

Instructions

Input the information requested into the white boxes of all sheets. A guide to assist in interpreting fonts and colors is below.

Description	Example									
Highlighted cells are <u>hypothetical values</u> that need to be replaced with actual values and/or formal estimates.	<table border="1"> <tr> <td data-bbox="1084 388 1156 466">7a</td> <td data-bbox="1156 388 1450 466">\$ 15,000,000.00</td> </tr> </table>	7a	\$ 15,000,000.00							
7a	\$ 15,000,000.00									
Blue-shaded cells are formula-based or not intended for user input.	<table border="1"> <tr> <td data-bbox="1084 485 1156 520">5a</td> <td data-bbox="1156 485 1450 520">\$ 7,282,022.51</td> </tr> </table>	5a	\$ 7,282,022.51							
5a	\$ 7,282,022.51									
White-shaded cells indicate where a value is needed.	<table border="1"> <tr> <td data-bbox="1084 543 1156 579">3</td> <td data-bbox="1156 543 1450 579">250</td> </tr> </table>	3	250							
3	250									
Bold values indicate they are used on other forms.	<table border="1"> <tr> <td data-bbox="1084 602 1156 638">22a</td> <td data-bbox="1156 602 1450 638">0.84%</td> </tr> </table>	22a	0.84%							
22a	0.84%									
Italicized values indicate they come from another form.	<table border="1"> <tr> <td data-bbox="1084 661 1156 697">15</td> <td data-bbox="1156 661 1450 697">\$ 12,116.51</td> </tr> </table>	15	\$ 12,116.51							
15	\$ 12,116.51									
N/A indicates values that are not applicable to this particular analysis.	<table border="1"> <tr> <td data-bbox="1084 720 1156 756">2</td> <td data-bbox="1156 720 1450 756">N/A</td> </tr> </table>	2	N/A							
2	N/A									
Small, italicized descriptions in parentheses indicate comments on how a value is calculated or which worksheet it comes from.	<table border="1"> <tr> <td colspan="2" data-bbox="1084 779 1450 848"><i>(Row 25 plus row 26)</i></td> </tr> </table>	<i>(Row 25 plus row 26)</i>								
<i>(Row 25 plus row 26)</i>										
Margins-of-error are available for estimates that are likely to vary.	<table border="1"> <tr> <td data-bbox="1084 871 1312 907">Margin of error...</td> <td data-bbox="1312 871 1450 907">5.0%</td> </tr> </table>	Margin of error...	5.0%							
Margin of error...	5.0%									
Where margins-of-error are taken into account, values for low, middle, and high are provided.	<table border="1"> <tr> <td data-bbox="1084 930 1247 966">(low).....</td> <td data-bbox="1247 930 1312 966">12a</td> <td data-bbox="1312 930 1450 966"></td> </tr> <tr> <td data-bbox="1084 966 1247 1001">(mid).....</td> <td data-bbox="1247 966 1312 1001">12b</td> <td data-bbox="1312 966 1450 1001"></td> </tr> <tr> <td data-bbox="1084 1001 1247 1037">(high).....</td> <td data-bbox="1247 1001 1312 1037">12c</td> <td data-bbox="1312 1001 1450 1037"></td> </tr> </table>	(low).....	12a		(mid).....	12b		(high).....	12c	
(low).....	12a									
(mid).....	12b									
(high).....	12c									

Annexation Area Impact

Area designation 2018-1	Area description E. Ponce & Grove Annexation			
Worksheet version 2	Date 4/23/2018	Prepared for City Commission and CSD Board of Education		
Residential Profile Summary of the counts of residential units.	1	Number of 2+ bedroom apartments.....	1	101
		Margin of error.....	10.0%	
	2	Number of condos/townhouses.....	2	N/A
		Margin of error.....	N/A	
Non-Res. Profile Summary of the counts of non-residential	3	Number of single-family residences.....	3	N/A
		Margin of error.....	N/A	
	4	Commercial.....	4	N/A
		Margin of error.....	N/A	
Students per Residence See worksheet 1.	5	Tax-exempt.....	5	N/A
		Margin of error.....	N/A	
	6	Vacant.....	6	N/A
		Margin of error.....	N/A	
Total Anticipated Students	7	Average students per 2+ bedroom apartment.....	7	0.50
	8	Average students per condo/townhouse.....	8	N/A
	9	Average students per single-family residence.....	9	N/A
	10a	Students from 2+ bedroom apartments..... (low).....	10a	45
	10b	(Row 7 times row 1, adjusted by margin of error) (mid).....	10b	51
	10c	(high).....	10c	56
	11a	Students from condos/townhouses..... (low).....	11a	N/A
	11b	(Row 8 times row 2, adjusted by margin of error) (mid).....	11b	N/A
	11c	(high).....	11c	N/A
	12a	Students from single-family residences..... (low).....	12a	N/A
	12b	(Row 9 times row 3, adjusted by margin of error) (mid).....	12b	N/A
	12c	(high).....	12c	N/A
	13a	Total anticipated students..... (low).....	13a	45
13b	(Sum of rows 10 through 12) (mid).....	13b	51	
13c	(high).....	13c	56	

Growth-Adjusted Total Students	14a	5-year student growth factor.....	(low).....	14a	1.96%
	14b	<i>(From worksheet 2)</i>	(mid).....	14b	4.02%
	14c		(high).....	14c	6.11%
	15a	Growth-adjusted total students.....	(low).....	15a	50
	15b	<i>(The sum of 100% and row 14 raised to the power of worksheet 2 row 2 all times row 13)</i>	(mid).....	15b	62
	15c		(high).....	15c	75
Turnover-Adjusted Total Students	16a	Turnover factor	(low).....	16a	0.00%
	16b	<i>(From worksheet 3)</i>	(mid).....	16b	0.00%
	16c		(high).....	16c	0.00%
	17a	Growth- and turnover-adj. total students...	(low).....	17a	50
	17b	<i>(The sum of 100% and row 16 raised to the power of worksheet 2 row 4 all times row 15)</i>	(mid).....	17b	62
	17c		(high).....	17c	75
Revenue & Expenses	18	Weighted average annual revenue per student.....		18	\$ 12,285.39
	19a	Annual revenue for this annexation area....	(low).....	19a	\$ 614,269.50
	19b	<i>(Row 17 times row 18)</i>	(mid).....	19b	\$ 761,694.18
	19c		(high).....	19c	\$ 921,404.25
	20	Additional annual revenues.....		20	\$ 842,028.00
	21a	Net annual revenue for this area.....	(low).....	21a	\$ 1,456,297.50
	21b	<i>(Row 19 plus row 20)</i>	(mid).....	21b	\$ 1,603,722.18
	21c		(high).....	21c	\$ 1,763,432.25
	22	Weighted average annual expenses per student.....		22	\$ 12,478.79
	23a	Annual expenses for this annexation area...	(low).....	23a	\$ 623,939.50
	23b	<i>(Row 17 times row 22)</i>	(mid).....	23b	\$ 773,684.98
	23c		(high).....	23c	\$ 935,909.25
	24	Additional annual expenses.....		24	\$ 75,000.00
	25a	Net annual expenses for this area.....	(low).....	25a	\$ 698,939.50
	25b	<i>(Row 23 plus row 24)</i>	(mid).....	25b	\$ 848,684.98
25c		(high).....	25c	\$ 1,010,909.25	
26a	Net over/(under) per year.....	(low).....	26a	\$ 757,358.00	
26b	<i>(Row 21 minus row 25)</i>	(mid).....	26b	\$ 755,037.20	
26c		(high).....	26c	\$ 752,523.00	
27	Weighted avg annual local tax revenue per student....		27	\$ 6,437.66	
28a	Annual local tax rev. for this annex. area....	(low).....	28a	\$ 321,883.00	
28b	<i>(Row 17 times row 27)</i>	(mid).....	28b	\$ 399,134.92	
28c		(high).....	28c	\$ 482,824.50	

**Demo-
graphic
Profile of
Decatur Pre-
Annexation**

Based on census
blocks

29a Age: More than 55 years old.....	29a	N/A
29b Age: More than 65 years old.....	29b	N/A
29c Age: More than 75 years old.....	29c	N/A
29d Age: More than 85 years old.....	29d	N/A
29e Age: Under 18 years old.....	29e	N/A
30a Race: White alone.....	30a	N/A
30b Race: Black or African American alone.....	30b	N/A
30c Race: American Indian or Alaska Native alone.....	30c	N/A
30d Race: Asian alone.....	30d	N/A
30e Race: Hawaiian or other Pacific Islander alone.....	30e	N/A
30f Race: Some other race alone.....	30f	N/A
30g Race: Two or more races.....	30g	N/A
31a Education: Less than high school.....	31a	N/A
31b Education: HS graduate (includes equivalency).....	31b	N/A
31c Education: Some college.....	31c	N/A
31d Education: Bachelor's degree.....	31d	N/A
31e Education: Master's degree.....	31e	N/A
31f Education: Professional school degree.....	31f	N/A
31g Education: Doctorate degree.....	31g	N/A
32a Income: Average income.....	32a	N/A
32b Income: Families below poverty level.....	32b	N/A
33a Age: More than 55 years old.....	33a	N/A
33b Age: More than 65 years old.....	33b	N/A
33c Age: More than 75 years old.....	33c	N/A
33d Age: More than 85 years old.....	33d	N/A
33e Age: Under 18 years old.....	33e	N/A
34a Race: White alone.....	34a	N/A
34b Race: Black or African American alone.....	34b	N/A
34c Race: American Indian or Alaska Native alone.....	34c	N/A
34d Race: Asian alone.....	34d	N/A
34e Race: Hawaiian or other Pacific Islander alone.....	34e	N/A
34f Race: Some other race alone.....	34f	N/A
34g Race: Two or more races.....	34g	N/A
35a Education: Less than high school.....	35a	N/A
35b Education: HS graduate (includes equivalency).....	35b	N/A
35c Education: Some college.....	35c	N/A
35d Education: Bachelor's degree.....	35d	N/A
35e Education: Master's degree.....	35e	N/A
35f Education: Professional school degree.....	35f	N/A
35g Education: Doctorate degree.....	35g	N/A
36a Income: Average income.....	36a	N/A
36b Income: Families below poverty level.....	36b	N/A

Demo- graphic Profile of Annexation Area Based on census blocks	37a Age: More than 55 years old.....	37a	N/A
	37b Age: More than 65 years old.....	37b	N/A
	37c Age: More than 75 years old.....	37c	N/A
	37d Age: More than 85 years old.....	37d	N/A
	37e Age: Under 18 years old.....	37e	N/A
	38a Race: White alone.....	38a	N/A
	38b Race: Black or African American alone.....	38b	N/A
	38c Race: American Indian or Alaska Native alone.....	38c	N/A
	38d Race: Asian alone.....	38d	N/A
	38e Race: Hawaiian or other Pacific Islander alone.....	38e	N/A
	38f Race: Some other race alone.....	38f	N/A
	38g Race: Two or more races.....	38g	N/A
	39a Education: Less than high school.....	39a	N/A
	39b Education: HS graduate (includes equivalency).....	39b	N/A
	39c Education: Some college.....	39c	N/A
	39d Education: Bachelor's degree.....	39d	N/A
	39e Education: Master's degree.....	39e	N/A
	39f Education: Professional school degree.....	39f	N/A
	39g Education: Doctorate degree.....	39g	N/A
	40a Income: Average income.....	40a	N/A
	40b Income: Families below poverty level.....	40b	N/A
	41a Age: More than 55 years old.....	41a	N/A
	41b Age: More than 65 years old.....	41b	N/A
	41c Age: More than 75 years old.....	41c	N/A
	41d Age: More than 85 years old.....	41d	N/A
	41e Age: Under 18 years old.....	41e	N/A
	42a Race: White alone.....	42a	N/A
	42b Race: Black or African American alone.....	42b	N/A
	42c Race: American Indian or Alaska Native alone.....	42c	N/A
	42d Race: Asian alone.....	42d	N/A
	42e Race: Hawaiian or other Pacific Islander alone.....	42e	N/A
	42f Race: Some other race alone.....	42f	N/A
	42g Race: Two or more races.....	42g	N/A
	43a Education: Less than high school.....	43a	N/A
	43b Education: HS graduate (includes equivalency).....	43b	N/A
	43c Education: Some college.....	43c	N/A
	43d Education: Bachelor's degree.....	43d	N/A
	43e Education: Master's degree.....	43e	N/A
	43f Education: Professional school degree.....	43f	N/A
	43g Education: Doctorate degree.....	43g	N/A
	44a Income: Average income.....	44a	N/A
	44b Income: Families below poverty level.....	44b	N/A

**Demo-
graphic
Profile of
Decatur Post-
Annexation**

Based on census
blocks

45a Age: More than 55 years old.....	45a	N/A
45b Age: More than 65 years old.....	45b	N/A
45c Age: More than 75 years old.....	45c	N/A
45d Age: More than 85 years old.....	45d	N/A
45e Age: Under 18 years old.....	45e	N/A
46a Race: White alone.....	46a	N/A
46b Race: Black or African American alone.....	46b	N/A
46c Race: American Indian or Alaska Native alone.....	46c	N/A
46d Race: Asian alone.....	46d	N/A
46e Race: Hawaiian or other Pacific Islander alone.....	46e	N/A
46f Race: Some other race alone.....	46f	N/A
46g Race: Two or more races.....	46g	N/A
47a Education: Less than high school.....	47a	N/A
47b Education: HS graduate (includes equivalency).....	47b	N/A
47c Education: Some college.....	47c	N/A
47d Education: Bachelor's degree.....	47d	N/A
47e Education: Master's degree.....	47e	N/A
47f Education: Professional school degree.....	47f	N/A
47g Education: Doctorate degree.....	47g	N/A
48a Income: Average income.....	48a	N/A
48b Income: Families below poverty level.....	48b	N/A
49a Age: More than 55 years old.....	49a	N/A
49b Age: More than 65 years old.....	49b	N/A
49c Age: More than 75 years old.....	49c	N/A
49d Age: More than 85 years old.....	49d	N/A
49e Age: Under 18 years old.....	49e	N/A
50a Race: White alone.....	50a	N/A
50b Race: Black or African American alone.....	50b	N/A
50c Race: American Indian or Alaska Native alone.....	50c	N/A
50d Race: Asian alone.....	50d	N/A
50e Race: Hawaiian or other Pacific Islander alone.....	50e	N/A
50f Race: Some other race alone.....	50f	N/A
50g Race: Two or more races.....	50g	N/A
51a Education: Less than high school.....	51a	N/A
51b Education: HS graduate (includes equivalency).....	51b	N/A
51c Education: Some college.....	51c	N/A
51d Education: Bachelor's degree.....	51d	N/A
51e Education: Master's degree.....	51e	N/A
51f Education: Professional school degree.....	51f	N/A
51g Education: Doctorate degree.....	51g	N/A
52a Income: Average income.....	52a	N/A
52b Income: Families below poverty level.....	52b	N/A

Change from Pre- to Post-Annexation			
Percent increase (+) or decrease (-) in listed demographic category	53a Age: More than 55 years old.....	53a	N/A
	53b Age: More than 65 years old.....	53b	N/A
	53c Age: More than 75 years old.....	53c	N/A
	53d Age: More than 85 years old.....	53d	N/A
	53e Age: Under 18 years old.....	53e	N/A
	54a Race: White alone.....	54a	N/A
	54b Race: Black or African American alone.....	54b	N/A
	54c Race: American Indian or Alaska Native alone.....	54c	N/A
	54d Race: Asian alone.....	54d	N/A
	54e Race: Hawaiian or other Pacific Islander alone.....	54e	N/A
	54f Race: Some other race alone.....	54f	N/A
	54g Race: Two or more races.....	54g	N/A
	55a Education: Less than high school.....	55a	N/A
	55b Education: HS graduate (includes equivalency).....	55b	N/A
	55c Education: Some college.....	55c	N/A
	55d Education: Bachelor's degree.....	55d	N/A
	55e Education: Master's degree.....	55e	N/A
	55f Education: Professional school degree.....	55f	N/A
	55g Education: Doctorate degree.....	55g	N/A
	56a Income: Average income.....	56a	N/A
	56b Income: Families below poverty level.....	56b	N/A

Worksheet 1: Current Students per Residence District-Wide

Count of Current Res.			
Num. of current residences.	1	2+ bedroom apartments.....	386
	2	Condos/townhouses.....	N/A
	3	Single-family residences.....	N/A
Count of Students	4	Students in 2+ bedroom apartments.....	194
Num. of students per residence type	5	Students in condos/townhouses.....	N/A
	6	Students in single-family residences.....	N/A
	7	Add lines 4 through 6.....	194
	8	Most recent student count (from WS 2).....	5317
	9	Subtract line 8 from line 7 (should be 0).....	-5123
Students per Residence	10	Average students per 2+ bedroom apartment.....	0.50
	11	Average students per condo/townhouse.....	N/A
	12	Average students per single-family residence.....	N/A

Worksheet 2: District-Wide Projected Student Growth

Student Enrollment and Growth	1	Count of students at most recent official count day.....	1	5,317
	2	Years projected beyond row 1.....	2	5
	3a	Projected enrollment in 5 years..... (low).....	3a	5,858
	3b	<i>(From most recent enrollment projections report.)</i> (mid).....	3b	6,477
	3c	(high).....	3c	7,151
	4a	5-year student growth factor..... (low).....	4a	10.2%
	4b	<i>(Difference between row 1 and row 3, divided by row 1)</i> (mid).....	4b	21.8%
	4c	(high).....	4c	34.5%
Annualized	5a	Annualized growth factor..... (low).....	5a	1.96%
	5b	<i>(Row 4 exponentially adjusted using row 2)</i> (mid).....	5b	4.02%
	5c	(high).....	5c	6.11%

Worksheet 3: Post-Annexation Turnover Factor

Scenario 1 [Description]	1a Original student count (pre-turnover).....	1a	
	1b Student count (post-turnover).....	1b	
	1c Years b/w pre- and post-turnover student counts.....	1c	
	1d Districtwide K-12 enrollment (pre-turnover).....	1d	
	1e Districtwide K-12 enrollment (post-turnover).....	1e	
	1f Districtwide annual growth correction.....	1f	
	1g Annualized and adjusted turnover factor.....	1g	
Scenario 2 [Description]	2a Original student count (pre-turnover).....	2a	
	2b Student count (post-turnover).....	2b	
	2c Years b/w pre- and post-turnover student counts.....	2c	
	2d Districtwide K-12 enrollment (pre-turnover).....	2d	
	2e Districtwide K-12 enrollment (post-turnover).....	2e	
	2f Districtwide annual growth correction.....	2f	
	2g Annualized and adjusted turnover factor.....	2g	
Scenario 3 [Description]	3a Original student count (pre-turnover).....	3a	
	3b Student count (post-turnover).....	3b	
	3c Years b/w pre- and post-turnover student counts.....	3c	
	3d Districtwide K-12 enrollment (pre-turnover).....	3d	
	3e Districtwide K-12 enrollment (post-turnover).....	3e	
	3f Districtwide annual growth correction.....	3f	
	3g Annualized and adjusted turnover factor.....	3g	
Turnover Factor	4a Scenario 1 weighting factor.....	4a	34.0%
	4b Scenario 2 weighting factor.....	4b	33.0%
	4c Scenario 3 weighting factor.....	4c	33.0%
	Margin of error.....	5.0%	
	5a Annualized and adjusted turnover factor.. (low).....	5a	0.00%
	5b (Sum of product between row 4 and "g" rows, (mid).....	5b	0.00%
5c (adjusted by margin of error) (high).....	5c	0.00%	

Worksheet 4: Revenue & Expenses per Student

Parameters	1	Most recent complete fiscal year.....	1	FY17	
	2a	FY17 weighting factor.....	2a	40.0%	
	2b	FY16 weighting factor.....	2b	35.0%	
	2c	FY15 weighting factor.....	2c	25.0%	
	3	Most recent CPI index (1).....	3	237.000	
FY17	4	Most recent complete fiscal year.....	4	FY17	
	5	FY17 official enrollment.....	5	5,040	
	6	FY17 revenue.....	6	\$ 63,189,352.00	
	7	FY17 expenses.....	7	\$ 63,713,350.00	
	8	FY17 local tax revenue.....	8	\$ 32,562,095.00	
	9	FY17, August, CPI index (1).....	9	227.817	
	10	FY17 inflation-adjusted revenue per student	10	\$ 13,042.94	
	11	FY17 inflation-adjusted expenses per student.....	11	\$ 13,151.10	
	12	FY17 inflation-adjusted local tax revenue per student.....	12	\$ 6,721.16	
	FY16	13	Second most recent complete fiscal year.....	13	FY16
		14	FY16 official enrollment.....	14	4,661
		15	FY16 revenue.....	15	\$ 56,552,081.00
16		FY16 expenses.....	16	\$ 57,357,147.00	
17		FY16 local tax revenue.....	17	\$ 30,114,038.00	
18		FY16, August, CPI index (1).....	18	225.027	
19		FY16 inflation-adjusted revenue per student	19	\$ 12,778.60	
20		FY16 inflation-adjusted expenses per student	20	\$ 12,960.51	
21		FY16 inflation-adjusted local tax revenue per student	21	\$ 6,804.62	
FY15		22	Third most recent complete fiscal year.....	22	FY15
	23	FY15 official enrollment.....	23	4,345	
	24	FY15 revenue.....	24	\$ 52,340,690.00	
	25	FY15 expenses.....	25	\$ 54,036,980.00	
	26	FY15 local tax revenue.....	26	\$ 27,634,240.00	
	27	FY15, August, CPI index (1).....	27	223.657	
	28	FY15 inflation-adjusted revenue per student	28	\$ 12,764.84	
	29	FY15 inflation-adjusted expenses per student	29	\$ 13,178.54	
	30	FY15 inflation-adjusted local tax revenue per student	30	\$ 6,739.44	
	Weighted Average	31	Weighted average enrollment.....	31	4,733.60
32		Weighted average revenue.....	32	\$ 58,154,141.65	
33		Weighted average expenses.....	33	\$ 59,069,586.45	
34		Weighted average local tax revenue.....	34	\$ 30,473,311.30	
35		Weighted avg annual revenue per student.....	35	\$ 12,285.39	
36		Weighted avg annual expenses per student.....	36	\$ 12,478.79	
37		Weighted avg annual local tax revenue per student.....	37	\$ 6,437.66	

Footnote:

(1) Atlanta-specific CPI at <http://bit.ly/2JInuLh>

Worksheet 5: Additional Revenue & Expenses

Additional Revenue	Description		Amount
Revenues that would not be captured in the weighted annual average revenue per student from worksheet 3.	1a	CSD School Fund taxes at current millage rate	1a \$ 4,210,140.00
	1b	Amortize over 5 years	1b \$ 842,028.00
	2a		2a
	2b	Amortize over years	2b
	3a		3a
	3b	Amortize over years	3b
	4a		4a
	4b	Amortize over years	4b
	5a		5a
	5b	Amortize over years	5b
	6a	Total additional revenues	6a \$ 4,210,140.00
	6b	Total additional annual revenues	6b \$ 842,028.00
	Additional Expenses	Description	
Expenses that would not be captured in the weighted average annual expenses per student from worksheet 3.	7a	3 new classrooms	7a \$ 2,250,000.00
	7b	Amortize over 30 years	7b \$ 75,000.00
	8a		8a
	8b	Amortize over years	8b
	9a		9a
	9b	Amortize over years	9b
	10a		10a
	10b	Amortize over years	10b
	11a		11a
	11b	Amortize over years	11b
	12a		12a
	12b	Amortize over years	12b
	13a		13a
	13b	Amortize over years	13b
	14a		14a
	14b	Amortize over years	14b
15a		15a	
15b	Amortize over years	15b	
16a		16a	
16b	Amortize over years	16b	
17a	Total additional expenses	17a \$ 2,250,000.00	
17b	Total additional annual expenses	17b \$ 75,000.00	