

Revenue Variance in Detail

Variances in FY17 YTD Revenue from FY16 YTD Revenue	Explanation
General Property Taxes	The increase in Real Property Tax Revenue is consistent with the increase in the Real Property Tax rate from \$1.043 to \$1.073 in Calendar Year 2016.
Consumer Utility Taxes	The variance in the Consumer Utility Tax Revenue in FY 2017 is due to payment timing. The City receives three payments each month (Dominion Virginia Power, Virginia American Water Co, and Washington Gas. Approximately \$0.9 million of receipts were not remitted to the City in December. If these payments are counted in the first six months of the year, the total for FY 2017 is \$5.2 million, which is consistent with FY 2016.
Recordation Tax	The variance is due to the timing of payments in FY 2016. In December 2016 the State had a planned system upgrade and required that deposits be completed by December 31, rather than at the beginning of the month. As a result, FY 2017 includes 6 payments through the first six months compared to only 5 in FY 2016. At this point in the fiscal year Recordation Taxes are not forecast to meet the budgeted amount. Based on average monthly collections, this revenue will total approximately \$4.2 million. Staff will continue to watch this revenue source, which typically trends higher throughout the end of the fiscal year.
Charges for Services	This variance is due to a decrease in the amount of Planning and Zoning fees that have been collected through the first six months of the year. In FY 2016, Planning and Zoning fees totaled \$1.0 million through December. In FY 2017, only \$0.3 million has been collected for the same time period. Based on a slowdown of the development pipeline (in large part due to the market slowdown in the volume of planned new multi-family apartments, which is a regional trend)
Fines and Forfeitures	Red light camera revenue is lower than last year by approximately \$0.2 million. The vendor has been instructed to use collection agencies to enforce payment. It is anticipated that revenues will increase with this improved collection effort.