**	**247,430**	**247,430**	**247,430**	**247,430**	**247,430**	**0**	**0**	**0**	**0**
TOTAL ROAD FUND EXPENDITURES		922,500			**12,890**	**1,672,223**	**1,772,420**	**1,862,949**	**1,958,850**	**1,813,014**	**1,919,620**	**2,032,557**	**2,152,204**	**2,278,633**

Table 2-B

Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

FUNCTION	Assumption	TY FY 08/09	Year 2 FY 09/10	Year 3 FY 10/11	Year 4 FY 11/12	Year 5 FY 12/13	Year 6 FY 13/14	Year 7 FY 14/15	Year 8 FY 15/16	Year 9 FY 16/17	Year 10 FY 17/18
City Council											
Stipends	400/Mo	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
Benefits (40%)	3.00%	9,600	9,888	10,185	10,490	10,805	11,129	11,463	11,807	12,161	12,526
Travel/Meetings	3.00%	10,000	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002
Supplies/Services/Projects	3.00%	15,000	17,500	18,025	18,566	19,123	19,696	20,287	20,896	21,523	22,168
Total		**58,600**	**66,388**	**67,660**	**68,969**	**70,319**	**71,708**	**73,139**	**74,613**	**76,132**	**77,696**
City Manager											
Employee Salaries/Benefits	4.00%	109 725	429,660	511,056	531,498	552,758	574,868	597,863	621,778	646,649	672,515
Supplies/Services	3.00%	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572
Capital Outlay (Equipment)	3 00%	26,500	0	0	0	0	30,721	0	0	0	0
Contract Services (Interim City Manager/Temp Office)	3.00%	175,000	50,000	0	0	0	0	0	0	0	0
Travel./Memeberships	3.00%	5,000	12,500	12,875	13,261	13,659	14,069	14,491	14,926	15,373	15,835
Total		**331,225**	**507,610**	**539,845**	**561,150**	**583,300**	**637,047**	**630,265**	**655,152**	**681,024**	**707,921**
City Clerk											
Employee Salaries/Benefits	4.00%	66,780	118,440	159,904	166,300	172,952	179,870	187,065	194,547	202,329	210,422
Supplies/Services	3.00%	15,000	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335
Capital Outlay (Equipment)	3 00%	6,000	0	0	0	0	6,956	0	0	0	0
Travel/Memberships	3.00%	1,000	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167
Contract Services (Municipal Code)	3.00%	0	0	0	25,000	5,000	5,000	5,000	5,000	5,000	5,000
Elections		38,180	0	40000	0	45,000	0	50,000	0	55,000	0
Total		**126,960**	**140,940**	**223,079**	**215,170**	**247,538**	**217,150**	**268,148**	**226,414**	**290,001**	**243,925**
City Attorney											
Legal Services (Contract)	3.00%	200,000	240,000	247,200	254,616	262,254	270,122	278,226	286,573	295,170	304,025
Supplies/Services	3.00%	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
Reimbursable Expenses	3 00%	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Total		**207,500**	**247,725**	**255,157**	**262,811**	**270,696**	**278,817**	**287,181**	**295,797**	**304,671**	**313,811**
Finance											
Employee Salaries/Benefits	4.00%	112,455	215,565	239,856	249,450	259,428	269,805	280,597	291,821	303,494	315,634
Supplies/Services	3.00%	7,500	10,500	10,815	11,139	11,474	11,818	12,172	12,538	12,914	13,301
Capital Outlay (Equipment)	3.00%	6,000	0	0	0	0	6,956	0	0	0	0
Travel/Memberships	3.00%	2,500	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334
Contract Services (Annual Audit)	3 00%	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143
Total		**158,455**	**281,965**	**287,648**	**298,676**	**310,130**	**328,984**	**334,387**	**347,225**	**360,560**	**374,412**
Community Development											
Employee Salaries/Benefits	4.00%	49,560	278,250	329,801	342,994	356,713	370,982	385,821	401,254	417,304	433,996
Supplies/Services	3.00%	10,000	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669
Capital Outlay (Equipment)	3.00%	21,500	0	0	0	0	24,924	0	0	0	0
Travel/Memberships	3 00%	5,000	7,500	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501
Contract Services (General Plan/Zoning Code)	3.00%	0	50,000	125,000	150,000	75,000	75,000	0	0	0	0
Ongoing Contract Services											
Estimated Population		30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
	3.00%										
Planning		0	250,626	265,267	280,561	296,534	313,212	325,980	339,231	352,984	365,749
Economic Development		0	25,000	60,000	63,459	67,072	70,845	73,732	76,730	79,841	82,728
Code Enforcement		0	431,473	456,679	483,008	510,507	539,220	561,200	584,014	607,691	629,667
Total Ongoing Contract Services		0	707,099	781,946	827,028	874,113	923,277	960,913	999,975	1,040,516	1,078,144
Total		**86,060**	**1,067,849**	**1,270,222**	**1,354,601**	**1,341,339**	**1,430,763**	**1,384,410**	**1,440,036**	**1,497,791**	**1,553,311**

Table 2-B

Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

FUNCTION	Growth Assumption	TY FY 08/09	Year 2 FY 09/10	Year 3 FY 10/11	Year 4 FY 11/12	Year 5 FY 12/13	Year 6 FY 13/14	Year 7 FY 14/15	Year 8 FY 15/16	Year 9 FY 16/17	Year 10 FY 17/18
Engineering/Public Works											
Employee Salaries/Benefits	4.00%	58,590	383,355	468,354	487,089	506,572	526,835	547,908	569,825	592,618	616,322
Supplies/Services	3.00%	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Capital Outlay (Equipment)	3.00%	12,000	0	0	0	0	13,911	0	0	0	0
Travel/Memberships	3.00%	2,500	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334
Ongoing Contract Services											
Estimated Population		30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657
	3.00%										
Civil Engineering/Building & Safety		0	1,104,262	1,168,770	1,236,156	1,306,532	1,380,018	1,436,271	1,494,658	1,555,255	1,611,497
Traffic Engineering		0	50,000	52,921	55,972	59,159	62,486	65,033	67,677	70,421	72,967
AB 939 & NPDES		125,000	255,000	269,897	285,457	301,709	318,679	331,669	345,152	359,145	372,133
Total Ongoing Contract Services		125,000	1,409,262	1,491,588	1,577,585	1,667,399	1,761,183	1,832,973	1,907,486	1,984,820	2,056,597
Total		**203,090**	**1,802,767**	**1,970,397**	**2,075,442**	**2,185,063**	**2,313,353**	**2,392,648**	**2,489,431**	**2,589,921**	**2,685,777**
Non-Departmental Expense											
LAFCO Fee	3.00%	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262	3,360
City Hall Lease/Utilities/Operations	3.00%	250,000	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193
Insurance (Liability/Property/Workers Compensation)	3.00%	92,500	95,275	98,133	101,077	104,110	107,233	110,450	113,763	117,176	120,692
Misc Services/Supplies	3.00%	20,000	25,500	26,265	27,053	27,865	28,700	29,561	30,448	31,362	32,303
Capital Outlay (Furniture, etc.)	3.00%	32,500	0	0	0	0	37,676	0	0	0	0
Contract Services (IT Support)	3.00%	20,000	45,000	46,350	47,741	49,173	50,648	52,167	53,732	55,344	57,005
Total		**417,575**	**425,927**	**438,705**	**451,866**	**465,422**	**517,061**	**493,766**	**508,579**	**523,837**	**539,552**
County Repayment											
County Repayment			138,747	138,747	138,747	138,747	138,747	0	0	0	0
Total		**0**	**138,747**	**138,747**	**138,747**	**138,747**	**138,747**	**0**	**0**	**0**	**0**
GRAND TOTAL		**1,689,465**	**4,859,918**	**5,191,458**	**5,427,333**	**5,812,554**	**5,933,629**	**5,883,946**	**6,037,246**	**6,323,937**	**6,496,404**

Table 2-B

Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

EMPLOYEE AND SALARY WORKSHEET
FY 08/09

POSITION	No. of Positions	Monthly Salary	Total Salary	Benefits		Total Cost	(TY) Months	(TY) S&B Costs	(YR 2) Months	(YR 2) S&B Costs
City Manager										
City Manager	1.0	15,500	186,000	74,400	40%	260,400	0	0	12	260,400
Senior Management Analyst/HR Specialist	1.0	5,100	61,200	24,480	40%	85,680	0	0	6	42,840
Executive Assistant (CM & City Council)	1.0	4,400	52,800	21,120	40%	73,920	10	61,600	12	73,920
Receptionist/Secretary	1.0	3,125	37,500	15,000	40%	52,500	11	48,125	12	52,500
Total	**4.0**	**28,125**	**337,500**	**135,000**		**472,500**		**109,725**		**429,660**
City Clerk										
City Clerk	1.0	5,300	63,600	25,440	40%	89,040	9	66,780	12	89,040
Deputy City Clerk	1.0	3,500	42,000	16,800	40%	58,800	0	0	6	29,400
Total	**2.0**	**8,800**	**105,600**	**42,240**		**147,840**		**66,780**		**118,440**
Finance										
Finance Director	1.0	8,400	100,800	40,320	40%	141,120	6	70,560	12	141,120
Accounting Technician	1.0	3,325	39,900	15,960	40%	55,860	9	41,895	12	55,860
Account Clerk	0.5	2,950	35,400	14,160	40%	24,780	0	0	9	18,585
Total	**2.5**	**14,675**	**176,100**	**70,440**		**221,760**		**112,455**		**215,565**
Community Development										
Community Development Director	1.0	8,600	103,200	41,280	40%	144,480	3	36,120	12	144,480
Senior Planner	1.0	6,350	76,200	30,480	40%	106,680	0	0	9	80,010
Office Assistant/Secretary	1.0	3,200	38,400	15,360	40%	53,760	3	13,440	12	53,760
Total	**3.0**	**18,150**	**217,800**	**87,120**		**304,920**		**49,560**		**278,250**
Engineering/Public Works										
City Engineer/PW Director	1.0	10,750	129,000	51,600	40%	180,600	3	45,150	12	180,600
Associate Engineer	1.0	6,325	75,900	30,360	40%	106,260	0	0	9	79,695
PW Superintendent	1.0	5,500	66,000	26,400	40%	92,400	0	0	9	69,300
Office Assistant/Secretary	1.0	3,200	38,400	15,360	40%	53,760	3	13,440	12	53,760
Total	**4.0**	**25,775**	**309,300**	**123,720**		**433,020**		**58,590**		**383,355**
Total Staffing	**15.5**						**9.0**		**15.5**	

CAPITAL EXPENDITURES (FY 08/09)

Computer & Network Hardware/Software/Accessories	56,750
Office Furniture	32,000
Sound Equipment (Council Chambers)	3,000
City Council Chamber Furnishings/Chairs	12,750
Total Expenditures	**104,500**

CITY MANAGER SALARY COMPARISON

San Jacinto	Banning	Goleta	Temecula	Palm Desert	Rancho Santa Margarita
150,000	147,632	162,240	217,356	216,320	194,568

Note- Various leased items such as copiers, phone system, etc. are included in the Supplies/Services annual cost projections.

Table 2-C
New Develoment and Population Assumptions
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

						Projection Year									
			Base Year			Transition Year	2	3	4	5	6	7	8	9	10
			FY 05/06	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
RESIDENTIAL DEVELOPMENT:															
No of Units															
Single Family			0	375	375	350	350	250	250	250	250	100	100	100	75
Multi Family			0	50	50	50	50	50	50	50	50	25	25	25	25
Mobile Homes			0	2	2	2	2	2	2	2	2	2	2	2	2
Total New Residential Units			0	427	427	402	402	302	302	302	302	127	127	127	102
Assessed Value															
Single Family	3.0%	$450,000	0	168,750,000	173,812,500	167,091,750	172,104,503	126,619,741	130,418,333	134,330,883	138,360,810	57,004,854	58,714,793	60,476,237	46,717,860
Multi Family	3.0%	$175,000	0	8,750,000	9,012,500	9,282,875	9,561,361	9,848,202	10,143,648	10,447,958	10,761,396	5,542,119	5,708,383	5,879,634	6,056,023
Mobile Homes	3.0%	$150,000	0	300,000	309,000	318,270	327,818	337,653	347,782	358,216	368,962	380,031	391,432	403,175	415,270
Total New Residential Assessed Value			0	177,800,000	183,134,000	176,692,895	181,993,682	136,805,596	140,909,764	145,137,057	149,491,168	62,926,804	64,814,608	66,759,046	53,189,186
COMMERCIAL RETAIL DEVELOPMENT:															
Square Footage			0	100,000	100,000	75,000	75,000	75,000	50,000	50,000	50,000	25,000	25,000	25,000	10,000
Assessed Valuation															
Construction Growth & Valuation/Sq Ft	3.0%	$150	150	155	159	164	169	174	179	184	190	196	202	208	214
Total New Commercial Retail Assessed Value			0	15,450,000	15,913,500	12,293,179	12,661,974	13,041,833	8,955,392	9,224,054	9,500,776	4,892,899	5,039,686	5,190,877	2,138,641
New Commercial Retail Sales Taxes															
Retail Sales Growth & Sales/Sq Ft	3.0%	$175	175	180	186	191	197	203	209	215	222	228	235	242	250
Total New Commercial Retail Sales			0	18,025,000	18,565,750	14,342,042	14,772,303	15,215,472	10,447,958	10,761,396	11,084,238	5,708,383	5,879,634	6,056,023	2,495,062
New Commercial Retail Sales Taxes	1.0%		0	180,250	185,658	143,420	147,723	152,155	104,480	107,614	110,842	57,084	58,796	60,560	24,951
COMMERCIAL INDUSTRIAL DEVELOPMENT:															
Square Footage			0	25,000	25,000	20,000	20,000	20,000	15,000	15,000	15,000	10,000	10,000	10,000	10,000
Assessed Valuation															
Construction Growth & Valuation/Sq Ft	3.0%	$125	125	129	133	137	141	145	149	154	158	163	168	173	178
Total New Commercial Industrial Assessed Value			0	3,218,750	3,315,313	2,731,618	2,813,772	2,898,185	2,238,948	2,306,013	2,375,194	1,630,966	1,579,895	1,730,292	1,782,201
COMMERCIAL OFFICE/MEDICAL DEVELOPMENT:															
Square Footage			0	25,000	25,000	15,000	15,000	15,000	10,000	10,000	10,000	7,500	7,500	7,500	7,500
Assessed Valuation															
Construction Growth & Valuation/Sq Ft	3.0%	$135	135	139	143	148	152	157	161	166	171	176	181	187	192
Total New Commercial Office/Medical Assessed Value			0	3,478,250	3,580,538	2,212,772	2,279,155	2,347,530	1,611,971	1,660,330	1,710,140	1,321,083	1,360,715	1,401,537	1,443,583
COMMERCIAL HOTEL/SERVICE/RECREATIONAL/CHURCH DEVELOPMENT:															
Square Footage			0	25,000	25,000	20,000	20,000	20,000	15,000	15,000	15,000	10,000	10,000	10,000	10,000
Assessed Valuation															
Construction Growth & Valuation/Sq Ft	3.0%	$100	100	103	106	109	113	116	119	123	127	130	134	138	143
Total New Commercial Office/Medical Assessed Value			0	2,575,000	2,652,250	2,185,454	2,251,018	2,318,548	1,791,076	1,844,811	1,900,155	1,304,773	1,343,916	1,384,234	1,425,761
Total New Development Assessed Value			0	202,520,000	208,595,600	196,116,117	201,999,601	157,411,693	155,607,053	160,172,285	164,977,433	72,075,626	74,238,022	76,465,986	59,979,373
POPULATION															
New Development (per unit)	2.91		0	1,241	1,241	1,169	1,169	878	878	878	878	369	369	369	218
Base Growth	0.0%		27,000	27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439
			27,000	28,241	29,483	30,651	31,820	32,698	33,576	34,453	35,331	35,701	36,070	36,439	36,657

Table 3-A
Forecast Factors & Inflation Growth Assumptions
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

GENERAL FUND REVENUES		ASSUMPTION
Property Tax (Secured)	2.5%	growth rate is applied to annual assessed valuation for general annual increase and existing property turnover
Property Tax (Unsecured)	0.00%	growth rate is applied to annual assessed valuation
Property Transfer Tax	5.0%	turnover rate is applied to annual secured assessed valuation
Sales and Use Tax	3.0%	growth rate is applied
Off Highway Vehicle Subvention	$0.03	per capita rate is applied, growth by population only
Motor Vehicle In-Lieu (1602)	$51.28	per capita & growth rate applied per CaliforniaCityFinance.com estimates, AB 1602 population factor applied
Motor Vehicle In-Lieu (Basic Allocation)	$6.10	per capita & growth rate applied per CaliforniaCityFinance.com estimates
Franchise Fees	2.0%	growth rate is applied, and growth by population
Community Development Fees	3.0%	growth rate is applied, and growth by population
Engineering/Building & Safety Fees	3.0%	growth rate is applied, and growth by population
Fines & Forfeitures	$6.80	per capita rate is applied, growth by population only
Miscellaneous Revenues	$2.25	per capita rate is applied, growth by population only
Animal License Fees	3.0%	growth rate is applied, and growth by population
Interest Earnings	4.0%	interest rate
ROAD FUND REVENUES		
Section 2105	$6.23	per capita rate is applied- AB 1602 population factor applied
Section 2106	$3.78	per capita rate is applied- AB 1602 population factor applied
Section 2107	$8.13	per capita rate is applied- AB 1602 population factor applied
Section 2107.5	$6,000	No growth rate is applied.
Prop 42 (TCRF)	$4.50	per capita rate is applied, growth by population only
Measure A	36.4%	Sales Tax factor applied
Interest Earnings	4.0%	interest rate
GENERAL FUND EXPENDITURES		
General Government	Various	growth rate is applied 4% on salaries/benefits, 3% on other expenses
Law Enforcement	3.5%	growth rate is applied, and growth by population
General Plan		No growth rate is applied
Animal Control	3.0%	growth rate is applied, and growth by population
Non-Departmental	3.0%	growth rate is applied
Revenue Neutrality Payment		No growth rate applied
Fire Protection	3.0%	growth rate is applied
Contingency	10%	of total expenditures not including Revenue Neutrality Payment
ROAD FUND EXPENDITURES		
Routine Road Maintenance	3.0%	growth rate is applied
Lighting/Traffic Signal Maintenance/Operations	3.0%	growth rate is applied
Contingency	10%	of total expenditures

Table 3-B
Demographic Assumptions
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

Population	27,000	(Riverside County Demographer- Data- July 1, 2006)
Registered Voters	11,839	(Riverside County Registrar of Voters)
Voters as % of Pop.	44%	
Persons per Unit	2.91	
Housing Units - Total	9,288	(Riverside County Demographer- Data- July 1, 2006)
Employment	4,116	(Riverside County Planning Department- Data- July 1, 2005)
Commercial Development (square feet)	1,912,024	(Riverside County Planning Department)
Road Miles	102.5	(Riverside County Transportation Dept)
Park Acres	25.0	(Does not include proposed 10 acre park not yet constructed)
Riverside County		
Unincorp. Pop.	515,819	(State Dept of Finance)
City Pop.	1,437,511	(State Dept of Finance)
Total County Pop.	1,953,330	(State Dept of Finance)
County Unincorporated Employment	107,410	(Riverside County Planning Department- July 1, 2005)
Existing Cities Employment	542,909	(Riverside County Planning Department- July 1, 2005)
Total County Employment	650,319	(Riverside County Planning Department- July 1, 2005)

Table 3-C
Assessed Valuation Assumptions- New Development
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

Residential	Valuation/Unit
Single Family	$450,000
Mutlti Family	$175,000
Mobile Homes	$150,000
	Valuation/Sq. Ft.
Commercial Retail	$150
Commercial Industrial	$125
Commercial Office/Medical	$135
Commercial Hotel/Service/Recreational/Church	$100

Note- 3% annual growth rate for new construction will apply

Table 4-A
Comparable Cities- Major General Fund Categories
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

City	Lake Elsinore	Note (A)	Goleta		Beaumont		San Jacinto		Aliso Viejo		Rancho Santa Margarita		Wildomar		
	FY 05/06	per capita	FY 06/07	per capita	FY 06/07	per capita	FY 06/07	per capita	FY 06/07	per capita	FY 05/07	per capita	FY 09/10	per capita	
Population	40,985		30,290		23,145		31,066		44,924		49,130		33,820		**NOTES**
Revenues															
Property Tax	4,689,822	114	2,551,370	84	1,500,000	65	1,687,600	54	1,721,000	38	1,786,852	36	4,257,271	134	(1)
Property Transfer Tax	0	0	200,000	7	0	0	262,500	8	575,000	13	495,555	10	201,126	6	(2)
Sales Tax	6,367,466	155	4,327,000	143	2,695,000	116	1,400,000	45	3,845,000	86	5,997,455	122	2,068,505	85	(3)
MVLF	0	0	3,274,427	108	1,567,000	68	1,744,350	56	5,012,500	112	3,779,130	77	2,915,391	92	(4)
Transient Occupancy Tax	0	0	2,380,000	79	130,000	6	23,483	1	0	0	0	0	0	0	
Franchise Fees	1,473,018	36	1,111,600	37	220,000	10	1,080,000	35	1,168,325	26	1,236,583	25	620,332	19	
Planning/Eng/Building/Code Enforcement Revenues	5,712,480	139	808,000	27	10,500,000	454	5,986,915	193	930,600	21	630,500	13	2,202,084	89	
Fines/Forfeitures	285,196	6	164,250	5	135,000	6	81,600	3	275,000	6	270,000	5	216,374	7	
Business License Fees	0	0	34,000	1	125,000	5	130,000	4	0	0	0	0	0	0	
Utility Tax	0	0	0	0	550,000	24	0	0	0	0	0	0	0	0	
Misc Fees for Services	0	0	16,000	1	1,296,000	56	119,407	4	1,500	0	50,044	1	267,299	8	(5)
Other Revenues	11,748,503	287	340,000	11	1,576,000	68	6,260,376	202	243,000	5	701,453	14	466,947	15	(6)
Totals	**30,266,485**	**738**	**15,206,647**	**502**	**20,294,000**	**877**	**18,776,231**	**604**	**13,771,925**	**307**	**14,947,672**	**304**	**13,215,329**	**416**	
Expenses															
General Government/Misc	4,506,091	110	3,585,282	118	2,966,000	128	5,555,459	179	3,332,860	74	4,485,738	91	2,972,728	93	(7)
Law Enforcement	8,369,763	204	5,395,585	178	6,025,000	260	6,201,584	200	5,379,939	120	6,457,368	131	4,226,162	133	
Fire Protection	0	0	0	0	3,177,000	137	1,096,469	35	0	0	0	0	2,808,362	88	(8)
Animal Control	0	0	0	0	125,000	5	0	0	90,000	2	53,349	1	278,678	9	(9)
Planning/Eng/Building/Code Enf/Public Works	8,343,238	204	3,959,179	131	6,146,000	266	4,469,619	144	2,669,465	59	2,672,773	54	2,870,616	90	
Community Services/Parks & Recreation	2,823,109	89	1,111,340	37	1,845,000	80	641,480	21	660,960	15	1,052,788	21	0	0	(10)
Totals	**24,042,191**	**587**	**14,051,386**	**464**	**20,284,000**	**876**	**17,964,611**	**578**	**12,133,224**	**270**	**14,722,016**	**300**	**13,156,436**	**413**	

NOTES

A Budget information for Lake Elsinore was not made available. The FY 05/06 CAFR was utilized to capture budgetary information available. However, several specific categories of revenues and expenses are comingled in the CAFR, therefore are not readily identified to a specific line item, but captured in "Other Revenues".

(1) Includes all Structural Fire Fund applicable to Riverside County cities & Wildomar RSM & Aliso Viejo Structural Fire Fund paid directly to the Orange County Fire Authority JPA and are not included. RDA Property Taxes are not included.
(2) No Property Transfer Tax revenues identified in Beaumont FY 06/07 budget. Lake Elsinore revenue is included in "Other Revenues".
(3) Includes Property Tax In-Lieu of Sales Tax for all cities. Lake Elsinore revenue is included in "Other Revenues"
(4) Includes Property Tax In-Lieu of MVLF for existing cities, AB 1602 allocation for Wildomar. Lake Elsinore revenue is included in "Other Revenues".
(5) Includes Animal License, Recreation, and other Charges for Services. Lake Elsinore revenue is included in "Other Revenues"
(6) Includes Interest Earnings, Interfund Transfers, Misc Intergovernmental Revenues. For Lake Elsinore, includes TOT and other taxes/revenues not specifically identified by line item. For Wildomar includes County Augment.
(7) Includes Legislative, City Manager, City Clerk, City Attorney, Finance and Non-Departmental functions.
(8) RSM and Aliso Viejo provided by the OC Fire Authority JPA. Goleta's provided by the Santa Barbara County Fire District. Beaumont's includes City Dispatch and Emergency Services. Lake Elsinore is included in Law Enforcement (Public Safety in CAFR)
(9) No Animal Control costs listed in San Jacinto or Goleta FY 06/07 budget. RSM amount is a "Net Cost" contract, Orange County retains fees.
(10) Parks & Recreation for Temecula is provided by CSD. Parks for Wildomar are maintained by the LMD. Parks in RSM are privately owned- expense- Grant to Community Foundation. Parks in Aliso Viejo privately owned- expense for recreational programs.

Table 4-B
Comparable Cities- Staffing
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

City	Lake Elsinore	Goleta	Beaumont	San Jacinto	Aliso Viejo	Rancho Santa Margarita	Wildomar
	FY 05/06	FY 06/07	FY 06/07	FY 06/07	FY 06/07	FY 06/07	FY 09/10
Population	40,985	30,290	23,145	31,066	44,924	49,130	31,820
Administrative Staffing (Department Level)							
City Manager	6.0	4.5	1.0	5.0	4.0	5.0	4.0
City Attorney	1.0	(**)	(**)	(**)	(**)	(**)	(**)
City Clerk	2.5	1.5	1.0	2.0	1.0	2.5	2.0
Finance/Administrative Services	9.0	6.0	11.0	9.0	3.0	2.5	2.5
Planning/Code Enforcement	12.0	12.5	11.0	12.0	3.0	3.5	3.0
Building/Safety	11.0	1.5	10.0	2.0	0.0	(**)	(**)
Engineering/Public Works	20.0	13.0	4.0	18.0	0.0	3.0	4.0
Community Services/Parks & Recreation	18.0	1.5	33.0	4.0	3.0	2.5	(**)
Totals	79.5	40.5	71.0	52.0	14.0	19.0	15.5

NOTES

(**) denotes Contracted Position
Public Safety Departments and Contracted Services within Departments not included

Table 4-C
Comparable Cities- Law Enforcement
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

City	Lake Elsinore	Goleta	Beaumont	San Jacinto	AlisoViejo	Rancho Santa Margarita	Wildomar
	FY 05/06	FY 06/07	FY 06/07	FY 06/07	FY 06/07	FY 06/07	FY 09/10
Population	40,985	30,290	23,145	31,066	44,924	49,130	31,820
Total Law Enforcement Expenditures	N/A	$5,395,585	$6,025,000	$6,201,584	$5,379,939	$6,457,368	$4,225,152
Expenditures / Capita	N/A	$178	$260	$200	$120	$131	$133
Sworn Personnel	39	32	34	33	25	28	25
Sworn Personnel / 1,000 of Population	0.95	1.06	1.47	1.06	0.56	0.57	0.78

Wildomar Law Enforcement Expenditure / General Fund Expenditures

	FY 09/10	FY 12/13	FY 15/16	FY 17/18
General Fund Operating Expenditures	$13,156,436	$15,478,815	$17,221,968	$18,558,397
Law Enforcement Expenditures	$4,225,152	$5,072,238	$5,887,498	$6,409,510
% of Expenditures to General Fund	32.1%	32.8%	34.2%	34.5%

Table 5-A

Walmart Shift to FY 10/11

General Fund Revenues and Expenditures

Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

	Projection Year									
	Transition Year	2	3	4	5	6	7	8	9	10
	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
General Fund Revenues										
Property Tax	0	4,226,804	4,803,512	5,355,387	5,926,722	6,512,407	7,005,732	7,514,014	8,037,707	8,276,948
Sales and Use Tax	594,474	1,306,306	1,766,203	1,905,855	2,052,297	2,159,838	2,271,984	2,388,915	2,510,817	2,606,838
Property in Lieu of Sales TaxTax	0	435,435	588,734	635,285	684,099	719,946	757,328	796,305	836,939	868,946
Property Transfer Tax	182,207	198,230	206,104	201,711	217,092	230,390	195,507	208,152	221,180	219,635
Motor Vehicle In-Lieu Fees (AB 1602)	2,869,715	2,915,391	2,919,346	2,909,123	2,653,952	2,838,878	2,990,995	3,152,137	3,321,775	3,418,996
Off Highway Vehicle License Fee	920	955	981	1,007	1,034	1,060	1,071	1,082	1,093	1,100
Franchise Fees	0	620,332	650,195	681,006	712,788	947,676	976,730	1,006,567	1,037,207	1,064,281
Community Development Fees	0	637,063	674,278	713,154	753,755	796,150	828,603	862,287	897,246	929,693
Engineering/Building & Safety Fees	0	1,565,022	1,656,447	1,751,948	1,851,690	1,955,839	2,035,564	2,118,313	2,204,194	2,283,904
Transfer From RF (Traffic Eng/PW Admin)	11,718	126,671	146,592	153,390	160,473	167,853	174,615	181,642	188,944	196,232
Animal License Fees	0	195,704	207,137	219,079	231,552	244,576	254,545	264,893	283,901	302,993
Fines & Forfeitures	0	216,374	222,344	228,314	234,284	240,253	242,764	245,274	247,785	249,267
Miscellaneous Revenues	68,965	71,594	73,570	75,545	77,520	79,496	80,326	81,157	81,988	82,478
County Augment	237,579	244,706	252,048	259,609	267,397	275,419	283,682	292,192	300,958	309,987
Subtotal	**3,965,577**	**12,760,587**	**14,167,492**	**15,090,414**	**15,824,655**	**17,169,779**	**18,099,446**	**19,112,930**	**20,171,735**	**20,811,298**
Interest Earnings	44,343	90,460	76,981	84,165	98,370	125,431	176,786	251,174	343,272	446,293
Total Revenues	**4,009,921**	**12,851,047**	**14,244,473**	**15,174,579**	**15,923,025**	**17,295,210**	**18,276,232**	**19,364,104**	**20,515,007**	**21,257,592**
General Fund Expenditures										
City Council	58,600	66,388	67,660	68,969	70,319	71,708	73,139	74,613	76,132	77,696
City Manager	331,225	507,610	539,845	561,150	583,300	637,047	630,265	655,152	681,024	707,921
City Clerk	126,960	140,940	223,079	215,170	247,538	217,150	268,148	226,414	290,001	243,925
City Attorney	207,500	247,725	255,157	262,811	270,696	278,817	287,181	295,797	304,671	313,811
Finance	158,455	261,965	287,648	298,676	310,130	328,984	334,387	347,225	360,560	374,412
Non-Departmental	417,575	425,927	438,705	451,866	465,422	517,061	493,766	508,579	523,837	539,552
Community Development	86,060	1,067,849	1,270,222	1,354,501	1,341,339	1,430,763	1,384,410	1,440,036	1,497,791	1,553,311
Engineering/Building & Safety/Public Works	203,090	1,802,767	1,970,397	2,075,442	2,185,063	2,313,353	2,392,648	2,489,431	2,589,921	2,685,777
Animal Control	0	278,578	294,852	311,852	329,606	348,145	362,336	377,065	392,352	406,541
Law Enforcement (Sheriff)	0	4,225,152	4,493,684	4,775,838	5,072,238	5,383,535	5,630,182	5,887,498	6,155,930	6,409,510
Fire Protection Services	0	2,809,362	2,893,643	2,980,452	3,069,866	3,161,962	3,256,821	3,354,525	3,455,161	3,558,816
Community Services/Parks and Recreation	0	0	0	0	0	0	0	0	0	0
Subtotal	**1,589,465**	**11,834,264**	**12,734,890**	**13,356,728**	**13,945,516**	**14,688,524**	**15,113,284**	**15,656,335**	**16,327,381**	**16,871,270**
Contingency	158,947	1,183,426	1,273,489	1,335,673	1,394,552	1,468,852	1,511,328	1,565,633	1,632,738	1,687,127
County Repayment	0	170,338	170,338	170,338	170,338	170,338	0	0	0	0
Revenue Neutrality	0	0	0	0	0	0	0	0	0	0
Total Expenditures	**1,748,412**	**13,188,028**	**14,178,717**	**14,862,738**	**15,510,406**	**16,327,714**	**16,624,613**	**17,221,968**	**17,960,119**	**18,558,397**
General Fund Operating Surplus (Deficit)	**2,261,509**	**(336,980)**	**65,756**	**311,840**	**412,619**	**967,496**	**1,651,620**	**2,142,135**	**2,554,888**	**2,699,195**
General Fund Operating Reserve	**2,261,509**	**1,924,529**	**1,990,285**	**2,302,126**	**2,714,745**	**3,682,241**	**5,333,861**	**7,475,996**	**10,030,884**	**12,730,078**
Required Operating Reserve (10%)	174,841	1,318,803	1,417,872	1,486,274	1,551,041	1,632,771	1,662,461	1,722,197	1,796,012	1,855,840
Excess Reserve	2,086,668	605,726	572,413	815,852	1,163,704	2,049,470	3,671,399	5,753,799	8,234,872	10,874,239
Operating Reserve as % of Operating Expenditures		**15%**	**14%**	**15%**	**18%**	**23%**	**32%**	**43%**	**56%**	**69%**

Table 5-B

Walmart Shift to FY 11/12

General Fund Revenues and Expenditures

Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

		Projection Year								
	Transition Year	2	3	4	5	6	7	8	9	10
	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
General Fund Revenues										
Property Tax	0	4,226,804	4,761,296	5,355,598	5,926,939	6,512,629	7,005,959	7,514,247	8,037,946	8,277,193
Sales and Use Tax	594,474	1,306,306	1,429,637	1,905,855	2,052,297	2,159,838	2,271,984	2,388,915	2,510,817	2,606,838
Property in Lieu of Sales TaxTax	0	435,435	476,546	635,285	684,099	719,946	757,328	796,305	836,939	868,946
Property Transfer Tax	182,207	198,230	186,976	220,433	217,097	230,395	195,512	208,157	221,185	219,641
Motor Vehicle In-Lieu Fees (AB 1602)	2,869,715	2,915,391	2,919,346	2,909,123	2,653,952	2,838,878	2,990,995	3,152,137	3,321,775	3,418,996
Off Highway Vehicle License Fee	920	955	981	1,007	1,034	1,060	1,071	1,082	1,093	1,100
Franchise Fees	0	620,332	650,195	681,006	712,788	947,676	976,730	1,006,567	1,037,207	1,064,281
Community Development Fees	0	637,063	674,278	713,154	753,755	796,150	828,603	862,287	897,246	929,693
Engineering/Building & Safety Fees	0	1,565,022	1,656,447	1,751,948	1,851,690	1,955,839	2,035,564	2,118,313	2,204,194	2,283,904
Transfer From RF (Traffic Eng/PW Admin)	11,718	126,671	146,592	153,390	160,473	167,853	174,615	181,642	188,944	196,232
Animal License Fees	0	195,704	207,137	219,079	231,552	244,576	254,545	264,893	283,901	302,993
Fines & Forfeitures	0	216,374	222,344	228,314	234,284	240,253	242,764	245,274	247,785	249,267
Miscellaneous Revenues	68,965	71,594	73,570	75,545	77,520	79,496	80,326	81,157	81,988	82,478
County Augment	237,579	244,706	252,048	259,609	267,397	275,419	283,682	292,192	300,958	309,987
Subtotal	**3,965,577**	**12,760,587**	**13,657,393**	**15,109,347**	**15,824,876**	**17,170,006**	**18,099,678**	**19,113,168**	**20,171,979**	**20,811,549**
Interest Earnings	44,343	90,460	76,981	64,140	77,927	104,179	154,693	228,206	319,396	421,472
Total Revenues	**4,009,921**	**12,851,047**	**13,734,374**	**15,173,486**	**15,902,803**	**17,274,185**	**18,254,372**	**19,341,375**	**20,491,375**	**21,233,021**
General Fund Expenditures										
City Council	58,600	66,388	67,660	68,969	70,319	71,708	73,139	74,613	76,132	77,696
City Manager	331,225	507,610	539,845	561,150	583,300	637,047	630,265	655,152	681,024	707,921
City Clerk	126,960	140,940	223,079	215,170	247,538	217,150	268,148	226,414	290,001	243,925
City Attorney	207,500	247,725	255,157	262,811	270,696	278,817	287,181	295,797	304,671	313,811
Finance	158,455	261,965	287,648	298,676	310,130	328,984	334,387	347,225	360,560	374,412
Non-Departmental	417,575	425,927	438,705	451,866	465,422	517,061	493,766	508,579	523,837	539,552
Community Development	86,060	1,067,849	1,270,222	1,354,501	1,341,339	1,430,763	1,384,410	1,440,036	1,497,791	1,553,311
Engineering/Building & Safety/Public Works	203,090	1,802,767	1,970,397	2,075,442	2,185,063	2,313,353	2,392,648	2,489,431	2,589,921	2,685,777
Animal Control	0	278,578	294,852	311,852	329,606	348,145	362,336	377,065	392,352	406,541
Law Enforcement (Sheriff)	0	4,225,152	4,493,684	4,775,838	5,072,238	5,383,535	5,630,182	5,887,498	6,155,930	6,409,510
Fire Protection Services	0	2,809,362	2,893,643	2,980,452	3,069,866	3,161,962	3,256,821	3,354,525	3,455,161	3,558,816
Community Services/Parks and Recreation	0	0	0	0	0	0	0	0	0	0
Subtotal	**1,589,465**	**11,834,264**	**12,734,890**	**13,356,728**	**13,945,516**	**14,688,524**	**15,113,284**	**15,656,335**	**16,327,381**	**16,871,270**
Contingency	158,947	1,183,426	1,273,489	1,335,673	1,394,552	1,468,852	1,511,328	1,565,633	1,632,738	1,687,127
County Repayment	0	170,338	170,338	170,338	170,338	170,338	0	0	0	0
Revenue Neutrality	0	0	0	0	0	0	0	0	0	0
Total Expenditures	**1,748,412**	**13,188,028**	**14,178,717**	**14,862,738**	**15,510,406**	**16,327,714**	**16,624,613**	**17,221,968**	**17,960,119**	**18,558,397**
General Fund Operating Surplus (Deficit)	**2,261,509**	**(336,980)**	**(444,343)**	**310,748**	**392,397**	**946,471**	**1,629,759**	**2,119,406**	**2,531,256**	**2,674,624**
General Fund Operating Reserve	**2,261,509**	**1,924,529**	**1,480,186**	**1,790,934**	**2,183,331**	**3,129,802**	**4,759,561**	**6,878,968**	**9,410,223**	**12,084,847**
Required Operating Reserve (10%)	174,841	1,318,803	1,417,872	1,486,274	1,551,041	1,632,771	1,662,461	1,722,197	1,796,012	1,855,840
Excess Reserve	2,086,668	605,726	62,315	304,660	632,291	1,497,031	3,097,100	5,156,771	7,614,211	10,229,007
Operating Reserve as % of Operating Expenditures		**15%**	**10%**	**12%**	**14%**	**19%**	**29%**	**40%**	**52%**	**65%**

Exhibits

EXHIBIT 1

Property Tax Transfer

Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

PROPERTY TAX TRANSFER

Base Year FY 05/06 County Cost Estimates

		Net County Cost	
Department/Function	**General Fund**	**Structural Fire Fund**	**Total**
Law Enforcement (Sheriff) (Prop 172 adjustment included)	2,398,617		2,398,617
Fire Protection (Net of SFF Transfer)	442,673		442,673
General Government	77,034		
Planning	32,766		32,766
Engineering/Building & Safety/Public Works	0		0
Code Enforcement	274,901		274,901
Animal Control	62,479		62,479
Fire Protection (Structure Fire Fund)		1,236,322	1,236,322
Total Expenditures – General Fund	**3,288,470**	**1,236,322**	**4,447,758**
Transfer of Tax Base			
Total Expenditures Subject to Transfer	3,288,470	1,236,322	4,447,758
(Base Year FY 05/06) County Auditor's Ratio	36.83%	100.00%	
(BaseYear FY 05/06) Property Tax Base Transferred from County	1,211,201	1,236,322	2,447,523
Transfer of Tax Base- Adjusted			
(Base Year FY 05/06) Assessed Value	1,996,150,327	1,996,150,327	
Assessed Value (Estimated Transition Year FY 08/09)	3,029,276,827	3,029,276,827	
Increase in Assessed Value	51.76%	51.76%	
Base Tax Transferred (Estimated Transition Year FY 08/09)	**1,838,070**	**1,876,192**	**3,714,262**
Calculation of Tax Allocation Factor (TAF)			
Assessed Value (Estimated Transition Year FY 08/09)	3,029,276,827	3,029,276,827	
Total Property Tax Collected @1% AV):	30,292,768	30,292,768	
Property Tax Base Transferred from County:	1,838,070	1,876,192	
Tax Allocation Factor:	**6.07%**	**6.19%**	**12.26%**

EXHIBIT 2

Auditor/Controller Ratio for Base Property Tax
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

AUDITOR/CONTROLLER RATIO FOR BASE PROPERTY TAX

Base Year FY 05/06 Property Tax Revenues

Current Secured	137,714,244
Current Unsecured	7,005,299
Prior Secured	129
Prior Unsecured	326,483
Current Supplemental	31,231,215
Prior Supplemental	22,445,046
Homeowners Property Tax Relief	2,718,228
Supplemental Homeowners Property Tax Relief	151,325
Total Property Tax Revenue	**$201,591,969**
Total General Purpose Revenues	547,331,840
Property Tax as % of General Purpose Revenues	**36.83%**

EXHIBIT 3

Estimated Annual Revenue Neutrality Mitigation
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

ESTIMATED ANNUAL REVENUE NEUTRALITY MITIGATION

REVENUE NEUTRALITY - GENERAL FUND

	(Base Year FY 05/06)
Revenues Transferred	
Property Taxes	2,447,523
Sales Tax (Includes Unallocated)	870,311
Property in Lieu of Sales Tax	290,104
Real Property Transfer Tax	54,027
Franchise Fees	486,284
Fines and Forfeitures	183,600
Animal Control Fees	147,543
Planning Fees	367,380
Engineering/Building & Safety Fees	1,179,881
Code Enforcement	112,906
Total Revenues Transferred	**6,139,559**
Expenses Transferred	
Law Enforcement (Sheriff) (Prop 172 adjustment included)	2,398,617
Fire Protection Services	1,678,995
General Government	77,034
Planning	400,146
Engineering/Building & Safety/Public Works	1,179,881
Code Enforcement	387,807
Animal Control	210,022
Total Expenses Transferred	**6,332,502**
Additional Future Revenues to County (Property Tax Administration Fees @ 1%)	24,475
County Surplus or (Deficit)	**$217,418**

EXHIBIT 4

Estimated County Repayment- Transition Period
Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

ESTIMATED COUNTY REPAYMENT- TRANSITION PERIOD

Transition Year FY 08/09

General Fund		Road Fund	
Expenditures by County		**Expenditures by County**	
Community Development (Planning/Code Enforcement)	861,018	Road/Traffic Signal Maintenance	1,101,513
Animal Control	260,531		
Engineering/Building & Safety/Public Works	1,289,288		
Law Enforcement (Sheriff)	3,932,348		
Fire Protection	1,834,683		
Gross Cost of Transition Year Services	**8,177,868**	**Gross Cost of Transition Year Services**	**1,101,513**
Revenues Retained by County		**Revenues Retained by County**	
Property Tax	3,714,262		0
Sales Tax	346,806		
In Lieu Sales Tax (Triple Flip)	462,409		
Real Property Transfer Tax	0		
Franchise Fees	585,833		
Community Development Fees (Planning/Code Enforcement)	595,792		
Engineering/Building & Safety Fees	1,483,636		
Animal Control Fees	183,026		
Fines & Forfeitures	208,428		
Less Transition Year Revenues Received by County	**7,560,193**	**Less Transition Year Revenues Received by County**	**0**
County Repayment	**617,675**	**County Repayment**	**1,101,513**
5 - Year Payment on County Repayment @ 4% Interest	**138,747**	**5 - Year Payment on County Repayment @ 4% Interest**	**247,430**

EXHIBIT 5

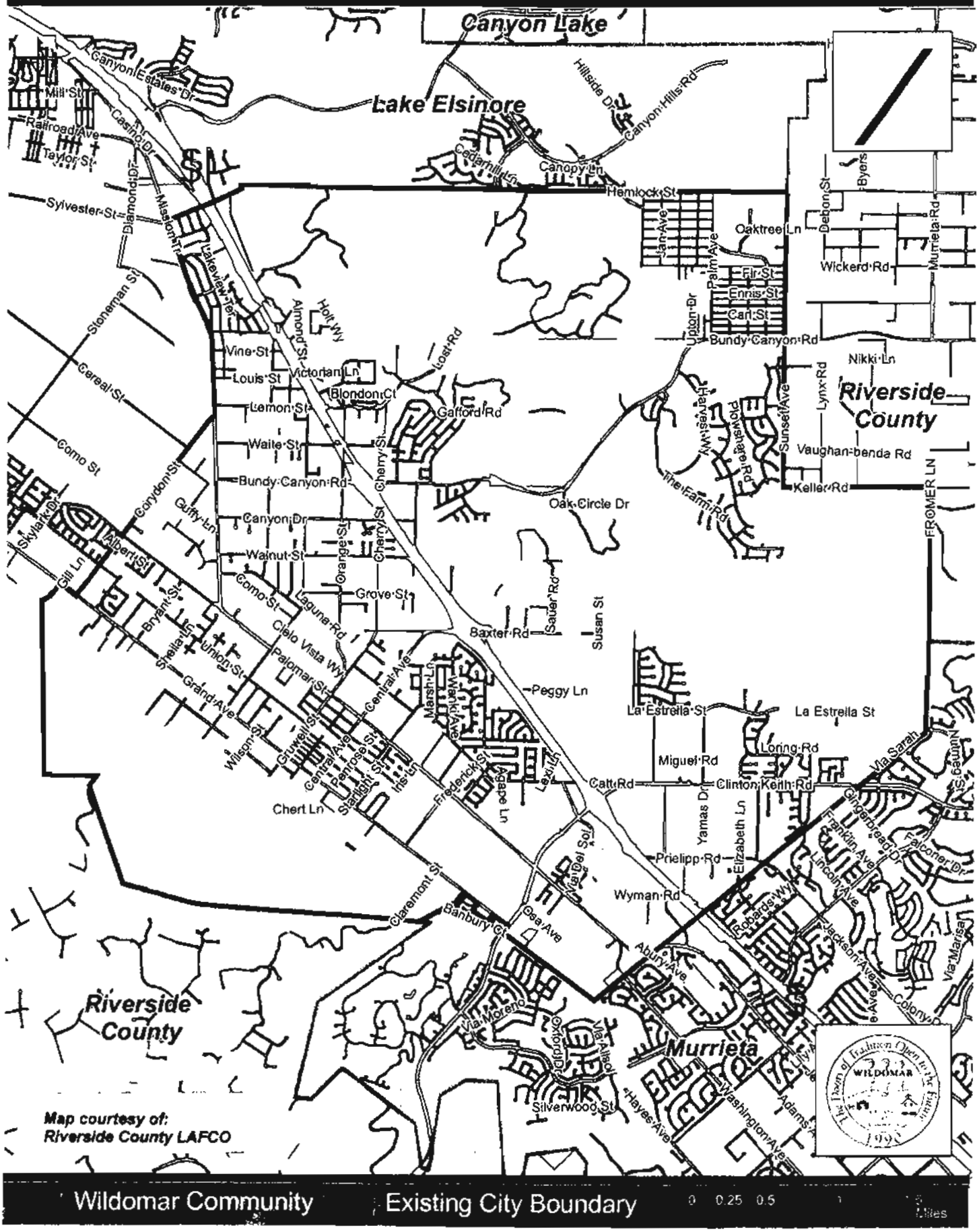
Provisional Appropriations Limit

Wildomar Incorporation Analysis (Jul 1, 2008 Effective Date)

PROVISIONAL APPROPRIATIONS LIMIT (FY 09/10)

Proceeds of Taxes	
Property Tax	4,300,273
Sales Tax	1,551,379
Property in Lieu of Sales Tax	517,126
Motor Vehicle In Lieu (Includes AB 1602)	2,915,391
Property Transfer Tax	201,126
Off Highway Vehicle License Fee	955
Section 2105	277,532
Section 2106	168,390
Section 2107	362,173
Section 2107.5	6,000
Proposition 42	143,189
Measure A	752,936
Subtotal	**11,196,469**
Interest Earnings (Tax Proceeds)	447,859
Total Proceeds of Taxes	**11,644,328**
Cost of Living Growth Factor	3.00%
Population Growth Factor	3.81%
Total Growth Multiplier	1.0692697
Provisional Appropriations Limit	**12,450,928**

EXHIBIT 6

Proposed Wildomar Incorporation

Source: Riverside County GIS, RSG inc