

10 Year Projections



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TEN YEAR PROJECTIONS

2020-21 through 2030-31

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City of Piedmont
10 Year Projection
Revenue Assumptions

	Historical Growth Rate Averages					
	30 Year	25 Year	20 Year	15 Year	10 Year	5 Year
Property Taxes	5.3%	6.0%	5.8%	4.9%	5.5%	5.3%
Real Property Transfer Tax	12.7%	9.6%	8.7%	7.1%	11.4%	18.1%
Parcel Tax	-4.1%	-4.6%	-6.8%	-11.4%	4.8%	8.5%
Other Taxes and Franchises	3.4%	3.5%	2.9%	2.0%	1.4%	2.3%
License and Permits & Fines Forfeitures	6.6%	6.7%	5.7%	4.8%	5.9%	4.8%
Revenue from Use of Money or Property	2.2%	1.9%	0.8%	-3.0%	-0.2%	-9.8%
Revenue from Other Agencies	6.2%	5.8%	5.2%	5.4%	7.1%	10.8%
Charges for Current Services	6.1%	6.4%	6.4%	3.6%	2.6%	1.4%
Other Revenue	16.9%	23.8%	20.4%	24.6%	76.8%	-13.8%
Total General Fund Revenues	5.4%	5.7%	5.4%	4.2%	5.2%	5.2%

	Actual				PROJECTED GROWTH RATES									
	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Property Taxes	6.9%	5.3%	5.1%	4.4%	3.6%	5.5%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%
Real Property Transfer Tax	9.2%	-0.7%	-5.7%	74.5%	-20.5%	-36.0%	6.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Parcel Tax	25.9%	2.9%	4.1%	2.5%	0.6%	4.0%	4.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Other Taxes and Franchises	-2.5%	2.9%	1.9%	5.4%	-2.7%	-1.0%	5.8%	2.8%	2.8%	2.8%	2.8%	2.9%	2.9%	2.9%
License and Permits & Fines Forfeitures	2.0%	-13.0%	7.1%	29.5%	-1.6%	-10.7%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Revenue from Use of Money or Property	19.9%	15.6%	-48.8%	-52.1%	192.1%	19.8%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Revenue from Other Agencies	19.9%	-1.7%	-8.6%	33.1%	48.1%	-6.2%	-42.7%	4.2%	4.2%	4.2%	4.3%	4.3%	4.3%	4.3%
Charges for Current Services	6.1%	-8.3%	-32.5%	35.7%	29.6%	2.3%	5.6%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Other Revenue	57.6%	13.6%	5.7%	-60.1%	-3.9%	-22.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Total General Fund Revenues	8.8%	1.9%	-3.2%	16.3%	4.9%	-2.7%	0.3%	3.7%	3.8%	3.8%	3.8%	3.8%	3.9%	3.9%

	Actual				PROJECTION - \$									
	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Property Taxes	\$ 13,375	\$ 14,079	\$ 14,790	\$ 15,442	\$ 15,990	\$ 16,875	\$ 17,702	\$ 18,569	\$ 19,479	\$ 20,433	\$ 21,434	\$ 22,484	\$ 23,586	\$ 24,742
Real Property Transfer Tax	3,845	3,820	3,603	6,287	5,000	3,200	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Parcel Tax	2,198	2,262	2,353	2,411	2,425	2,522	2,623	2,702	2,783	2,866	2,952	3,041	3,132	3,226
Other Taxes and Franchises	2,412	2,481	2,527	2,664	2,593	2,568	2,718	2,795	2,874	2,955	3,039	3,126	3,215	3,307
License and Permits & Fines Forfeitures	589	512	548	710	699	624	643	662	682	702	723	745	767	790
Revenue from Use of Money or Property	738	853	437	209	611	732	754	777	800	824	849	874	900	927
Revenue from Other Agencies	2,037	2,002	1,830	2,436	3,609	3,387	1,941	2,022	2,107	2,197	2,290	2,389	2,492	2,600
Charges for Current Services	3,545	3,252	2,194	2,977	3,860	3,950	4,170	4,295	4,424	4,557	4,693	4,834	4,979	5,129
Other Revenue	267	303	321	128	123	96	97	98	99	100	101	102	103	104
Total General Fund Revenues	\$ 29,005	\$ 29,564	\$ 28,604	\$ 33,266	\$ 34,910	\$ 33,954	\$ 34,048	\$ 35,320	\$ 36,648	\$ 38,034	\$ 39,482	\$ 40,995	\$ 42,574	\$ 44,225

**City of Piedmont
10 Year Projection
Expense Assumptions**

Growth Rates													
	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
Salaries													
Misc		5.0%	2.2%	10.4%	4.2%	9.0%	2.4%	2.8%	2.9%	2.8%	3.3%	3.6%	3.4%
Safety		5.0%	-1.5%	0.5%	-1.2%	4.0%	3.5%	3.4%	3.1%	3.0%	2.5%	2.2%	2.5%
Other		3.0%	13.1%	-9.4%	52.5%	-12.0%	-2.7%	3.3%	3.0%	3.0%	3.0%	3.0%	3.0%
Benefits													
Medical		5.0%	5.0%	4.5%	5.5%	5.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Dental		5.0%	5.0%	4.5%	5.5%	5.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Vision		1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Life Insurance		1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Disability		1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
FICA		0.0%	0.0%	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Medicare		0.0%	0.0%	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Auto & Uniform				3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
PERS - % of Payroll													
Misc - Tier 1	18.8%	21.3%	24.2%	26.8%	44.5%	48.0%	65.1%	70.1%	73.7%	82.7%	99.5%	122.5%	164.6%
Misc - Tier 2	7.3%	7.8%	8.3%	9.0%	8.7%	9.1%	9.2%	9.5%	9.9%	10.3%	10.6%	10.7%	11.0%
Misc - Tier 3	6.6%	6.9%	7.1%	7.9%	7.6%	7.7%	7.9%	8.0%	8.2%	8.4%	8.5%	8.6%	8.7%
Safety - Tier 1	28.1%	32.0%	37.1%	50.1%	59.6%	79.9%	89.7%	95.6%	100.0%	104.3%	106.9%	108.8%	112.7%
Safety - Tier 2	16.6%	17.5%	18.4%	19.6%	19.1%	19.8%	20.2%	20.5%	20.8%	21.3%	21.6%	22.2%	22.9%
Safety - Tier 3	12.7%	13.1%	14.0%	14.1%	13.9%	13.9%	14.4%	14.7%	15.0%	15.3%	15.5%	15.9%	16.2%
Other expenses rate increase													
All Departments	2.0%	2.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

City of Piedmont 10 Year Projection General Fund Detail (000's)													
	ACTUAL			PROJECTED									
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
General Fund Beginning Balance	\$ 5,532	\$ 5,290	\$ 5,591	\$ 6,509	\$ 7,420	\$ 5,682	\$ 6,110	\$ 6,322	\$ 6,533	\$ 6,765	\$ 6,974	\$ 7,242	\$ 7,906
Revenues													
Property Taxes	14,079	14,790	15,442	15,990	16,875	17,702	18,569	19,479	20,433	21,434	22,484	23,586	24,742
Real Property Transfer Tax	3,820	3,603	6,287	5,000	3,200	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Parcel Tax	2,262	2,353	2,411	2,425	2,522	2,623	2,702	2,783	2,866	2,952	3,041	3,132	3,226
Other Taxes and Franchises	2,481	2,527	2,664	2,593	2,568	2,718	2,795	2,874	2,955	3,039	3,126	3,215	3,307
License and Permits	512	548	710	699	624	643	662	682	702	723	745	767	790
Revenue from Use of Money or Property	853	437	209	611	732	754	777	800	824	849	874	900	927
Revenue from Other Agencies	2,002	1,830	2,436	3,609	3,387	1,941	2,022	2,107	2,197	2,290	2,389	2,492	2,600
Charges for Current Services	3,252	2,194	2,977	3,860	3,950	4,170	4,295	4,424	4,557	4,693	4,834	4,979	5,129
Other Revenue	303	321	128	123	96	97	98	99	100	101	102	103	104
Total Revenue	29,564	28,604	33,266	34,910	33,954	34,048	35,320	36,648	38,034	39,482	40,995	42,574	44,225
Growth Rate	1.9%	-3.2%	16.3%	4.9%	-2.7%	0.3%	3.7%	3.8%	3.8%	3.8%	3.8%	3.9%	3.9%
Operating Transfers in													
Reimbursement from sewer fund	784	802	810	800	837	837	862	888	915	942	970	999	1,029
Traffic safety ticket revenue	20	0	20	0	20	20	20	20	20	20	20	20	20
Measure D reimbursement	22	21	51	20	20	20	20	20	20	20	20	20	20
Other	1	4	0	0	0	0	0	0	0	0	0	0	0
Total Transfers In	827	826	881	840	877	877	902	928	955	982	1,010	1,039	1,069
Growth Rate	4.7%	-0.1%	6.6%	-4.6%	4.4%	0.0%	2.9%	2.9%	2.9%	2.8%	2.9%	2.9%	2.9%
Grand Total Revenue	30,391	29,430	34,146	35,750	34,831	34,925	36,222	37,576	38,989	40,464	42,005	43,613	45,294
Growth Rate	2.0%	-3.2%	16.0%	4.7%	-2.6%	0.3%	3.7%	3.7%	3.8%	3.8%	3.8%	3.8%	3.9%
Expenditures													
Salaries:													
Miscellaneous	4,322	4,415	4,875	5,078	5,535	5,667	5,825	5,994	6,161	6,368	6,600	6,825	7,007
Safety	6,448	6,353	6,382	6,304	6,554	6,781	7,009	7,226	7,443	7,627	7,796	7,994	8,249
Other	2,017	2,281	2,067	3,152	2,774	2,699	2,787	2,870	2,956	3,045	3,136	3,230	3,327
Total Salaries	12,787	13,049	13,324	14,533	14,863	15,147	15,621	16,091	16,561	17,040	17,532	18,050	18,584
Growth Rate	4.7%	2.0%	2.1%	9.1%	2.3%	1.9%	3.1%	3.0%	2.9%	2.9%	2.9%	3.0%	3.0%
Benefits and Payroll Taxes	2,277	2,229	2,267	2,624	2,894	2,956	3,043	3,133	3,225	3,320	3,418	3,519	3,623
Growth Rate	1.9%	-2.1%	1.7%	15.7%	10.3%	2.1%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
CalPERS Retirement - Pension	2,173	2,412	3,014	3,572	3,998	4,442	4,852	5,205	5,573	5,865	6,137	6,534	6,965
Growth Rate	15.7%	11.0%	24.9%	18.5%	11.9%	11.1%	9.2%	7.3%	7.1%	5.3%	4.6%	6.5%	6.6%
Administration \ KCOM	1,496	1,406	1,902	1,874	2,136	1,930	2,086	2,078	2,089	2,082	2,289	2,284	2,341
Public Works	1,586	1,892	1,928	2,094	2,250	2,276	2,344	2,415	2,487	2,562	2,638	2,718	2,799
Planning & Building	201	210	311	1,012	1,318	720	500	450	500	515	600	1,225	1,350
Recreation	1,220	1,029	912	1,168	1,237	1,274	1,312	1,351	1,392	1,433	1,476	1,521	1,566
Police	757	724	682	982	1,027	996	1,026	1,072	1,088	1,121	1,155	1,209	1,225
Fire	398	447	340	546	636	602	620	639	658	678	698	719	741
Total Other	5,658	5,709	6,074	7,675	8,603	7,798	7,888	8,004	8,214	8,391	8,856	9,676	10,022
Growth Rate	4.0%	0.9%	6.4%	26.4%	12.1%	-9.4%	1.2%	1.5%	2.6%	2.2%	5.5%	9.3%	3.6%
Grand Total Expenditures	22,894	23,398	24,678	28,404	30,359	30,343	31,404	32,432	33,573	34,617	35,944	37,778	39,194
Growth Rate	5.2%	2.2%	5.5%	15.1%	6.9%	-0.1%	3.5%	3.3%	3.5%	3.1%	3.8%	5.1%	3.7%
Non Departmental Expenditures													
Insurance (WCLiab\Unemployment)	1,484	1,512	1,867	2,091	2,255	2,314	2,386	2,459	2,535	2,614	2,695	2,778	2,864
Library	350	350	350	350	350	350	350	350	350	350	350	350	350
Retiree Medical Premium Payments	520	614	654	770	900	933	978	1,053	1,122	1,160	1,241	1,46	154
OPEB Contributions	99	87	0	100	0	0	0	0	0	0	0	0	0
Pension Rate Stabilization	0	0	1,000	0	0	-1,570	-1,051	-968	-791	-602	-424	0	0
Total Non-Departmental Expenditures	2,454	2,564	3,872	3,311	3,505	2,028	2,663	2,895	3,217	3,522	3,862	3,274	3,369
Growth Rate	-12.6%	4.5%	51.0%	-14.5%	5.9%	-42.2%	31.4%	8.7%	11.1%	9.5%	9.7%	-15.2%	2.9%
Operating transfers-out													
Aquatics	250	250	0	0	0	0	200	200	200	200	200	200	200
Juvenile Officer Fund	0	0	47	0	0	0	0	0	0	0	0	0	0
2014 Pension Obligation Fund	1,430	1,127	0	0	0	0	0	0	0	0	0	0	0
Total Transfers Out	1,680	1,377	47	0	0	0	200	200	200	200	200	200	200
Growth Rate	10.7%	-18.0%	-96.6%	-100.0%	#DIV/0!	#DIV/0!	#DIV/0!	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total expenditures and transfers-out	27,027	27,339	28,596	31,716	33,864	32,371	34,268	35,527	36,990	38,338	40,006	41,252	42,763
Growth Rate	3.6%	1.2%	4.6%	10.9%	6.8%	-4.4%	5.9%	3.7%	4.1%	3.6%	4.3%	3.1%	3.7%
Operating net income	3,363	2,091	5,550	4,035	966	2,555	1,955	2,049	1,999	2,126	1,999	2,361	2,531
Growth Rate	-9.1%	-37.8%	165.4%	-27.3%	-76.0%	164.3%	-23.5%	4.8%	-2.4%	6.3%	-6.0%	18.1%	7.2%
Capital transfer-out													
Equipment Replacement Fund	400	400	610	1,473	72	627	643	837	768	917	731	697	486
Facilities Maintenance \ Sidewalk	0	0	523	600	1,300	1,500	1,100	1,000	1,000	1,000	1,000	1,000	1,000
Facility Capital Fund	3,206	1,389	3,500	1,050	1,332								
Total Capital Transfers	3,606	1,789	4,633	3,123	2,704	2,127	1,743	1,837	1,768	1,917	1,731	1,697	1,486
Net income after capital transfers	-243	302	918	911	-1,738	427	212	212	231	209	268	664	1,045
General Fund Ending Balance	\$ 5,290	\$ 5,591	\$ 6,509	\$ 7,420	\$ 5,682	\$ 6,110	\$ 6,322	\$ 6,533	\$ 6,765	\$ 6,974	\$ 7,242	\$ 7,906	\$ 8,951
Growth of general fund balance	-4.4%	5.7%	16.4%	14.0%	-23.4%	7.5%	3.5%	3.3%	3.5%	3.1%	3.8%	9.2%	13.2%
% Operating Expenditures	20.9%	21.5%	22.8%	23.4%	16.8%	18.9%	18.6%	18.5%	18.4%	18.3%	18.2%	19.3%	21.0%
% expenditures & debt service	19.6%	20.5%	22.8%	23.4%	16.8%	18.9%	18.4%	18.4%	18.3%	18.2%	18.1%	19.2%	20.9%

City of Piedmont
10 Year Projection
Expense Detail
(In Thousands)

	ACTUAL			PROJECTED EXPENSES									
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Salaries													
Misc	\$ 4,322	\$ 4,415	\$ 4,875	\$ 5,078	\$ 5,535	\$ 5,667	\$ 5,825	\$ 5,994	\$ 6,161	\$ 6,368	\$ 6,600	\$ 6,825	\$ 7,007
Safety	6,448	6,353	6,382	6,304	6,554	6,781	7,009	7,226	7,443	7,627	7,796	7,994	8,249
Other	2,017	2,281	2,067	3,152	2,774	2,699	2,787	2,870	2,956	3,045	3,136	3,230	3,327
Total Salaries	12,787	13,049	13,324	14,533	14,863	15,147	15,621	16,091	16,561	17,040	17,532	18,050	18,584
Benefits													
Medical	1,435	1,374	1,575	1,643	1,845	1,879	1,936	1,994	2,053	2,115	2,178	2,244	2,311
Dental	159	154	178	149	163	167	172	177	182	187	193	199	205
Vision	20	20	22	20	21	21	21	21	21	22	22	22	22
Life Insurance	35	36	43	30	50	50	51	51	52	52	53	53	54
Disability	14	11	16	20	14	14	14	14	14	15	15	15	15
FICA	319	327	413	405	433	446	460	474	488	503	518	533	549
Medicare	187	187	196	211	216	222	229	235	243	250	257	265	273
EAP				24	24	25	25	26	27	28	29	30	30
Auto & Uniform	107	121	130	121	129	132	136	140	145	149	153	158	163
Total Benefits & Taxes	2,277	2,229	2,574	2,624	2,894	2,956	3,043	3,133	3,225	3,320	3,418	3,519	3,623
Retiree Medical	520	614	654	825	900	933	978	1,053	1,122	1,160	1,241	146	154
PERS Employer Contribution													
Misc - Tier 1	506	542	664	864	919	1,051	1,167	1,265	1,353	1,406	1,440	1,518	1,611
Misc - Tier 2	34	71	78	101	86	90	93	99	103	109	114	117	124
Misc - Tier 3	97	107	128	150	206	243	256	267	295	332	376	423	454
Total Misc	638	720	869	1,115	1,210	1,384	1,516	1,632	1,751	1,847	1,930	2,058	2,189
Safety - Tier 1	1,145	1,248	1,808	1,973	2,186	2,394	2,636	2,837	3,048	3,219	3,373	3,600	3,820
Safety - Tier 2	270	262	231	252	236	248	262	275	289	294	313	333	352
Safety - Tier 3	120	182	236	232	366	416	438	460	484	505	522	543	604
Total Safety	1,535	1,692	2,275	2,457	2,788	3,058	3,335	3,573	3,822	4,018	4,207	4,475	4,776
Total PERS	2,173	2,412	3,144	3,572	3,998	4,442	4,852	5,205	5,573	5,865	6,137	6,534	6,965
GRAND TOTAL PERSONNEL	\$ 17,236	\$ 17,690	\$ 19,042	\$ 20,729	\$ 21,756	\$ 22,546	\$ 23,516	\$ 24,428	\$ 25,359	\$ 26,225	\$ 27,087	\$ 28,102	\$ 29,171
YOY \$ Change	\$ 908	\$ 453	\$ 1,352	\$ 1,687	\$ 1,026	\$ 790	\$ 971	\$ 912	\$ 931	\$ 867	\$ 862	\$ 1,015	\$ 1,069
% Change	5.6%	2.6%	7.6%	8.9%	5.0%	3.6%	4.3%	3.9%	3.8%	3.4%	3.3%	3.7%	3.8%