



Estimate Annexation Cost Benefit Analysis

Sample Using Averages

10/05/18

	Owner Cost	Pinellas County Rates (HPTF)	Annual PC Totals	City of Largo Rates	Annual Largo Totals	Annual Differential
PROJECTED ANNUAL REVENUES						
Property Tax Millage Rate (Average Taxable Value)	\$150,000.00	20.5157 / \$1,000 assessment	\$3,077.36	21.0013 / \$1,000 assessment	\$3,150.20	\$72.84
Sanitary Sewer	Average Annual Consumption 78000 Bi-monthly Consumption (gallons) 13000 Average Bi-monthly Sewer Bill \$85.85	25% surcharge (base fee)	\$515.10	25% Surcharges eliminated	\$405.00	-\$110.10
Utility Tax (electric only; monthly average for all 406) (Duke Energy provided monthly average bill)	\$132.16	NA	\$0.00	10% Utility Tax 6% Franchise Fee (14-15% Effective Rate)	\$237.89	\$237.89
Stormwater Fee (S.F., 406 Equivalent Residential Units)	5,425	Surface Water Annual Assessment	\$270.80	\$6.65 / 2257 s.f. Impervious	\$191.81	-\$78.99
Communications Tax (cable & telephone; monthly)	\$100.00	5.22% + 0.60% = 5.82% (0.60% County Surtax Conversion Rate)	\$69.84	5.62% + 0.60% = 6.22% (0.60% County Surtax Conversion Rate)	\$74.64	\$4.80
Potable Water Bi-monthly Water Bill (average)	\$0.00	NA	\$0.00		\$0.00	\$0.00
Sanitation (Average monthly bill for unincorporated)	\$30.00	Private hauler contract rates	\$360.00	Largo Sanitary Rates \$21.18 per month	\$254.16	-\$105.84
TOTAL PROJECTED REVENUES		TOTALS	\$4,293.10		\$4,313.69	\$20.60

****Owner will save the following per year after annexation: -\$20.60**

Solid waste collection/disposal service rate for residential is \$17.65 per month and it includes 1 free 90 gallon container picked up twice a week along with 1 recycle bin that is picked up once a week.

DISCLAIMER: Please note that the information contained in this cost benefit analysis is based on data from the Pinellas County Property Appraisers web site. Other costs are based on information provided by the property owners, Progress Energy, the City Finance Department, past annexation history. These figures are estimates and may be higher or lower at the time of annexation.