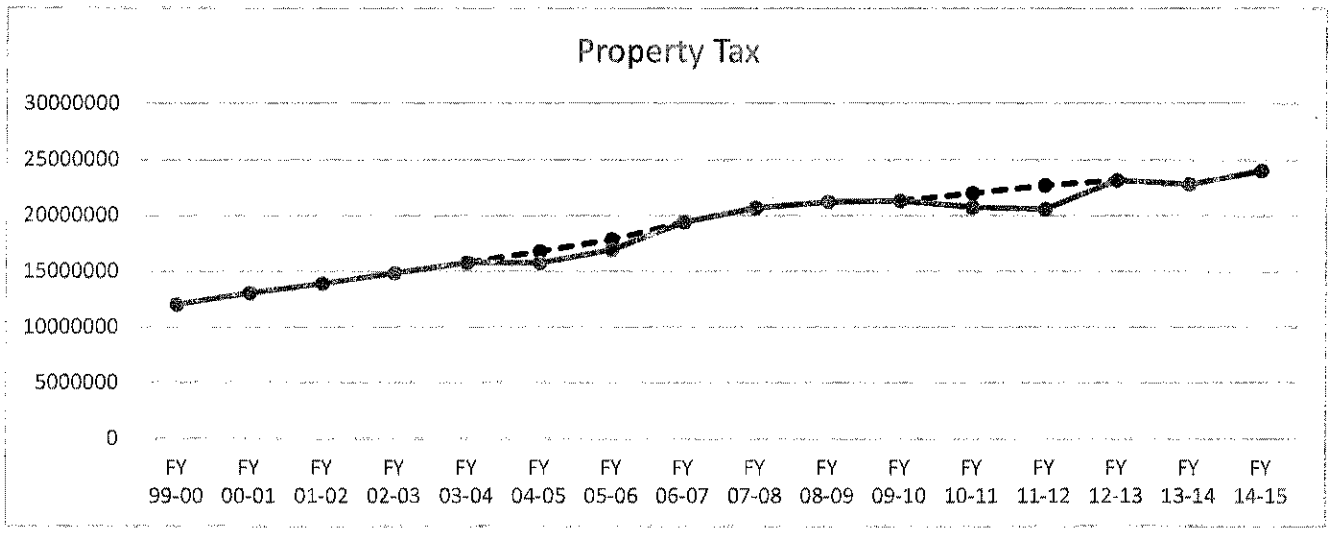
Attachment C

City of Costa Mesa
Property Tax Volatility



	Amount	$ Change	% Change	Annual Loss
FY 99-00 Actual	$ 12,014,386			
FY 00-01 Actual	13,042,132	1,027,746	8.6%	
FY 01-02 Actual	13,899,162	857,030	6.6%	
FY 02-03 Actual	14,831,878	932,717	6.7%	
FY 03-04 Actual	15,757,927	926,049	6.2%	
FY 04-05 Actual	15,744,075	-13,852	-0.1%	1,038,117
FY 05-06 Actual	16,936,786	1,192,711	7.6%	936,249
FY 06-07 Actual	19,399,292	2,462,506	14.5%	
FY 07-08 Actual	20,678,900	1,279,607	6.6%	
FY 08-09 Actual	21,202,141	523,241	2.5%	
FY 09-10 Actual	21,322,014	119,873	0.6%	
FY 10-11 Actual	20,748,997	-573,017	-2.7%	1,255,321
FY 11-12 Actual	20,591,798	-157,199	-0.8%	2,116,659
FY 12-13 Actual	23,172,595	2,580,797	12.5%	
FY 13-14 Actual	22,821,008	-351,587	-1.5%	
FY 14-15 Adopted	24,027,000	1,205,992	5.3%	

Reserve Study Reduction Scenarios:

		Percent of Loss Covered by Reserves		
Recession/Recovery Years	Loss	100%	50%	33%
1/2 actual experience	1,974,366	1,974,366	987,183	651,541
2/1 actual experience	3,371,980	3,371,980	1,685,990	1,112,753
2/2 what if	5,488,639	5,488,639	2,744,320	1,811,251
x 1.5% Augmentation Factor		5,057,970	2,528,985	1,669,130
Reserve Recommendation			2,528,985	