

To: The Greenville County Finance Committee

From: Chanticleer Community Commission

Re: Three year Look-back provision to meet shortfalls

In November of 1986, the residents of Chanticleer as it existed then approved in a referendum the formation of a Special Tax District. The tax district is governed by Chanticleer Community Commission consisting of five-members, appointed by Greenville County for a three year term.

County ordinance 1638 provides a tax levied on property within the district. The revenue is to be spent on the following:

- 1) To provide security and property protection within the district, including street lighting
- 2) To control litter and other health hazards along the public right-of-way
- 3) To maintain and promote improvements for the entrances and public right-of-ways

For some time, expenses have outpaced revenues received by our special tax district. The look-back provision would allow us to break even. The following pages contain the letter that was sent to tax district residents explaining the need for the increase and the 2011 and 2012 budget and projected expenses for 2013 and 2014. We have had three responses of support and no opposition.

On behalf of the residents of the special tax district, we hereby request an increase in millage to the maximum amount allowed under the three year look-back clause.

Sincerely, Chanticleer Community Commission

Jane Anne Bruch 271-7454

Mark Cooter 233-5823

Dan Dobson 233-1455

Donna Johnston 421-9205

and Neil Jones 242-5306

Letter to Chanticleer Residents

- An email from HOA President was sent to the 300+ subscribers of the Chanticleer online website that the following letter was uploaded with instructions on how to access it.
- The attached letter including financial report was also hand delivered to every household in the special tax district ensuring anyone without internet service was notified of the potential increase in millage rate.

Update from the Chanticleer Tax Commission

Dear Chanticleer Residents ~

June 24, 2012

At the annual HOA meeting several options related to security were presented in response to a rash of crime we experienced in January. The options were 1) increasing neighborhood patrol to 24/7; 2) adding nightly sheriff's deputy coverage to our present 40 hour per week patrol; and 3) no change. Although the response was 50/50 for Option 1 & 2 vs. Option 3, there were many of you that we did not hear from and so we have not increased our deputy patrol beyond the present 40 hours per week. Security cameras are due to be installed at both entrances as soon as we receive permission from Duke Power to mount some of them to their utility poles.

On page 4 of the neighborhood directory you can read what the special tax district provides with the revenue the neighborhood receives. This money pays the salary of our Greenville County Sheriff's contract deputy, the Duke Power electric bill for our street lights, the cost of maintaining & irrigating the landscaping at the Faris Road entry, as well as other improvements and services.

We have been running at a loss for some time due to the rising cost of the services mentioned above and will exhaust our reserves in a few years. The tax commission is preparing to request an increase in the millage rate to meet these shortfalls through a "lookback provision", the amount of which is set by the legislature. Receiving the allowable amount under this provision will allow us to meet current obligations. We will vote on this Thursday, July 12th. Please contact us if we can answer any questions. We welcome your feedback as we continue to serve the needs of our community.

Sincerely,

Chanticleer Tax Commissioners

Jane Anne Bruch 271-7454

Mark Cooter 233-5823

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Chanticleer Special Tax Commission Budget								
	Budgeted	Actual	Budgeted	Actual	Budgeted	Budgeted	Budgeted	
	FY 6/30/11		FY 6/30/12		FY 6/30/13	FY '14	FY '14	
Millage Rate	12.10		12.10		12.10	12.10	Based on 13.00	
Taxes	54,545.65	55,350.83	55,400.00	55,334.81	55,600.00	55,600.00	59,450.00	
Interest Income	2.19	12.24	12.00	14.52	14.00	14.00	14.00	
Total Revenue	54,547.84	55,363.07	55,412.00	55,349.33	55,614.00	55,614.00	59,464.00	
Sheriff	39,551.40	39,551.40	39,551.40	39,551.40	39,551.40	39,551.40	39,551.40	
Power/Lights	10,379.05	11,267.91	11,300.00	11,932.32	12,000.00	12,000.00	12,000.00	
Lawn Maintenance	3,600.00	3,320.43	3,350.00	1,538.04	1,538.04	1,538.04	1,538.04	
Entry landscaping & maintenance		8,098.48		6,778.00	3,400.00	3,400.00	3,400.00	
Water	166.61	214.27	220.00	332.57	320.00	320.00	320.00	
*Misc.	1,748.00	596.00	100.00	396.00	7,600.00	100.00	100.00	
Audit	0.00		0.00		0.00	0.00	0.00	
Newsletter	0.00		0.00		200.00	200.00	200.00	
Telephone	583.63	568.63	570.00	563.81	570.00	570.00	570.00	
Halloween	250.00	187.50	200.00	252.56	250.00	250.00	250.00	
Insurance	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	1,045.00	
Bank Fees	75.00	110.00	110.00	16.60	20.00	20.00	20.00	
Total Expenses	57,398.69	64,959.62	56,446.40	62,404.30	66,494.44	58,994.44	58,994.44	
Net Result	-2,850.85	-9,596.55	-1,034.40	-7,054.97	-10,880.44	-3,380.44	469.56	
Beginning Cash			50,857.02	50,857.02	43,802.05	32,921.61	32,921.61	
Net Result			-1,034.40	-7,054.97	-10,880.44	-3,380.44	469.56	
Ending Cash		50,857.02	49,822.62	43,802.05	32,921.61	29,541.17	33,391.17	
Year low cash								
*Misc. includes P.O. Box fee, deputy bonus and \$7500 camera allowance (FY '13 only)								
Estimated December '12 low cash of approx.\$12000								
Estimated December '13 low cash of approx.\$9000 at current millage rate								
FY 2013 break-even will require a 5.7% increase in revenue, approximately .7 mills (net of one-time camera allowance)								