



Town of Southwest Ranches, FL

Fiscal Year 2014 / 2015

Proposed Operating Millage
Proposed TSDOR Millage(initial FY)
Initial Solid Waste Assessment
Initial Fire Assessment

3.9404 mills
0.7203 mills
July 24, 2014
July 24, 2014

Budget Process Calendar Of Events



- ❑ Thursday, July 24, 2014 **(TONIGHT)**:
 - Preliminary Millage and Initial Fire/Solid Waste Assessment Adoption
- ❑ Tuesday, August 12 ,2014 (7 pm):
 - FY 2014/2015 Proposed Budget Workshop
- ❑ Monday, September 15, 2014 (6 pm):
 - First Public Hearing for Tentative Millage and Budget Adoption
 - Final Fire Protection and Solid Waste Special Assessment Adoption
- ❑ Thursday, Sept. 25 – Sunday, Sept. 28, 2014:
 - Final Budget Advertised
- ❑ Tuesday, September 30, 2014 (6 pm):
 - Second Public Hearing for Final Millage and Budget Adoption

Ad valorem (Property Tax) Introduction

Latin: “according to value”

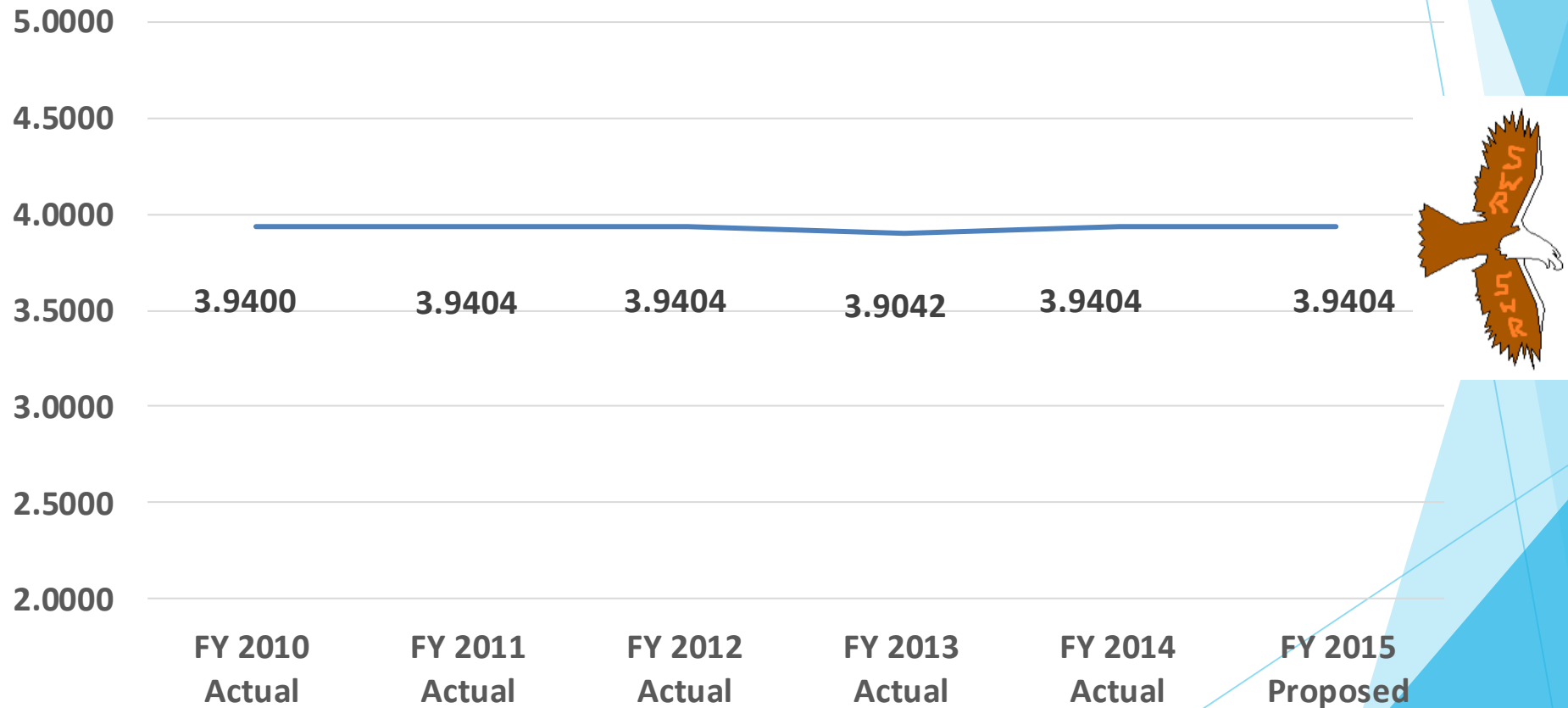
Whose Value?

Market Value - What Someone will Pay

Assessed Value - What the Tax Appraiser believes is a fair value for the property

Taxable value - What value the millage rate can be multiplied by (ie. Assessed value - exemptions)

SOUTHWEST RANCHES HISTORIC & PROPOSED MILLAGE RATES FOR OPERATING PURPOSES



**SOUTHWEST RANCHES PROPOSED
MILLAGE RATE FOR TRANSPORTATION
SURFACE DRAINAGE ONGOING
REHABILITATION (TSDOR). TSDOR
CONSISTS PRIMARILY OF ROAD
RESURFACING AND RESTORATION**

Fiscal Year	Cost	Net Millage Equivalent
FY 2014/2015	\$813,200	.7203 mils

Fiscal Year 2015 Millage Maximums and Related Information (Based on Certified Assessment Information)

Millage Name	Votes Required	Maximum Millage	Total Resulting Net Revenues	Net Revenue Change (from proposed funding level)	FY 2015 levy increase on \$250,000 taxable value
Current Year Roll-Back Rate	3	3.7204	\$4,200,229	(\$1,061,573)	\$0
FY 2013-2014 Adopted Rate (Town of SWR Historic Rate)	3	3.9404	\$4,448,603	(\$813,199)	\$55
Adjusted Current Year Roll-Back Rate	3	4.2964	\$4,850,517	(\$411,285)	\$144
Maximum Majority Vote	3	4.4317	\$5,003,267	(\$258,535)	\$178
Town of SWR FY 2014-2015 Proposed Rate Historic (3.9404) + TSDOR (.7203)	4	4.6607	\$5,261,802	\$0	\$235
Maximum Super Majority Rate	4	4.8749	\$5,503,628	\$241,826	\$289
Unanimous	5	10.0000	\$11,289,725	\$6,027,923	\$1,570

COMBINED RATE IMPACTS

▶ Operating Millage:

- ▶ Maintaining 3.9404 mills means slight property tax increases (\$55 per \$250,000 in taxable value) to no increase (depending upon exemptions) for some residents.

▶ Transportation Surface Drainage Ongoing Rehabilitation (TSDOR):

- ▶ “Pay-as-you-go” millage equivalent for FY 15 = .7203. Funds transferred and therefore restricted within the Transportation Fund.
- ▶ Adding to millage (as opposed to a special assessment) means the additional millage maybe tax deductible.
- ▶ Combined rate of 4.6607 mills places the SWR millage rate in the lowest 25% of all Broward County (78.13% are higher).

- ▶ Solid Waste Rates no change or decline of less than 1% making a total overall reduction of approximately 36% over three years.

- ▶ Residential Fire Rates remain the highest in Broward County with no Fire operational study recommendations implemented (status quo).

Solid Waste (Garbage) Assessment

- ▶ Permitted by Florida Statute Chapters 197.3632.
- ▶ Annual rate establishment required by Town ordinance 2002-08.
- ▶ Initial resolution needed for the assessment to comply with Florida Statutes and use for Truth In Millage (TRIM) notices distributed by the Broward County Property Appraisers office.

Proposed Solid Waste Rates for FY 14/15 with changes from FY 13/14

Based On Consultant Study						
Assessment	Lot Sq Ft. Range		Number of Units in Range	Total Proposed Rates FY 14/15	Total Assessed Rates FY 13/14	Difference (Decrease)
A	up to	41,200	405	387.31	388.08	(0.77)
B	41,201 -	46,999	420	405.92	406.69	(0.77)
C	47,000 -	62,999	410	430.34	430.34	0.00
D	63,000 -	95,999	439	443.07	445.12	(2.05)
E	96,000 -	106,999	426	468.57	470.20	(1.63)
F	107,000 >	107,000	417	500.21	502.88	(2.67)



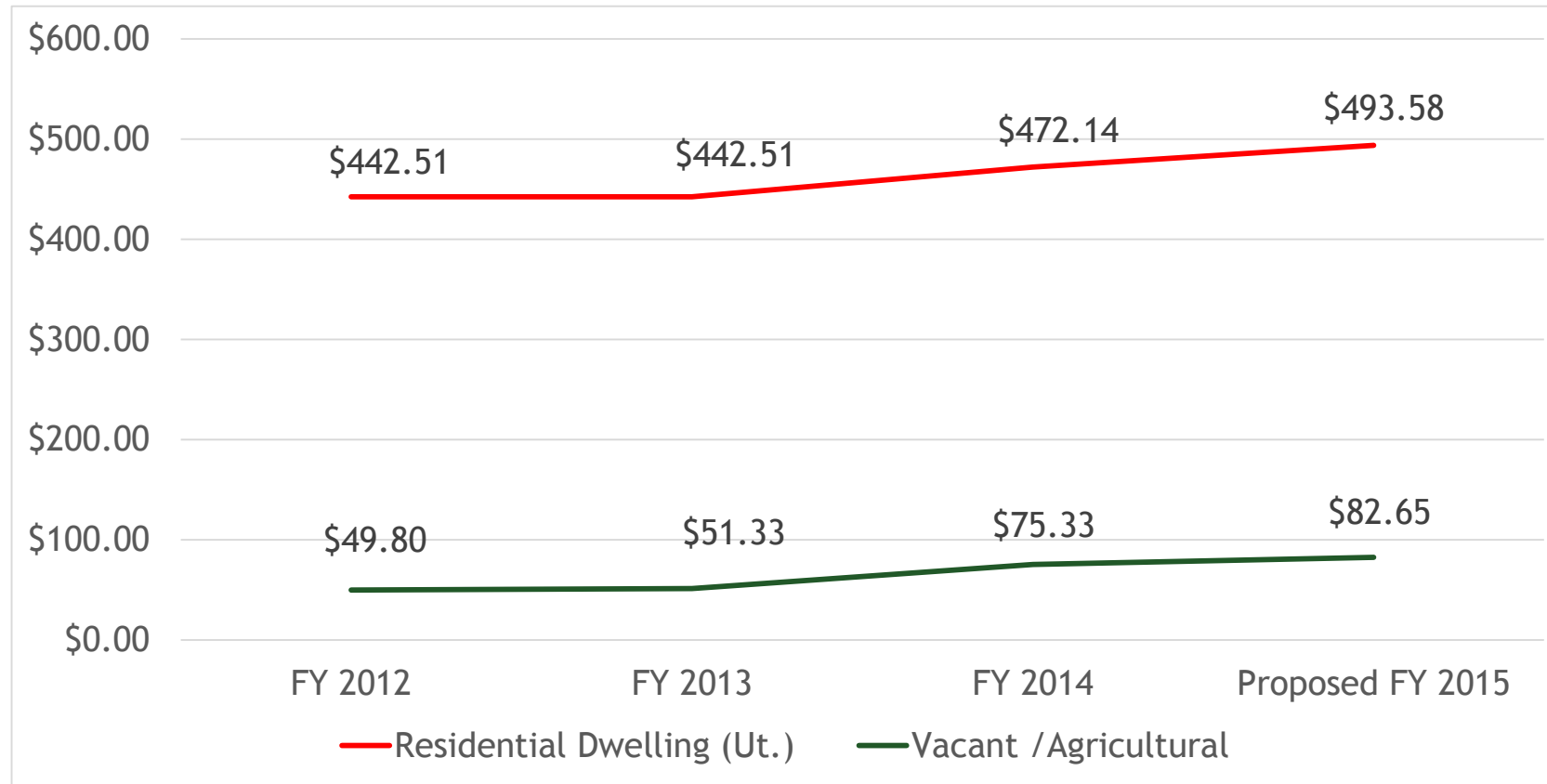
Solid Waste Impact

- ▶ No change or a small decrease in rates for FY 2014/15.
- ▶ The residential Solid Waste customer rate reductions range from \$0.77 - \$2.67 annually depending on lot square footage.
- ▶ Overall, three years of rate decreases! This year (FY 2015 Proposed) the decrease is nominal (less than 1%) after two years of substantial resident savings primarily derived from a change in both collection and disposal contractors.

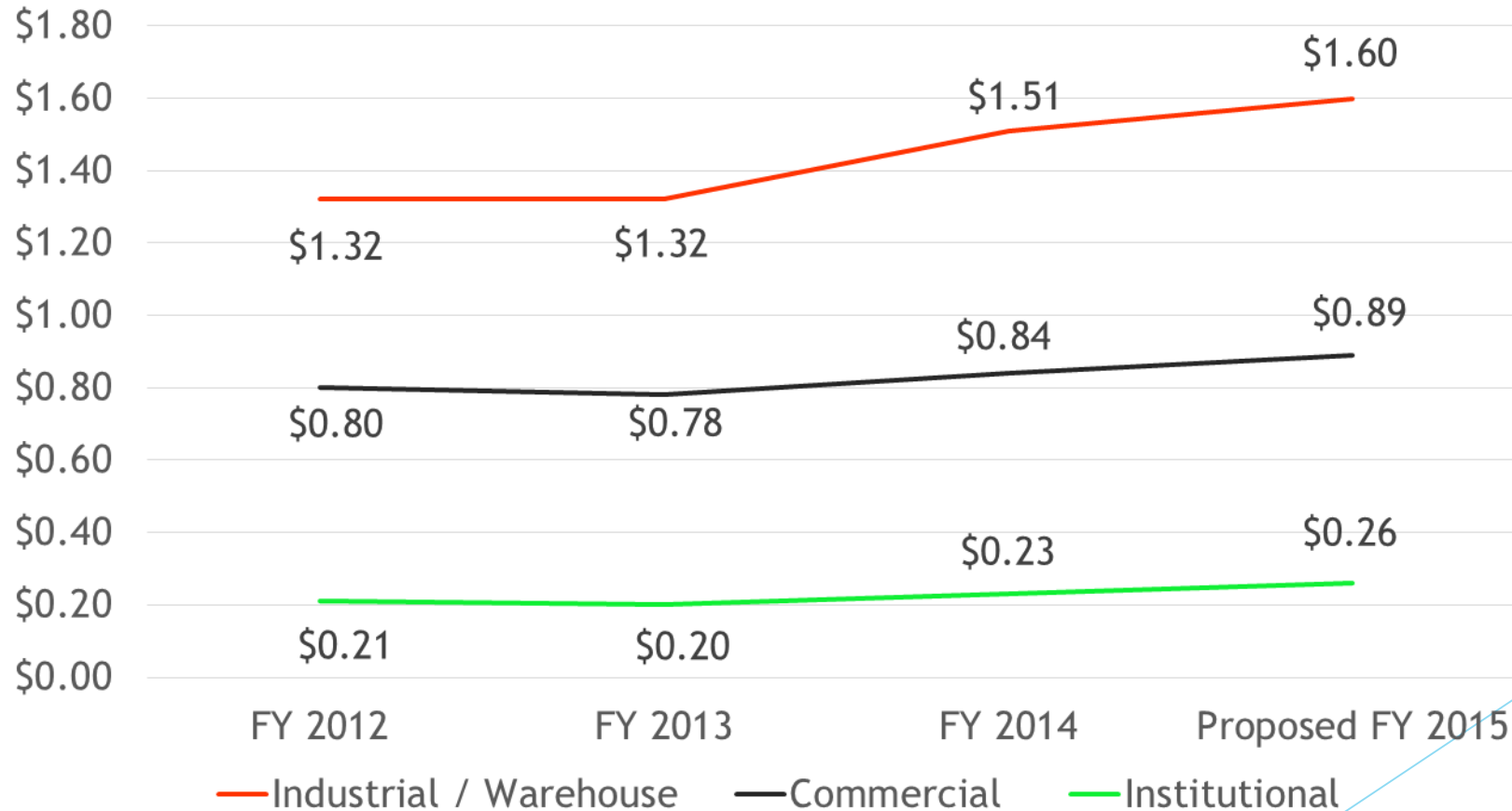
Fire Assessment

- ▶ Permitted by Florida Statute Chapters 166.021 and 166.041.
 - ▶ “A fair and equitable contribution towards expenses associated with the development, maintenance and future capital expenditures shall be distributed among all properties benefitting from the existence of these services”.
- ▶ Annual rate establishment required by Town ordinance 2001-09.
- ▶ Initial resolution also needed tonight to meet Truth-In-Millage (TRIM) advertising requirements.

Fire Assessment Residential and Acreage Category Rates Three Year History and Proposed FY 2015



Fire Assessment Rate: Per Square Foot Building Area by Category Three Year History and Proposed FY 2015



Fire Assessment Impact

- ▶ Residential: \$21.44 increase (per dwelling Ut.)
- ▶ Vacant/Agricultural: \$7.32 increase (per acre)
- ▶ Industrial / Warehouse: \$.06 increase(per sq.ft. Bldg. area)
- ▶ Commercial: \$.05 increase (per sq.ft. Bldg. area)
- ▶ Institutional: \$.03 increase (per sq.ft. Bldg. area)



Conclusion:

It is your Town Administrator's and Town Financial Administrator's recommendation that the Town Council of Southwest Ranches adopt the resolutions presented tonight setting the rate maximums which provide for:

- 1) maintaining the operating millage
- 2) increasing the millage to initiate pay-as-you-go funding for a major Townwide capital improvement - the TSDOR project
- 3) providing for an overall nominal decline in Solid Waste (garbage costs), and
- 4) financing maximum reasonable exposure in fire costs.