

A REPORT OF THE ECONOMIC IMPACT OF ABC CORPORATION IN ANY COUNTY, FLORIDA

Prepared for:

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PROJECT SUMMARY

INTRODUCTION

This report projects the economic impact of this firm over a ten year period. In addition, the costs and benefits over this same period were projected for Any County, Any Public Schools, and countywide special taxing districts.

LOCATION OF THE FIRM

Three possible sites in Any County are being considered for the project.

DESCRIPTION OF THE FIRM AND ITS OPERATIONS

ABC Corporation, an investment management company, is considering moving its office, currently in the New York area, to Any County. If an Any County site is selected, a new \$190 million facility for the company's operations will be built over three years. In addition, the firm will make ongoing investments in replacement and upgrades of its furniture, fixtures and equipment and information technology -- about \$33 million over fifteen years. Also, the firm's 450 current employees will move to the new facility and the number of workers will increase to 1,650 workers over the next eight years. The current average annual salaries of these workers is in excess of \$43,500 with average annual

The company's projected number of employees is shown below:

The Company's Projected Number of Workers			
Year	Number of Workers at the Beginning of the Year	Increase in Number of Workers During the Year	Number of Workers at the End of the Year
2008	435	15	450
2009	450	50	500
2010	500	75	575
2011	575	200	775
2012	775	200	975
2013	975	200	1,175
2014	1,175	200	1,375
2015	1,375	200	1,575
2016	1,575	75	1,650



PROJECT SUMMARY

The Firm's Investment in its Facility

The company's planned investment in the facility will total \$190.9 million beginning in 2010 and continuing in phases through 2015 on three planned buildings:

The Company's Projected Investment in the Facility				
	2010	2011/12	2014	Total
Land	\$13,500,000	\$0	\$0	\$13,500,000
Construction	\$37,856,000	\$39,370,240	\$44,286,166	\$121,512,406
Soft Cost	\$8,652,800	\$8,998,912	\$10,122,552	\$27,774,264
FF&E	\$5,408,000	\$5,624,320	\$6,326,595	\$17,358,915
IT	\$5,408,000	\$5,624,320	\$6,326,595	\$17,358,915
Other	\$2,163,200	\$2,249,728	\$2,530,638	\$6,943,566
Totals	\$72,988,000	\$61,867,520	\$69,592,546	\$204,448,066

In addition, the firm will spend about \$3 million a year thereafter on FF&E and IT equipment.

Assessed Value of the Firm's Assets Added to Tax Rolls Each Year

The estimated assessed value of the firm's property and the year that the property will be on tax rolls and subject to property taxes are shown below:

Taxable Value of Company's Projected Assets Added to Tax Rolls Each Year					
	2011	2012	2014	2016	Total
Land	\$10,395,000				
Buildings		\$18,750,000	\$18,750,000	\$18,750,000	\$56,250,000
FF&E		\$5,408,000	\$5,624,320	\$6,326,595	\$17,358,915
IT equipment		\$5,408,000	\$5,624,320	\$6,326,595	\$17,358,915
Total	\$10,395,000	\$29,566,000	\$29,998,640	\$31,403,190	\$90,967,830

In addition, thereafter about \$3 million a year in FF&E and IT equipment will be added to local tax rolls.



PROJECT SUMMARY

SUMMARY OF THE ECONOMIC IMPACT OF THE FACILITY

The facility, its new employees and workers in new spin-off jobs created in the county will have the following economic impact on the area over the first ten years:

Economic Impact of the Firm Over the First Ten Years	
Revenues to be created in businesses or organizations in the county:	
Direct	\$999,629,184
Indirect	\$461,928,646
Total	\$1,461,557,830
Number of new jobs to be created:	
Direct jobs at the firm	1,650
Indirect jobs	785
Total	2,435
Salaries to be created by businesses or organizations in the county:	
Direct	\$612,198,938
Indirect	\$206,249,822
Total	\$818,448,760
Number of new workers who will move to the county	363
Number of new residents in the county	908
Number of new students expected in the county's public schools	182
Taxable spending expected in the county	\$381,256,239
Spending on local motel rooms in the county	\$911,885
Number of new residential units to be built in the county	146
Taxable value, in the tenth year, of residential property to be constructed for some new direct and indirect workers who move to the county	\$36,365,617
Taxable assets at firm's facility in Year 10	\$97,371,353

The portion of the economic impacts shown above, consisting of new spin-off jobs and spin-off sales expected over the first ten years in existing or new local businesses, is shown below.

Additional Indirect Jobs and Sales in Local Businesses Over the First Ten Year		
	Additional Spin-off Jobs in Other Local Businesses	Additional Spin-off Sales in Other Local Businesses
Local firms supplying goods and services to the firm	118	\$ 69,289,297
Restaurants	157	\$ 92,385,729
Grocery and convenience stores	118	\$ 69,289,297
Other local retail businesses	197	\$115,482,161
Health services	40	\$ 23,096,432
Other service businesses	157	\$ 92,385,729
Total	786	\$461,928,646



Analysis of Economic Impact

COSTS AND BENEFITS FOR ANY COUNTY OVER THE FIRST TEN YEARS

The county, school district, and special taxing districts can expect to receive costs and benefits from the firm, its new or expanded facility, its new employees and workers in new indirect and induced jobs. These costs and benefits over the first ten years are discussed below, beginning with costs and benefits for the county.

All Funds

Costs and benefits for Any County for all funds, including the general fund, over the first ten years from the firm and its workers are shown below.

Costs and Benefits for Any County for All Funds Over the First Ten Years	
Revenues:	
Sales taxes	\$1,906,281
Local option surtax collections	\$2,010,295
Property taxes	\$5,103,163
Tourist development taxes	\$18,238
Federal sources	\$1,092,654
State sources	\$6,523,902
Special assessments	\$3,535,687
Proprietary sources	\$6,714,239
Interest on deposits	\$2,646,531
Impact fees	\$12,433,346
Other sources	\$2,444,932
Total Revenues	\$44,429,269
Expenses:	
Legislative/Administrative	\$419,850
Constitutional Officers	\$698,912
Judicial	\$67,569
Public Services	\$778,627
Development Services	\$205,396
Utilities Services	\$2,130,931
Contracts	\$289,383
Reserves/Debt Service	\$241,401
Capital	\$3,132,733
Total Expenses	\$7,964,801
Net benefits	\$36,464,468



Analysis of Economic Impact

General Fund Only

Costs and benefits for Any County for the general fund only, including the general fund, over the first ten years from the firm and its workers are shown below.

Costs and Benefits for Any County for the General Fund Only Over the First Ten Years	
Revenues:	
Property taxes	\$5,103,163
Special assessments	\$0
Proprietary sources	\$1,085,514
Federal and state sources	\$328,458
Interest	\$337,729
Other sources	\$136,701
Total Revenues	\$6,991,565
Expenses:	
Personal Services	\$484,606
Operating Expenses	\$806,709
Capital Outlay	\$77,990
Debt Service	\$898,718
Nonoperating	\$237,075
Total Expenses	\$2,505,098
Net benefits	\$4,486,467



Analysis of Economic Impact

COSTS AND BENEFITS FOR ANY PUBLIC SCHOOLS OVER THE FIRST TEN YEARS

Costs and benefits for Any Public Schools over the first ten years from the firm and its workers and new students are shown below.

Costs and Benefits for Any County Public Schools Over the First Ten Years	
Revenues:	
Property taxes	\$6,770,403
Local option surtax collections	\$2,010,295
State funds	\$8,262,588
Federal funds	\$1,180,125
Other local funding	\$6,676,523
Total Revenues	\$24,899,934
Expenses:	
Costs for new students who move to the district	\$8,621,610
Total Expenses	\$8,621,610
Net benefits	\$16,278,324

PROPERTY TAX COLLECTIONS BY COUNTYWIDE SPECIAL TAXING DISTRICTS

Countywide special taxing districts will collect the following property taxes over the first ten years from the firm, its workers and indirect workers:

Property Taxes to be Collected by Countywide Special Taxing Districts	
Name of District	Collections
Southwest Florida Water Management District	\$363,130
County Municipal Service Fire District	\$933,671
Any County Mosquito Control District	\$136,009
Total property tax collections for special taxing districts	\$1,432,810



Analysis of Economic Impact

TOTAL NET BENEFITS FOR LOCAL TAXING DISTRICTS OVER THE FIRST TEN YEARS

Total net benefits for local taxing districts over the first ten years from the firm and its workers are shown below.

Total Net Benefits Over the First Ten Years	
Any County (all funds)	\$36,464,468
Any County (general fund)	\$4,486,467
Any Public Schools	\$16,278,324
Southwest Florida Water Management District	\$363,130
County Municipal Service Fire District	\$933,671
Any County Mosquito Control District	\$136,009
Total	\$58,662,068

Discounted Cash Flow

The net benefits, shown above, bring additional discounted cash flow over the first ten years for each local taxing district, as follows:

Discounted Cash Flow Over the First Ten Years	
Any County (all funds)	\$25,492,475
Any County (general fund)	\$3,160,423
Any Public Schools	\$11,377,044
Southwest Florida Water Management District	\$255,296
County Municipal Service Fire District	\$657,390
Any County Mosquito Control District	\$95,620
Total	\$41,038,247

Discounted cash flow is a way of expressing in today's dollars, dollars to be paid or received in the future. Today's dollar and a dollar to be received or paid at differing time in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.5% to make the dollars each taxing will receive and the dollars that they will pay comparable -- by expressing them in today's dollars or in present value.



ANALYSIS OF POSSIBLE INCENTIVES

ANALYSIS OF INCENTIVES BASED ON THE RETURNS FOR GENERAL FUND ONLY

This analysis considers the cash or other incentives that the county may grant to the firm as investments that the county's general fund is making in the firm. Four calculations analyzing this investment were made: net benefits, discounted cash flow, rate of return on investment and payback period. Net benefits and discounted cash flow for the county are scheduled above. Rate of return on investment and payback period are discussed and scheduled next.

Rate of return on investment is the county's average annual rate of return from additional revenues that the county's general fund will receive on the investment of incentives that the county will be making in the project. Payback period is the number of years that it will take the county's general fund to recover the costs of incentives from the additional revenues that the general fund will receive from the project.

Maximum incentives that the County should offer -- based on returns for the general fund only -- are those that yield an average annual rate of return on investment of 7% to 10%, or greater than the county's cost of capital, and a payback period of 7 to 10 years.

If this is the case, the following maximum incentives should be offered:

Maximum Incentives that the County Could Offer Based on Benefits for the General Fund	
Incentives that yield an average annual rate of return of 7%	\$6,400,000
Incentives that yield an average annual rate of return of 10%	\$4,486,467
Incentives that will be paid back in seven years	\$2,608,402
Incentives that will be paid back in ten years	\$4,486,467
Range of maximum incentives based on above criteria	
Low	\$2,608,402
High	\$6,400,000



ANALYSIS OF POSSIBLE INCENTIVES

ANALYSIS OF INCENTIVES BASED ON THE RETURNS FOR ALL COUNTY FUNDS

While incentives provided to the firm by the county will be paid from the general fund, the firm and its workers also will benefit all county funds, including the general fund. An analysis of possible incentives based on benefits to all County funds is below.

Maximum incentives that the County should offer -- based on returns for all County funds -- are those that yield an average annual rate of return on investment of 7% to 10%, or greater than the county's cost of capital, and a payback period of 7 to 10 years.

If this is the case, the following maximum incentives should be offered:

Maximum Incentives that the County Could Offer Based on Benefits for All County Funds	
Incentives that yield an average annual rate of return of 7%	\$52,000,000
Incentives that yield an average annual rate of return of 10%	\$36,464,468
Incentives that will be paid back in seven years	\$19,845,572
Incentives that will be paid back in ten years	\$36,464,468
Range of maximum incentives based on above criteria:	
Low	\$19,845,572
High	\$52,000,000

CONDUCT OF THE ANALYSIS

This analysis used data obtained from the county and school districts, information supplied by the company and other data. In addition, Impact DataSource used some estimates and assumptions, as well as tax rates and other data obtained from local taxing districts and data supplied by the firm being analyzed in this report. Data used in this analysis shown in the Data and Rates Used in This Analysis section that follows.

Using this data, the economic impact of the facility and the costs and benefits for Any County (both its general fund and all funds), Any Public Schools and other countywide special taxing districts in which the firm is located, were calculated for a ten year period.

How costs and benefits were calculated is discussed next.

Calculation of Costs and Benefits for Any County

Calculation of Revenues:

The county's revenues from the surtax and property, sales and tourist development taxes were calculated directly using data that the firm provided.

Property taxes were calculated on the new residential property for some new direct and indirect workers who may move to the county and on the firm's property that will be added to local tax rolls. Similarly, sales taxes were calculated on the taxable spending in the county by direct and indirect workers, the spending of out-of-town visitors to the firm, and on the firm's taxable sales and purchases of supplies, materials and services in the county.

Tourist development taxes were also calculated on lodging sales, in local motels, to out-of-town visitors to the firm.

However, the firm was not asked for nor could reasonably provide some data for calculating some other revenues for the county. For example, while the county will likely receive revenues from fines paid on speeding tickets given to new workers at the firm, the firm may not reasonably know the propensity of its workers to speed.

Therefore, some other county revenues were calculated using an average revenue approach. This approach uses two assumptions:

- (1) The county has two general revenue sources -- revenues from residents and revenues from businesses, and
- (2) The county will collect (a) about the same amount of other revenues from each household of new workers that may move to the county as it currently collects from an average household of existing residents, and (b) about the same amount of other revenues from the new firm (on a per worker basis) will be collected as the county collects from other businesses in the county.



Methodology

Using this average revenue approach, revenues likely to be received by the county were calculated (1) from the households of new workers who may move to the county and (2) from the new firm using average county revenues per worker calculations, for the following revenue sources:

- Federal sources
- State sources
- Special assessments
- Proprietary sources
- Interest on deposits
- Impact fees
- Other sources

Total annual county revenues from the above sources to make average revenue calculations in this analysis were obtained from the county's latest annual budget.

Calculation of Costs:

This analysis sought to answer the question, what additional monies will the county have to spend to provide services to households of new workers who may move to the county and to the firm. A marginal cost approach was used to calculate additional county costs from the new firm and its workers.

This approach uses two assumptions:

(1) The county spends money on services for two general groups or constituents -- residences and businesses.

(2) The county will spend (a) about the same amount for variable or marginal cost for each household of new workers that may move to the county as it currently spends for an average household of existing residents, and (b) about the same amount for variable or marginal costs for the new firm (on a per worker basis) as it spends for other businesses in the county.

Calculation of Net Benefits:

Net benefits calculated in this analysis are the difference between additional county revenues over a ten year period and additional county costs to provide services to the new firm and its workers and indirect workers who may move to the county.

Calculation of Costs and Benefits for Any Public Schools

Calculation of Revenues:

The School District's revenues from property taxes were calculated on the new residential property for some new direct and indirect workers who may move to the county and on the firm's property that will be added to local tax rolls.



Methodology

However, school district revenues from state and federal funds and other local funding were calculated using an average revenue approach. This approach used the assumption that the school district will collect about the same amount of these revenues for each new student in the household of a new worker who may move to the county as it currently collects for each existing student.

Calculation of Costs:

A marginal cost approach was used to calculate additional school district costs from the new firm and its workers.

This approach uses the assumption that the school district will spend about the same amount for variable or marginal cost for each new student as it spends for each existing student.

Calculation of Net Benefits:

Net benefits calculated in this analysis are the difference between additional school district revenues over a ten year period and marginal costs for the school district to provide services to students in the households of new workers who may move to the county.

The school district's total annual revenues and expenses to make average revenue and marginal costs calculations in this analysis were obtained from the school district's latest annual budget.

Calculation of Property Taxes to be Collected by Countywide Special Taxing Districts

Revenues for countywide special taxing districts from property taxes were calculated on the new residential property for some new direct and indirect workers who may move to the county and on the firm's property that will be added to local tax rolls.

While each of these special taxing districts may incur additional costs from new residents and from the new firm, these additional costs were not calculated in this analysis.

Indirect and Induced Impact Calculated in this Analysis

In addition to the direct economic impact of the firm and its employees, spin-off or indirect and induced benefits were also calculated. Indirect economic output, jobs and salaries are created in new or existing firms in the county, such as service companies, that may supply goods and services to the firm. In addition, induced jobs and salaries will be created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to workers and their families.

To estimate the indirect and induced economic impact of the facility and its employees on the county, regional economic multipliers were used. Those multipliers for Any County were obtained from the US Department of Commerce's Regional Input-Output Modeling System (RIMS II).

Three types of regional economic multipliers were used in this analysis: economic output multiplier, employment multiplier and earnings multiplier.



Methodology

An economic output multiplier was used to estimate the indirect and induced revenues generated and supported in the county. An employment multiplier was used to estimate the number of indirect and induced jobs created and supported in the county. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The multipliers show the estimated revenues in indirect and induced businesses for each dollar of revenue at the firm, number of indirect and induced jobs created for every one direct job at the facility and the amount of salaries paid to these workers for every dollar paid to a direct worker at the facility. The multipliers used in this analysis are below.

Regional Economic Multipliers Used in this Analysis	
Economic output multiplier	0.4621
Employment multiplier	0.4757
Earnings multiplier	0.3369

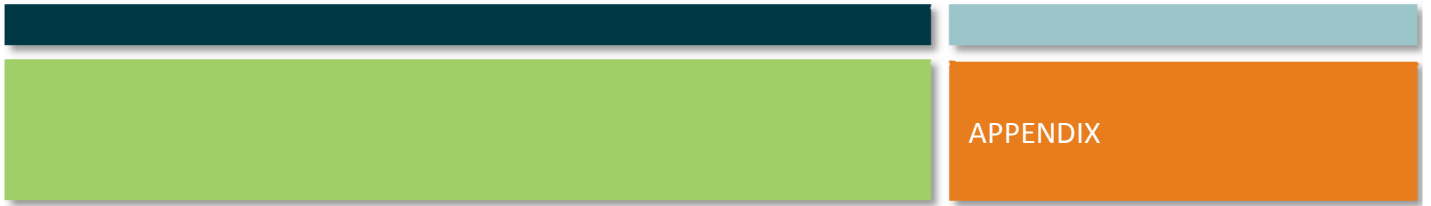
Information and rates used in this analysis follow on the next page. In addition, schedules of the results of economic impact calculations are also attached, along with schedules showing the results of calculations of costs and benefits for local taxing districts.

ABOUT IMPACT DATASOURCE

This report was prepared by Impact DataSource, a fifteen-year-old Austin economic consulting, research and analysis firm.

The firm has conducted economic impact analyses of numerous projects in 26 states, including Florida. In addition, the firm has developed economic impact analysis computer programs for several clients including the New Mexico Economic Development Department.

The firm's principal, Jerry Walker, performed this economic impact analysis. He is an economist and has Bachelor of Science and Master of Business Administration degrees in accounting and economics from Nicholls State University, Thibodaux, Louisiana.





APPENDIX: DATA & RATES

About the Firm

The firm's primary NAICS 523000

The Firm's Taxable Assets, Employees and Operations

Taxable value of the firm's new or additional property added each year at its local facility, that will be on local property tax rolls on January 1:

Year	Land	Buildings and Improvements	Furniture, Fixtures and Equipment	Total
1	\$0	\$0	\$0	\$0
2	\$10,395,000	\$18,750,000	\$10,816,000	\$39,961,000
3	\$0	\$0	\$0	\$0
4	\$0	\$18,750,000	\$11,248,640	\$29,998,640
5	\$0	\$0	\$0	\$0
6	\$0	\$18,750,000	\$10,653,190	\$29,403,190
7	\$0	\$0	\$3,000,000	\$3,000,000
8	\$0	\$0	\$3,000,000	\$3,000,000
9	\$0	\$0	\$3,000,000	\$3,000,000
10	\$0	\$0	\$3,000,000	\$3,000,000
Total	\$10,395,000	\$56,250,000	\$44,717,830	\$111,362,830

Percent of construction costs for materials and labor:

Materials	50%
Labor	50%

Percent of construction materials that will be purchased in the county and subject to sales taxes 50%

Percent of taxable spending by construction workers that will be in the county 50%

Percent of furniture, fixtures and equipment that will be purchased in the county 25%

Percent of furniture, fixtures and equipment to be purchased that will be subject to sales taxes 60%



APPENDIX: DATA & RATES

The firm's estimated taxable purchases of materials, supplies, and services in the county:

Year 1	\$0
Year 2	\$3,000,000
Year 3	\$3,300,000
Year 4	\$3,630,000
Year 5	\$3,993,000
Year 6	\$4,392,300
Year 7	\$4,831,530
Year 8	\$5,314,683
Year 9	\$5,846,151
Year 10	\$6,430,766
Total	\$40,738,431

The estimated annual operating budget the facility:

Year 1	\$0
Year 2	\$40,982,500
Year 3	\$48,779,421
Year 4	\$68,047,292
Year 5	\$88,604,159
Year 6	\$110,516,649
Year 7	\$133,854,474
Year 8	\$158,690,563
Year 9	\$172,065,910
Year 10	\$178,088,217
Total	\$999,629,184

The firm's estimated taxable sales in the county:

Year 1	\$0
Year 2	\$0
Year 3	\$0
Year 4	\$0
Year 5	\$0
Year 6	\$0
Year 7	\$0
Year 8	\$0
Year 9	\$0
Year 10	\$0
Total	\$0



APPENDIX: DATA & RATES

New employees to be hired at the facility or existing employees who move to the facility:

Year	New employees to be hired each year	The number of these new employees who will move to the county from somewhere else to take the job with the firm
1	0	0
2	500	75
3	75	11
4	200	30
5	200	30
6	200	30
7	200	30
8	200	30
9	75	11
10	0	0
Total	1650	248

Average annual salaries of new employees in the first year of operations at the facility \$48,500

Percent of expected annual salary increases after the first year 3.5%

Multipliers for calculating the indirect impact of the firm and its workers:

Economic output	0.4621
Workers' Earnings	0.3369
Employment	0.4757

This economic impact analysis uses the above multipliers to project the indirect and induced benefits in the county as a result of the direct economic activity. The output multipliers shows the revenues for other businesses in the county for every dollar of revenues at the firm. The employment multiplier shows the number of spin-off jobs what will be created from each direct job. Similarly, the earnings multiplier estimates the salaries and wages to be paid to workers in these spin-off jobs for each \$1 paid to direct workers.

Indirect jobs and earnings, as a percent of total, will be created in the following businesses in the county:

Indirect jobs -- businesses that supply goods and services to the firm or buy the firm's products	15%
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APPENDIX: DATA & RATES

Induced jobs -- businesses that supply goods and services to the employees of the firm and their families and to indirect workers and their families:

Restaurants	20%
Grocery and convenience stores	15%
Other retail businesses	25%
Health services	5%
Other service businesses	20%
 Total	 100%
 Percent of workers in new indirect and induced jobs created who will move to the county to take a job at the firm	 15%
 Estimated percent of workers moving to the community who will have new residential property built for them the first year that they move to the county	 40%
 Household size of a typical new worker moving to the county	 2.50
 Number of school age children in the household of a typical new worker who will be moving to the county	 0.50
 Percent of taxable shopping by a typical new worker that will be in the county	 80%

Out-of-Town Visitors to the Firm

Number of out-of-town visitors expected at the firm in the first year	500
Percent of annual increase in the number of visitors	5%
Average number of days that each visitor will stay in the county	2
Average daily taxable visitor spending, excluding lodging	\$60
Average number of nights that a typical visitor will stay in a local motel	1
Average nightly room rate in a local motel	\$125.00



APPENDIX: DATA & RATES

Any County Information and Rates for All Funds

County property tax rate:

General Fund	5.4330
Capital Project Fund	-
County Health Fund	-
Total	5.4330

County's local option surtax 1.0%

Percent retained by the county 45%

County's local option surtax 0.45%

County's half cent sales tax 0.5%

The county's tourist development tax rate 2%

The county's annual revenues from the following other sources, in thousands of dollars:

Fiscal year of revenues, as shown in the county's annual budget

FY 2007-08

		Estimated Percent from Residences	Estimated Percent from Businesses
Federal sources	\$11,577	70%	30%
State sources	\$93,399		
Less half cent sales tax	\$24,278		
Net state sources	\$69,120	70%	30%
Special assessments	\$37,460	70%	30%
Proprietary sources	\$123,028	90%	10%
Interest on deposits	\$28,040	70%	30%
Impact fees	\$131,730	70%	30%
Other sources	\$40,733		
Less 1% surtax	\$14,079		
Less tourist development tax	\$750		
Net other sources	\$25,904	70%	30%
Total	\$426,859		

Surtax and property, sales and tourist development taxes, that are calculated individually on property added to tax rolls, additional taxable sales and additional lodging sales are not included in the above.



APPENDIX: DATA & RATES

Estimated county's annual revenues from other revenues that are received from residences (based on the number of people in the county) and from businesses (based on the number of workers in the county), in thousands of dollars:

	From Residences	From Businesses
Federal sources	\$8,104	\$3,473
State sources	\$48,384	\$20,736
Special assessments	\$26,222	\$11,238
Proprietary sources	\$110,725	\$12,303
Interest on deposits	\$19,628	\$8,412
Impact fees	\$92,211	\$39,519
Other sources	\$18,133	\$7,771
Total	\$323,407	\$103,452

Surtax, and property, sales and tourist development taxes, that are calculated individually on property added to tax roll, additional taxable sales and additional lodging sales are not included in the above.

Number of households in the county	73,390
Number of workers in the county	67,911

Estimated county's annual revenues from other sources per new household and from the new firm (based on the number of new workers at the firm):

	From Each New Household	From Each New Worker
Federal sources	\$110	\$51
State sources	\$659	\$305
Special assessments	\$357	\$165
Proprietary sources	\$1,509	\$181
Interest on deposits	\$267	\$124
Impact fees	\$1,256	\$582
Other sources	\$247	\$114
Total	\$4,407	\$1,523

Rate of expected annual increase in the above revenues	2%
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APPENDIX: DATA & RATES

The county's annual expenses, in thousands of dollars:

Fiscal year of expenses as shown in the county's annual budget

FY 2007-08

The county's total annual expenses, in thousands of dollars:

		Percent of Expenses that are Fixed for This Firm	Percent of Expenses that are Variable for This Firm
Legislative/Administrative	\$65,065	90%	10%
Constitutional Officers	\$108,312	90%	10%
Judicial	\$10,471	90%	10%
Public Services	\$120,666	90%	10%
Development Services	\$31,831	90%	10%
Utilities Services	\$330,236	90%	10%
Contracts	\$44,846	90%	10%
Reserves/Debt Service	\$37,411	90%	10%
Capital	\$485,488	90%	10%
Total	\$1,234,326		

Estimated percent of county's total annual expenses that are for residences or businesses:

	Percent of Expenses for Residences	Percent of Expenses for Businesses
Legislative/Administrative	85%	15%
Constitutional Officers	85%	15%
Judicial	85%	15%
Public Services	85%	15%
Development Services	85%	15%
Utilities Services	85%	15%
Contracts	85%	15%
Reserves/Debt Service	85%	15%
Capital	85%	15%

Number of households in the county

73,390

Number of workers in the county

67,911



APPENDIX: DATA & RATES

Estimated county's total annual marginal or additional expenses that are for each new household and for the new business (calculated as an expense for each new worker:

	Expense for Each New Household	Expense for Each New Worker
Legislative/Administrative	\$75	\$14
Constitutional Officers	\$125	\$24
Judicial	\$12	\$2
Public Services	\$140	\$27
Development Services	\$37	\$7
Utilities Services	\$382	\$73
Contracts	\$52	\$10
Reserves/Debt Service	\$43	\$8
Capital	\$562	\$107
Total	\$1,430	\$273

Rate of expected annual increase in the above costs 2%

Any County Information and Rates for the General Fund

County property tax rate:

General Fund	5.4330
Capital Project Fund	-
County Health Fund	-
Total	5.4330

The County's annual revenues from the following other sources, in thousands of dollars:

Fiscal year of revenues as shown in the County's Annual Budget FY 2007-08

		Estimated Percent from Residences	Estimated Percent from Businesses
Special assessments	\$0	75%	25%
Proprietary sources	\$12,857	75%	25%
Federal and state sources	\$3,890	75%	25%
Interest	\$4,000	75%	25%
Other sources	\$1,619	75%	25%
Total	\$22,366		

Property taxes that are calculated individually on property added to tax rolls are not included in the above.



APPENDIX: DATA & RATES

Estimated County's annual revenues from other revenues that are received from residences (based on the number of people in the county) and from businesses (based on the number of workers in the county), in thousands of dollars:

	From Residences	From Businesses
Special assessments	\$0	\$0
Proprietary sources	\$9,642	\$3,214
Federal and state sources	\$2,918	\$973
Interest	\$3,000	\$1,000
Other sources	\$1,214	\$405
Total	\$16,774	\$5,591

Property taxes that are calculated individually on property added to tax rolls are not included in the above.

Number of households in the county	73,390
Number of workers in the county	67,911

Estimated County's annual revenues from other sources per new household and from the new firm (based on the number of new workers at the firm):

	From Each New Household	From Each New Worker
Special assessments	\$0	\$0
Proprietary sources	\$131	\$47
Federal and state sources	\$40	\$14
Interest	\$41	\$15
Other sources	\$17	\$6
Total	\$229	\$82

Rate of expected annual increase in the above revenues (Example: .03 for 3%)	2%
---	----



APPENDIX: DATA & RATES

The County's annual expenditures, in thousands of dollars:

Fiscal year of expenditures, as shown in the County's Annual Budget

FY 2007-08

The County's total annual expenditures, in thousands of dollars:

		Percent of Expenditures that are Fixed for This Firm	Percent of Expenditures that are Variable for This Firm
Personal Services	\$65,065	90%	10%
Operating Expenses	\$108,312	90%	10%
Capital Outlay	\$10,471	90%	10%
Debt Service	\$120,666	90%	10%
Nonoperating	\$31,831	90%	10%
Total	\$336,345		

Estimated percent of County's total annual expenditures that are for residences or businesses:

	Percent of Expenses for Residences	Percent of Expenses for Businesses
Personal Services	80%	20%
Operating Expenses	80%	20%
Capital Outlay	80%	20%
Debt Service	80%	20%
Nonoperating	80%	20%

Number of households in the county

73,390

Number of workers in the county

67,911



APPENDIX: DATA & RATES

Estimated County's total annual marginal or additional expenditures that are for each new household and for the new business (calculated as an expense for each new worker:

	Expense for Each New Household	Expense for Each New Worker
Personal Services	\$71	\$19
Operating Expenses	\$118	\$32
Capital Outlay	\$11	\$3
Debt Service	\$132	\$36
Nonoperating	\$35	\$9
Total	\$367	\$99

Rate of expected annual increase in the above costs 2%

Any Public Schools Information and Rates

Property tax rate:

County school operating by state law	5.5220
County school capital outlay	1.5000
Countywide school bond	0.1860
Total	7.2080

County's local option surtax 1.0%

Percent received by the school district 45%

The school district portion of the local option surtax 0.45%

School year of district budget information detailed below 2007-08

The school district's estimated marginal cost of providing services to each new child in the district:

Total school district annual expenditures	\$957,558,856
Enrollment	63,975
The school district's average annual cost per child	\$14,968



APPENDIX: DATA & RATES

Estimated additional cost that the school district will incur for each child that moves to the district, as a percent of average cost 43%

Annual marginal cost per child \$6,361

Rate of expected annual increase in the above costs 3%

Estimated annual funding for the district from sources other than local property taxes:

Total school district revenues from:

State funds	\$390,015,706
Federal funds	\$55,704,999
Other local funding, excluding property taxes	\$315,149,320
Total	\$760,870,025

Estimated funding received per child from:

State funds	\$6,096
Federal funds	\$871
Other local funding, excluding property taxes	\$4,926

Rate of expected annual increase in the above state, federal and other local funding 3%

Tax Rates for Other Countywide Special Taxing Districts:

Name and property tax rates for special districts that are mostly countywide:

	Firm Located in District?	Property Tax Rate
Southwest Florida Water Management District	Yes	0.38660
County Municipal Service Fire District	Yes	0.99550
Any County Mosquito Control District	Yes	0.14480
Total		1.52690



APPENDIX: DATA & RATES

Other Community Rates

Discount rate for calculating the present value of costs and benefits	6%
Inflation rate	3.00%
Percent of the gross salary of a typical worker spends on taxable goods and services	40%
Average value of new residential property constructed in the county for some new workers, single family and multi-family before homestead exemption	\$200,000
Homestead exemption	\$25,000
Average taxable value of new residential property after homestead exemption	\$175,000
Rate of expected annual increase in the taxable value of residential property in the area	4%
Rate of expected annual increase in the taxable value of commercial property in the area	0%
Percent of the total value of a new house in the county which is for construction -- excluding land cost	90%
Percent of construction costs of new residential property which is for:	
Construction materials	50%
Labor	50%
Percent of total construction materials for new residential property that will be purchased in the county	25%
Percent of salaries of workers constructing residential property in the community that will be spent in the county	25%
Multiplier for calculating salaries to be paid workers in indirect and induced jobs created in the community as a result of construction activities -- construction of the firm's facility, if applicable, and new residential property	0.486

 **APPENDIX: DATA & RATES**

Percentages for computing depreciable or taxable values of IT equipment and furniture, fixtures, and other equipment each year:

Year	Taxable Value of IT Equipment	Taxable Value of FFE
1	100%	100%
2	80%	90%
3	60%	80%
4	40%	70%
5	20%	60%
6	20%	50%
7	20%	40%
8	20%	30%
9	20%	20%
10	20%	20%



APPENDIX: DETAILED CALCULATIONS

Number of new local jobs and worker salaries to be paid each year:

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	0	0	0	\$0	\$0	\$0
2	500	238	738	\$25,098,750	\$8,455,769	\$33,554,519
3	75	36	111	\$29,873,787	\$10,064,479	\$39,938,266
4	200	95	295	\$41,673,933	\$14,039,948	\$55,713,881
5	200	95	295	\$54,263,494	\$18,281,371	\$72,544,865
6	200	95	295	\$67,683,273	\$22,802,495	\$90,485,768
7	200	95	295	\$81,975,965	\$27,617,702	\$109,593,667
8	200	95	295	\$97,186,232	\$32,742,042	\$129,928,274
9	75	36	111	\$105,377,643	\$35,501,728	\$140,879,371
10	0	0	0	\$109,065,861	\$36,744,288	\$145,810,149
Total	1,650	785	2,435	\$612,198,938	\$206,249,822	\$818,448,760

Indirect jobs to be created in the following local businesses:

Yr.	Businesses Supplying Goods and Services to the Firm and Purchasing the Firm's Products	Restaurants	Grocery and Convenience Stores	Other Retail Businesses	Health Services	Other Service Businesses	Total
1	0.0	0.0	0.0	0.0	0.0	0.0	0
2	35.7	47.6	35.7	59.5	11.9	47.6	238
3	5.4	7.2	5.4	9.0	1.8	7.2	36
4	14.3	19.0	14.3	23.8	4.8	19.0	95
5	14.3	19.0	14.3	23.8	4.8	19.0	95
6	14.3	19.0	14.3	23.8	4.8	19.0	95
7	14.3	19.0	14.3	23.8	4.8	19.0	95
8	14.3	19.0	14.3	23.8	4.8	19.0	95
9	5.4	7.2	5.4	9.0	1.8	7.2	36
10	0.0	0.0	0.0	0.0	0.0	0.0	0
Total	118.0	157.0	118.0	196.5	39.5	157.0	786



APPENDIX: DETAILED CALCULATIONS

Economic output or revenues for businesses and other organizations in the county to be generated by the firm:

Year	The Firm's Operating Budget	Indirect Revenues -- Revenues for Other Businesses in the County	Total Revenues or Economic Output Generated in the County
1	\$0	\$0	\$0
2	\$40,982,500	\$18,938,013	\$59,920,513
3	\$48,779,421	\$22,540,970	\$71,320,391
4	\$68,047,292	\$31,444,654	\$99,491,945
5	\$88,604,159	\$40,943,982	\$129,548,141
6	\$110,516,649	\$51,069,744	\$161,586,393
7	\$133,854,474	\$61,854,152	\$195,708,626
8	\$158,690,563	\$73,330,909	\$232,021,472
9	\$172,065,910	\$79,511,657	\$251,577,567
10	\$178,088,217	\$82,294,565	\$260,382,782
Total	\$999,629,184	\$461,928,646	\$1,461,557,830

Indirect or induced economic output or revenues can be expected in the following local businesses:

Yr.	Businesses Supplying Goods and Services to the Firm and Purchasing the Firm's Products	Restaurants	Grocery and Convenience Stores	Other Retail Businesses	Health Services	Other Service Businesses	Total
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$2,840,702	\$3,787,603	\$2,840,702	\$4,734,503	\$946,901	\$3,787,603	\$18,938,013
3	\$3,381,146	\$4,508,194	\$3,381,146	\$5,635,243	\$1,127,049	\$4,508,194	\$22,540,970
4	\$4,716,698	\$6,288,931	\$4,716,698	\$7,861,163	\$1,572,233	\$6,288,931	\$31,444,654
5	\$6,141,597	\$8,188,796	\$6,141,597	\$10,235,995	\$2,047,199	\$8,188,796	\$40,943,982
6	\$7,660,462	\$10,213,949	\$7,660,462	\$12,767,436	\$2,553,487	\$10,213,949	\$51,069,744
7	\$9,278,123	\$12,370,830	\$9,278,123	\$15,463,538	\$3,092,708	\$12,370,830	\$61,854,152
8	\$10,999,636	\$14,666,182	\$10,999,636	\$18,332,727	\$3,666,545	\$14,666,182	\$73,330,909
9	\$11,926,749	\$15,902,331	\$11,926,749	\$19,877,914	\$3,975,583	\$15,902,331	\$79,511,657
10	\$12,344,185	\$16,458,913	\$12,344,185	\$20,573,641	\$4,114,728	\$16,458,913	\$82,294,565
	\$69,289,297	\$92,385,729	\$69,289,297	\$115,482,161	\$23,096,432	\$92,385,729	\$461,928,646



APPENDIX: DETAILED CALCULATIONS

Number of new direct and indirect workers and their families who will move to the county and the number of new students in the county's public schools:

Year	New Workers Moving to the County	Total New Residents	New Students Public Schools
1	0	0	0
2	111	278	56
3	16	40	8
4	44	110	22
5	44	110	22
6	44	110	22
7	44	110	22
8	44	110	22
9	16	40	8
10	0	0	0
Total	363	908	182

Taxable spending in the county on which sales taxes will be collected:

Year	Spending during Construction at the Firm and New Residential Construction	Workers' Taxable Spending	Spending by Visitors	The Firm's Sales	The Firm's Taxable Purchases and Utilities	Total
1	\$21,713,120	\$0	\$45,000	\$0	\$0	\$21,758,120
2	\$23,947,043	\$10,737,446	\$48,668	\$0	\$3,000,000	\$37,733,156
3	\$25,596,758	\$12,780,245	\$52,634	\$0	\$3,300,000	\$41,729,637
4	\$1,059,894	\$17,828,442	\$56,924	\$0	\$3,630,000	\$22,575,260
5	\$1,084,290	\$23,214,357	\$61,563	\$0	\$3,993,000	\$28,353,210
6	\$1,109,662	\$28,955,446	\$66,580	\$0	\$4,392,300	\$34,523,988
7	\$1,136,048	\$35,069,973	\$72,006	\$0	\$4,831,530	\$41,109,558
8	\$1,163,490	\$41,577,048	\$77,875	\$0	\$5,314,683	\$48,133,096
9	\$697,343	\$45,081,399	\$84,222	\$0	\$5,846,151	\$51,709,115
10	\$450,000	\$46,659,248	\$91,086	\$0	\$6,430,766	\$53,631,100
Total	\$77,957,648	\$261,903,603	\$656,557	\$0	\$40,738,431	\$381,256,239



APPENDIX: DETAILED CALCULATIONS

Spending on lodging at motels in the county by out-of-town visitors to the firm:

Year	Spending on Lodging
1	\$62,500
2	\$67,594
3	\$73,103
4	\$79,061
5	\$85,504
6	\$92,473
7	\$100,009
8	\$108,160
9	\$116,975
10	\$126,508
Total	\$911,885

Number of new residential units to be built in the county:

Year	Number of New Residential Units in the County	Cumulative Number of New Units
1	0	0
2	44	44
3	6	50
4	18	68
5	18	86
6	18	104
7	18	122
8	18	140
9	6	146
10	0	146
Total	146	



APPENDIX: DETAILED CALCULATIONS

The taxable value each year of new residential property constructed for some new direct and indirect workers who move to the county:

Year	Value of New Residential Property	Value of New Residential Property Less Homestead Exemption for the School District
1	\$0	\$0
2	\$8,008,000	\$8,008,000
3	\$9,464,000	\$9,464,000
4	\$13,385,882	\$13,385,882
5	\$17,606,371	\$17,606,371
6	\$22,143,083	\$22,143,083
7	\$27,014,561	\$27,014,561
8	\$32,240,329	\$32,240,329
9	\$34,966,939	\$34,966,939
10	\$36,365,617	\$36,365,617

The taxable value of new residential property constructed for some new direct and indirect workers who move to the county and the firm's taxable property on local tax rolls:

Year	Taxable Value of New Residential Property Constructed for Some New Direct and Indirect Workers Who Move to the County	Value of the Firm's Property on Tax Rolls	Total Taxable Property on Local Tax Rolls
1	\$0	\$0	\$0
2	\$8,008,000	\$45,369,000	\$53,377,000
3	\$9,464,000	\$43,205,800	\$52,669,800
4	\$13,385,882	\$76,665,560	\$90,051,442
5	\$17,606,371	\$72,252,632	\$89,859,003
6	\$22,143,083	\$102,569,489	\$124,712,572
7	\$27,014,561	\$101,607,523	\$128,622,084
8	\$32,240,329	\$100,045,557	\$132,285,886
9	\$34,966,939	\$99,008,455	\$133,975,394
10	\$36,365,617	\$97,371,353	\$133,736,970



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and Benefits for the County -- All Funds

Sales tax collections:

Year	Sales Tax Collections
1	\$108,791
2	\$188,666
3	\$208,648
4	\$112,876
5	\$141,766
6	\$172,620
7	\$205,548
8	\$240,665
9	\$258,546
10	\$268,156
Total	\$1,906,281

Local option surtax collections on spending:

Year	Spending during Construction at the Firm and New Residential Construction	Workers' Taxable Spending	Spending by Visitors	The Firm's Sales	The Firm's Taxable Purchases and Operating Expenses	Total
1	\$97,709	\$0	\$203	\$0	\$0	\$97,912
2	\$107,762	\$60,398	\$219	\$0	\$13,500	\$181,879
3	\$115,185	\$71,889	\$237	\$0	\$14,850	\$202,161
4	\$4,770	\$100,285	\$256	\$0	\$16,335	\$121,646
5	\$4,879	\$130,581	\$277	\$0	\$17,969	\$153,706
6	\$4,993	\$162,874	\$300	\$0	\$19,765	\$187,933
7	\$5,112	\$197,269	\$324	\$0	\$21,742	\$224,447
8	\$5,236	\$233,871	\$350	\$0	\$23,916	\$263,373
9	\$3,138	\$253,583	\$379	\$0	\$26,308	\$283,408
10	\$2,025	\$262,458	\$410	\$0	\$28,938	\$293,832
Total	\$350,809	\$1,473,208	\$2,955	\$0	\$183,323	\$2,010,295



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (All Funds) - continued

Property tax collections on:

Year	Residential Property	The Firm's Property	Total Tax Collections
1	\$0	\$0	\$0
2	\$43,507	\$246,490	\$289,997
3	\$51,418	\$234,737	\$286,155
4	\$72,725	\$416,524	\$489,249
5	\$95,655	\$392,549	\$488,204
6	\$120,303	\$557,260	\$677,563
7	\$146,770	\$552,034	\$698,804
8	\$175,162	\$543,548	\$718,709
9	\$189,975	\$537,913	\$727,888
10	\$197,574	\$529,019	\$726,593
Total	\$1,093,091	\$4,010,072	\$5,103,163

Tourist development tax collections:

Year	Tourist Development Tax Collections
1	\$1,250
2	\$1,352
3	\$1,462
4	\$1,581
5	\$1,710
6	\$1,849
7	\$2,000
8	\$2,163
9	\$2,339
10	\$2,530
Total	\$18,238



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (All Funds) - continued

Federal sources generated from:

Year	From New Households	From the Firm	Total
1	\$0	\$0	\$0
2	\$12,502	\$38,496	\$50,998
3	\$14,590	\$45,172	\$59,762
4	\$20,037	\$62,085	\$82,123
5	\$25,697	\$79,657	\$105,354
6	\$31,575	\$97,907	\$129,481
7	\$37,678	\$116,854	\$154,532
8	\$44,012	\$120,954	\$164,966
9	\$46,962	\$124,047	\$171,009
10	\$47,902	\$126,528	\$174,429
Total	\$280,954	\$811,700	\$1,092,654

State sources generated from:

Year	From New Households	From the Firm	Total
1	\$0	\$0	\$0
2	\$74,643	\$229,849	\$304,492
3	\$87,111	\$269,708	\$356,819
4	\$119,636	\$370,692	\$490,328
5	\$153,428	\$475,607	\$629,035
6	\$188,524	\$584,570	\$773,094
7	\$224,963	\$697,701	\$922,664
8	\$262,783	\$722,178	\$984,961
9	\$280,398	\$740,646	\$1,021,044
10	\$286,006	\$755,459	\$1,041,465
Total	\$1,677,492	\$4,846,410	\$6,523,902



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (All Funds) - continued

Special assessments generated from:

Year	From New Households	From the Firm	Total
1	\$0	\$0	\$0
2	\$40,454	\$124,569	\$165,022
3	\$47,210	\$146,171	\$193,381
4	\$64,838	\$200,900	\$265,738
5	\$83,152	\$257,759	\$340,911
6	\$102,172	\$316,813	\$418,985
7	\$121,920	\$378,126	\$500,046
8	\$142,418	\$391,391	\$533,808
9	\$151,964	\$401,400	\$553,364
10	\$155,003	\$409,428	\$564,431
Total	\$909,132	\$2,626,556	\$3,535,687

Proprietary sources generated from:

Year	From New Households	From the Firm	Total
1	\$0	\$0	\$0
2	\$170,817	\$136,370	\$307,187
3	\$199,348	\$160,019	\$359,367
4	\$273,782	\$219,932	\$493,714
5	\$351,113	\$282,178	\$633,291
6	\$431,428	\$346,826	\$778,255
7	\$514,815	\$413,947	\$928,763
8	\$601,366	\$428,469	\$1,029,835
9	\$641,676	\$439,427	\$1,081,103
10	\$654,510	\$448,215	\$1,102,725
Total	\$3,838,855	\$2,875,384	\$6,714,239



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (All Funds) - continued

Interest on deposits of funds generated from:

Year	From New Households	From the Firm	Total
1	\$0	\$0	\$0
2	\$30,280	\$93,242	\$123,522
3	\$35,338	\$109,412	\$144,750
4	\$48,533	\$150,377	\$198,910
5	\$62,241	\$192,938	\$255,179
6	\$76,478	\$237,141	\$313,619
7	\$91,260	\$283,034	\$374,294
8	\$106,602	\$292,964	\$399,566
9	\$113,748	\$300,456	\$414,204
10	\$116,023	\$306,465	\$422,488
Total	\$680,503	\$1,966,028	\$2,646,531

Impact fees generated from:

Year	From New Households	From the Firm	Total
1	\$0	\$0	\$0
2	\$142,256	\$438,050	\$580,306
3	\$166,016	\$514,014	\$680,031
4	\$228,005	\$706,470	\$934,475
5	\$292,406	\$906,418	\$1,198,824
6	\$359,292	\$1,114,082	\$1,473,374
7	\$428,737	\$1,329,689	\$1,758,426
8	\$500,816	\$1,376,337	\$1,877,152
9	\$534,386	\$1,411,534	\$1,945,920
10	\$545,074	\$1,439,765	\$1,984,838
Total	\$3,196,988	\$9,236,359	\$12,433,346



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (All Funds) - continued

Other sources of revenues generated from:

Year	From New Households	From the Firm	Total
1	\$0	\$0	\$0
2	\$27,974	\$86,140	\$114,113
3	\$32,646	\$101,077	\$133,723
4	\$44,836	\$138,922	\$183,758
5	\$57,500	\$178,241	\$235,741
6	\$70,652	\$219,077	\$289,729
7	\$84,308	\$261,474	\$345,782
8	\$98,482	\$270,647	\$369,129
9	\$105,083	\$277,568	\$382,652
10	\$107,185	\$283,120	\$390,305
Total	\$628,666	\$1,816,267	\$2,444,932

Costs for legislative/administrative:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$8,532	\$10,818	\$19,350
3	\$9,957	\$12,694	\$22,651
4	\$13,675	\$17,447	\$31,122
5	\$17,538	\$22,385	\$39,923
6	\$21,549	\$27,514	\$49,063
7	\$25,714	\$32,838	\$58,553
8	\$30,037	\$33,991	\$64,028
9	\$32,051	\$34,860	\$66,911
10	\$32,692	\$35,557	\$68,249
Total	\$191,745	\$228,104	\$419,850



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (All Funds) - continued

Costs for constitutional officers:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$14,203	\$18,009	\$32,212
3	\$16,575	\$21,132	\$37,707
4	\$22,764	\$29,044	\$51,808
5	\$29,194	\$37,264	\$66,458
6	\$35,872	\$45,801	\$81,674
7	\$42,806	\$54,665	\$97,471
8	\$50,002	\$56,583	\$106,585
9	\$53,354	\$58,030	\$111,384
10	\$54,421	\$59,191	\$113,612
Total	\$319,193	\$379,719	\$698,912

Costs for judicial:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$1,373	\$1,741	\$3,114
3	\$1,602	\$2,043	\$3,645
4	\$2,201	\$2,808	\$5,009
5	\$2,822	\$3,603	\$6,425
6	\$3,468	\$4,428	\$7,896
7	\$4,138	\$5,285	\$9,423
8	\$4,834	\$5,470	\$10,304
9	\$5,158	\$5,610	\$10,768
10	\$5,261	\$5,722	\$10,984
Total	\$30,859	\$36,710	\$67,569



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (All Funds) - continued

Costs for public services:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$15,823	\$20,063	\$35,886
3	\$18,466	\$23,542	\$42,008
4	\$25,361	\$32,357	\$57,717
5	\$32,524	\$41,514	\$74,038
6	\$39,964	\$51,025	\$90,989
7	\$47,688	\$60,900	\$108,588
8	\$55,705	\$63,037	\$118,742
9	\$59,439	\$64,649	\$124,088
10	\$60,628	\$65,942	\$126,570
Total	\$355,599	\$423,028	\$778,627

Costs for development services:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$4,174	\$5,292	\$9,466
3	\$4,871	\$6,210	\$11,081
4	\$6,690	\$8,535	\$15,225
5	\$8,580	\$10,951	\$19,531
6	\$10,542	\$13,460	\$24,002
7	\$12,580	\$16,065	\$28,645
8	\$14,695	\$16,629	\$31,323
9	\$15,680	\$17,054	\$32,734
10	\$15,993	\$17,395	\$33,388
Total	\$93,804	\$111,592	\$205,396



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (All Funds) - continued

Costs for utilities services:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$43,304	\$54,908	\$98,212
3	\$50,537	\$64,429	\$114,966
4	\$69,407	\$88,553	\$157,960
5	\$89,011	\$113,615	\$202,627
6	\$109,372	\$139,645	\$249,017
7	\$130,512	\$166,670	\$297,182
8	\$152,453	\$172,518	\$324,971
9	\$162,673	\$176,929	\$339,602
10	\$165,926	\$180,468	\$346,394
Total	\$973,196	\$1,157,735	\$2,130,931

Costs for contracts:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$5,881	\$7,457	\$13,337
3	\$6,863	\$8,750	\$15,613
4	\$9,426	\$12,026	\$21,451
5	\$12,088	\$15,429	\$27,517
6	\$14,853	\$18,964	\$33,817
7	\$17,724	\$22,634	\$40,358
8	\$20,703	\$23,428	\$44,131
9	\$22,091	\$24,027	\$46,118
10	\$22,533	\$24,508	\$47,041
Total	\$132,161	\$157,222	\$289,383



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (All Funds) - continued

Costs for reserves/debt service:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$4,906	\$6,220	\$11,126
3	\$5,725	\$7,299	\$13,024
4	\$7,863	\$10,032	\$17,894
5	\$10,084	\$12,871	\$22,954
6	\$12,390	\$15,820	\$28,210
7	\$14,785	\$18,881	\$33,666
8	\$17,271	\$19,544	\$36,814
9	\$18,428	\$20,043	\$38,472
10	\$18,797	\$20,444	\$39,241
Total	\$110,248	\$131,153	\$241,401

Costs for capital projects:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$63,662	\$80,721	\$144,383
3	\$74,296	\$94,719	\$169,015
4	\$102,037	\$130,184	\$232,220
5	\$130,858	\$167,029	\$297,886
6	\$160,791	\$205,296	\$366,086
7	\$191,869	\$245,026	\$436,895
8	\$224,125	\$253,622	\$477,748
9	\$239,149	\$260,108	\$499,257
10	\$243,932	\$265,310	\$509,242
Total	\$1,430,719	\$1,702,014	\$3,132,733



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (All Funds) - continued

Net Benefits for the County (All Funds):

Year	Benefits	Costs	Net Benefits	Discounted Cash Flow
1	\$207,952	\$0	\$207,952	\$197,111
2	\$2,307,535	\$367,087	\$1,940,448	\$1,743,400
3	\$2,626,259	\$429,711	\$2,196,547	\$1,870,610
4	\$3,374,398	\$590,408	\$2,783,990	\$2,247,283
5	\$4,183,721	\$757,360	\$3,426,361	\$2,621,626
6	\$5,216,503	\$930,754	\$4,285,749	\$3,108,221
7	\$6,115,307	\$1,110,781	\$5,004,525	\$3,440,295
8	\$6,584,328	\$1,214,647	\$5,369,681	\$3,498,878
9	\$6,841,476	\$1,269,333	\$5,572,143	\$3,441,518
10	\$6,971,791	\$1,294,720	\$5,677,071	\$3,323,531
Total	\$44,429,269	\$7,964,801	\$36,464,468	\$25,492,475



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and Benefits for the County -- General Fund

Property tax collections on:

Year	Residential Property	The Firm's Property	Total Tax Collections
1	\$0	\$0	\$0
2	\$43,507	\$246,490	\$289,997
3	\$51,418	\$234,737	\$286,155
4	\$72,725	\$416,524	\$489,249
5	\$95,655	\$392,549	\$488,204
6	\$120,303	\$557,260	\$677,563
7	\$146,770	\$552,034	\$698,804
8	\$175,162	\$543,548	\$718,709
9	\$189,975	\$537,913	\$727,888
10	\$197,574	\$529,019	\$726,593
Total	\$1,093,091	\$4,010,072	\$5,103,163

Special assessments generated from:

Year	From New Households	From the Firm	Total
1	\$0	\$0	\$0
2	\$0	\$0	\$0
3	\$0	\$0	\$0
4	\$0	\$0	\$0
5	\$0	\$0	\$0
6	\$0	\$0	\$0
7	\$0	\$0	\$0
8	\$0	\$0	\$0
9	\$0	\$0	\$0
10	\$0	\$0	\$0
Total	\$0	\$0	\$0



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (General Fund) - continued

Revenues from proprietary sources generated from:

Year	From New Households	From the Firm	Total
1	\$0	\$0	\$0
2	\$14,876	\$35,627	\$50,503
3	\$17,360	\$41,806	\$59,166
4	\$23,842	\$57,458	\$81,301
5	\$30,577	\$73,720	\$104,297
6	\$37,571	\$90,610	\$128,181
7	\$44,833	\$108,146	\$152,978
8	\$52,370	\$111,940	\$164,310
9	\$55,880	\$114,802	\$170,683
10	\$56,998	\$117,098	\$174,096
Total	\$334,306	\$751,208	\$1,085,514

Revenues from federal and state sources generated from:

Year	From New Households	From the Firm	Total
1	\$0	\$0	\$0
2	\$4,501	\$10,780	\$15,281
3	\$5,253	\$12,650	\$17,903
4	\$7,214	\$17,386	\$24,600
5	\$9,252	\$22,307	\$31,558
6	\$11,368	\$27,417	\$38,785
7	\$13,566	\$32,723	\$46,289
8	\$15,846	\$33,871	\$49,717
9	\$16,908	\$34,737	\$51,646
10	\$17,247	\$35,432	\$52,678
Total	\$101,155	\$227,302	\$328,458



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (General Fund) - continued

Interest on funds generated from:

Year	From New Households	From the Firm	Total
1	\$0	\$0	\$0
2	\$4,628	\$11,085	\$15,713
3	\$5,401	\$13,007	\$18,408
4	\$7,418	\$17,877	\$25,295
5	\$9,513	\$22,936	\$32,449
6	\$11,689	\$28,191	\$39,880
7	\$13,949	\$33,647	\$47,595
8	\$16,294	\$34,827	\$51,121
9	\$17,386	\$35,718	\$53,103
10	\$17,733	\$36,432	\$54,166
Total	\$104,011	\$233,719	\$337,729

Revenues from other sources generated from:

Year	From New Households	From the Firm	Total
1	\$0	\$0	\$0
2	\$1,873	\$4,487	\$6,360
3	\$2,186	\$5,265	\$7,451
4	\$3,002	\$7,236	\$10,238
5	\$3,851	\$9,284	\$13,134
6	\$4,731	\$11,411	\$16,142
7	\$5,646	\$13,619	\$19,265
8	\$6,595	\$14,097	\$20,692
9	\$7,037	\$14,457	\$21,494
10	\$7,178	\$14,746	\$21,924
Total	\$42,100	\$94,601	\$136,701



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (General Fund) - continued

Costs for personal services:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$8,030	\$14,424	\$22,455
3	\$9,371	\$16,926	\$26,297
4	\$12,871	\$23,263	\$36,134
5	\$16,506	\$29,847	\$46,353
6	\$20,282	\$36,685	\$56,967
7	\$24,202	\$43,785	\$67,986
8	\$28,270	\$45,321	\$73,591
9	\$30,165	\$46,480	\$76,645
10	\$30,769	\$47,409	\$78,178
Total	\$180,466	\$304,139	\$484,606

Costs for operating expenses:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$13,368	\$24,012	\$37,379
3	\$15,600	\$28,176	\$43,776
4	\$21,425	\$38,725	\$60,151
5	\$27,477	\$49,685	\$77,162
6	\$33,762	\$61,068	\$94,831
7	\$40,288	\$72,887	\$113,175
8	\$47,061	\$75,444	\$122,505
9	\$50,216	\$77,373	\$127,589
10	\$51,220	\$78,921	\$130,141
Total	\$300,417	\$506,292	\$806,709



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (General Fund) - continued

Costs for capital outlay:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$1,292	\$2,321	\$3,614
3	\$1,508	\$2,724	\$4,232
4	\$2,071	\$3,744	\$5,815
5	\$2,656	\$4,803	\$7,460
6	\$3,264	\$5,904	\$9,168
7	\$3,895	\$7,046	\$10,941
8	\$4,550	\$7,294	\$11,843
9	\$4,855	\$7,480	\$12,335
10	\$4,952	\$7,630	\$12,582
Total	\$29,043	\$48,947	\$77,990

Costs for debt service:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$14,892	\$26,750	\$41,643
3	\$17,380	\$31,389	\$48,769
4	\$23,869	\$43,142	\$67,011
5	\$30,611	\$55,352	\$85,963
6	\$37,613	\$68,034	\$105,647
7	\$44,883	\$81,200	\$126,083
8	\$52,429	\$84,049	\$136,477
9	\$55,943	\$86,198	\$142,141
10	\$57,062	\$87,922	\$144,984
Total	\$334,681	\$564,037	\$898,718



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and benefits for the County (General Fund) - continued

Costs for nonoperating expenditures:

Year	For New Households	For the Firm	Total
1	\$0	\$0	\$0
2	\$3,928	\$7,057	\$10,985
3	\$4,585	\$8,280	\$12,865
4	\$6,296	\$11,381	\$17,677
5	\$8,075	\$14,602	\$22,676
6	\$9,922	\$17,947	\$27,869
7	\$11,840	\$21,420	\$33,260
8	\$13,830	\$22,171	\$36,002
9	\$14,757	\$22,738	\$37,496
10	\$15,052	\$23,193	\$38,246
Total	\$88,286	\$148,789	\$237,075

Net Benefits for the County (General Fund):

Year	Benefits	Costs	Net Benefits	Discounted Cash Flow
1	\$0	\$0	\$0	\$0
2	\$377,854	\$116,075	\$261,779	\$235,196
3	\$389,082	\$135,939	\$253,143	\$215,580
4	\$630,683	\$186,787	\$443,896	\$358,320
5	\$669,643	\$239,615	\$430,028	\$329,029
6	\$900,552	\$294,481	\$606,071	\$439,550
7	\$964,931	\$351,446	\$613,485	\$421,732
8	\$1,004,548	\$380,419	\$624,130	\$406,682
9	\$1,024,814	\$396,206	\$628,608	\$388,247
10	\$1,029,457	\$404,130	\$625,327	\$366,086
Total	\$6,991,565	\$2,505,098	\$4,486,467	\$3,160,423



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and Benefits for Any Public Schools:

Benefits for the School District:

Local option surtax collections on spending:

Year	Spending during Construction at the Firm and New Residential Construction	Workers' Taxable Spending	Spending by Visitors	The Firm's Sales	The Firm's Taxable Purchases and Operating Expenses	Total
1	\$97,709	\$0	\$203	\$0	\$0	\$97,912
2	\$107,762	\$60,398	\$219	\$0	\$13,500	\$181,879
3	\$115,185	\$71,889	\$237	\$0	\$14,850	\$202,161
4	\$4,770	\$100,285	\$256	\$0	\$16,335	\$121,646
5	\$4,879	\$130,581	\$277	\$0	\$17,969	\$153,706
6	\$4,993	\$162,874	\$300	\$0	\$19,765	\$187,933
7	\$5,112	\$197,269	\$324	\$0	\$21,742	\$224,447
8	\$5,236	\$233,871	\$350	\$0	\$23,916	\$263,373
9	\$3,138	\$253,583	\$379	\$0	\$26,308	\$283,408
10	\$2,025	\$262,458	\$410	\$0	\$28,938	\$293,832
Total	\$350,809	\$1,473,208	\$2,955	\$0	\$183,323	\$2,010,295

Property tax collections on:

Year	Residential Property	The Firm's Property	Total Tax Collections
1	\$0	\$0	\$0
2	\$57,722	\$327,020	\$384,741
3	\$68,217	\$311,427	\$379,644
4	\$96,485	\$552,605	\$649,091
5	\$126,907	\$520,797	\$647,704
6	\$159,607	\$739,321	\$898,928
7	\$194,721	\$732,387	\$927,108
8	\$232,388	\$721,128	\$953,517
9	\$252,042	\$713,653	\$965,695
10	\$262,123	\$701,853	\$963,976
Total	\$1,450,212	\$5,320,191	\$6,770,403



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and Benefits for the School District - Continued

Additional state, federal and other local funding:

Year	State School Funding	Federal Funds	Other Local Funding	Additional School Funding
1	\$0	\$0	\$0	\$0
2	\$351,639	\$50,224	\$284,139	\$686,002
3	\$413,929	\$59,121	\$334,473	\$807,522
4	\$572,904	\$81,827	\$462,931	\$1,117,662
5	\$741,045	\$105,842	\$598,796	\$1,445,682
6	\$918,758	\$131,224	\$742,396	\$1,792,378
7	\$1,106,468	\$158,034	\$894,073	\$2,158,575
8	\$1,304,613	\$186,335	\$1,054,183	\$2,545,130
9	\$1,405,533	\$200,749	\$1,135,730	\$2,742,012
10	\$1,447,699	\$206,771	\$1,169,802	\$2,824,272
Total	\$8,262,588	\$1,180,125	\$6,676,523	\$16,119,236

Costs for the school district to educate children of new workers who move to the district:

Year	Costs of Educating New Students
1	\$0
2	\$366,918
3	\$431,915
4	\$597,798
5	\$773,244
6	\$958,680
7	\$1,154,545
8	\$1,361,300
9	\$1,466,605
10	\$1,510,604
Total	\$8,621,610



APPENDIX: COST-BENEFIT CALCULATIONS

Costs and Benefits for the School District - Continued

Net Benefits for the School District:

Year	Benefits	Additional Costs	Net Benefits	Discounted Cash Flow
1	\$97,912	\$0	\$97,912	\$92,807
2	\$1,252,622	\$366,918	\$885,704	\$795,763
3	\$1,389,328	\$431,915	\$957,412	\$815,345
4	\$1,888,398	\$597,798	\$1,290,600	\$1,041,794
5	\$2,247,091	\$773,244	\$1,473,847	\$1,127,691
6	\$2,879,239	\$958,680	\$1,920,559	\$1,392,878
7	\$3,310,130	\$1,154,545	\$2,155,584	\$1,481,828
8	\$3,762,020	\$1,361,300	\$2,400,720	\$1,564,306
9	\$3,991,114	\$1,466,605	\$2,524,509	\$1,559,211
10	\$4,082,080	\$1,510,604	\$2,571,477	\$1,505,421
Total	\$24,899,934	\$8,621,610	\$16,278,324	\$11,377,044



APPENDIX: COST-BENEFIT CALCULATIONS

Southwest Florida Water Management District property tax collections:

Year	Residential Property	The Firm's Property	Total Tax Collections	Discounted Cash Flow
1	\$0	\$0	\$0	\$0
2	\$3,096	\$17,540	\$20,636	\$18,540
3	\$3,659	\$16,703	\$20,362	\$17,341
4	\$5,175	\$29,639	\$34,814	\$28,102
5	\$6,807	\$27,933	\$34,739	\$26,580
6	\$8,561	\$39,653	\$48,214	\$34,967
7	\$10,444	\$39,281	\$49,725	\$34,183
8	\$12,464	\$38,678	\$51,142	\$33,324
9	\$13,518	\$38,277	\$51,795	\$31,990
10	\$14,059	\$37,644	\$51,703	\$30,268
Total	\$77,782	\$285,348	\$363,130	\$255,296

County Municipal Service Fire District property tax collections:

Year	Residential Property	The Firm's Property	Total Tax Collections	Discounted Cash Flow
1	\$0	\$0	\$0	\$0
2	\$7,972	\$45,165	\$53,137	\$47,741
3	\$9,421	\$43,011	\$52,433	\$44,652
4	\$13,326	\$76,321	\$89,646	\$72,364
5	\$17,527	\$71,927	\$89,455	\$68,445
6	\$22,043	\$102,108	\$124,151	\$90,040
7	\$26,893	\$101,150	\$128,043	\$88,022
8	\$32,095	\$99,595	\$131,691	\$85,809
9	\$34,810	\$98,563	\$133,373	\$82,375
10	\$34,810	\$96,933	\$131,743	\$77,941
Total	\$198,897	\$734,774	\$933,671	\$657,390



APPENDIX: COST-BENEFIT CALCULATIONS

Any County Mosquito Control District
property tax collections:

Year	Residential Property	The Firm's Property	Total Tax Collections	Discounted Cash Flow
1	\$0	\$0	\$0	\$0
2	\$1,160	\$6,569	\$7,729	\$6,944
3	\$1,370	\$6,256	\$7,627	\$6,495
4	\$1,938	\$11,101	\$13,039	\$10,526
5	\$2,549	\$10,462	\$13,012	\$9,956
6	\$3,206	\$14,852	\$18,058	\$13,097
7	\$3,912	\$14,713	\$18,624	\$12,803
8	\$4,668	\$14,487	\$19,155	\$12,481
9	\$5,063	\$14,336	\$19,400	\$11,982
10	\$5,266	\$14,099	\$19,365	\$11,337
Total	\$29,133	\$106,876	\$136,009	\$95,620