

A Report of the Fiscal Impact of Four New Residential Neighborhoods in Columbia County, Georgia

Prepared for:

XYZ Economic Development Corporation
123 Oak Street
Evans, GA 30809

March 5, 2009

ImpactDataSource

Economic Consulting, Research & Analysis

4709 Cap Rock Drive Austin, Texas
78735
P: 512 892.0205
F: 512 892.2569

www.impactdatasource.com



TABLE OF CONTENTS

Executive Summary..... 3

Project Summary & Background

Introduction..... 9

Funding of Public Infrastructure and Facilities..... 12

Local Development Policies..... 13

Types of Economic Impacts Provided by the Neighborhoods..... 14

Types of Revenues for Columbia County and Columbia County Schools..... 16

Analysis of Economic Impact

Highgrove at Williamsburg, Phase III..... 17

Founders Village..... 29

Newland Place..... 42

Middleton..... 54

Summary of the Fiscal Impact of Four Neighborhoods..... 66

Methodology

Conduct of this Analysis..... 69

About Impact DataSource..... 71

Appendix A:

Schedules Showing Property Tax and Special Purpose Local
Option Sales Tax Rates and Calculations of Annual Public Costs
and Other Revenues from Existing Residents 72

Appendix B:

Sources of Data and Explanations of Calculations in this Report 79



EXECUTIVE SUMMARY

This report presents the results of a fiscal impact analysis conducted by Impact DataSource. The study projected the estimated impact of the four new residential neighborhoods in Columbia County, Georgia during their development and construction, as well as on-going annual impacts from the neighborhoods once they are built out.

Summary of Study's Findings

On-going annual revenues for Columbia County and Columbia County Schools, generated by households in the four neighborhoods, will exceed the estimated added costs for the county and schools to fund infrastructure and provide annual services to those neighborhoods.

Residential Neighborhoods Included in the Study

The following four residential neighborhoods with 292 residences were included in the study:

Neighborhoods Included in this Study	
Name of Residential Neighborhood	Number of Residences
Highgrove at Williamsburg, Phase III	34
Founders Village	67
Newland Place	119
Middleton	72
Total	292

Positive Economic Impacts Provided by the Neighborhoods

The new residential neighborhoods and new homes will provide a positive impact on the economy of Columbia County, Georgia. These impacts will occur during development and construction of the neighborhood. In addition, households in the neighborhoods will provide on-going economic benefits to the county.

Some of the one-time economic impacts of the neighborhoods, as they are developed and homes are built, are shown on the following page.



EXECUTIVE SUMMARY

Some One-Time Economic Impacts of the Neighborhoods	
Revenues for developers, builders and other businesses	\$130,880,175
Number direct and indirect construction jobs created and supported during development and construction	834
Direct and indirect construction salaries paid	\$61,133,149
Market value of homes added to local tax	\$155,219,392

Some on-going annual economic impacts that will be provided by residents of the neighborhoods are shown below.

Some Annual On-Going Economic Impacts of the Neighborhoods	
Annual personal income of residents of the neighborhoods	\$40,570,000
Number of jobs supported in the county by the spending of residents of the neighborhoods	223
Annual salaries of workers supported by the spending of neighborhood residents	\$4,406,480

Positive Fiscal Impact of the Neighborhoods

The positive economic impacts of the development and construction of the neighborhoods and spending of their residents will support revenues and costs for Columbia County and Columbia County Schools. These fiscal impacts are also one-time -- during development and construction of the neighborhoods -- and on-going.

The estimated minimum, one-time additional revenues for Columbia County and Columbia County Schools during the development and construction of the neighborhoods will be \$1.4 million, as shown on the following page.



EXECUTIVE SUMMARY

Some One-Time Additional Revenues for Local Columbia County and Columbia County Schools	
Highgrove at Williamsburg, Phase III	\$4,950,211
Founders Village	\$29,757,685
Newland Place	\$12,368,618
Middleton	\$6,879,561
Total	\$53,956,075

The estimated on-going annual costs and benefits for Columbia County and Columbia County Schools each of the four neighborhoods are shown below.

Estimated Annual On-Going Costs and Benefits for Columbia County and Columbia County Schools			
Residential Neighborhood	Costs	Benefits	Excess Revenues
Highgrove at Williamsburg, Phase III	\$223,222	\$351,272	\$128,050
Founders Village	\$444,656	\$1,750,708	\$1,306,052
Newland Place	\$781,277	\$1,130,835	\$349,558
Middleton	\$475,746	\$592,242	\$116,496
Total	\$1,924,901	\$3,825,057	\$1,900,156

These costs and benefits are for one year -- upon the build out of each residential neighborhood -- and were calculated using tax rates, public expenditures and budget information mostly for fiscal year ending June 30, 2005 for the county and fiscal year ending June 30, 2006 for the for the school district.

As shown above, using tax rates, public revenues and expenditures information additional annual revenues from the four neighborhoods for the county and school district may exceed the additional annual costs of providing infrastructure and services to the neighborhoods by \$1.9 million upon the build out of these neighborhoods. Similar excess annual revenues from the neighborhoods may be expected to continue into future years as long as the residential and nonresidential mix and the mix of revenues and expenditures for Columbia County and Columbia County Schools remain about the same.

What are the excess revenues per residence? As shown in the table below, average annual excess revenues for the county and school district from new residences in the four neighborhoods are about \$6,507.



EXECUTIVE SUMMARY

Estimated Annual Excess Public Revenues Per Residence for Local Columbia County and Columbia County Schools			
Residential Neighborhood	Total Excess Revenues	Number of Residences	Excess Annual Revenues Per Residence
Highgrove at Williamsburg, Phase III	\$128,050	34	\$3,766
Founders Village	\$1,306,052	67	\$19,493
Newland Place	\$349,558	119	\$2,937
Middleton	\$116,496	72	\$1,618
Total	\$1,900,156	292	\$6,507

A key benefit for the county and schools from new growth and included in the above revenues is from taxes collected from special purpose local option sales taxes.

Funding for Infrastructure and Public Improvements for New Neighborhoods

Most local Georgia governments have adopted policies and ordinances that shift almost all of the cost of new residential development and related infrastructure to the developer, builder and ultimately to the new homeowner.

Streets, sidewalks, drainage improvements, infrastructure and off-site improvements developed and paid for by developers in the neighborhoods are dedicated to local governments and utilities.

As shown below, the developers spent an estimated \$4.9 million to develop the four neighborhoods and \$3.4 million of this amount was for infrastructure dedicated to the county.

Development Costs and Infrastructure Dedicated to the County		
Residential Neighborhood	Development Costs	Costs of Dedicated Infrastructure
Highgrove at Williamsburg, Phase III	\$845,512	\$406,298
Founders Village	\$1,600,000	\$500,000
Newland Place	\$1,500,000	\$1,500,000
Middleton	\$1,000,000	\$1,000,000
Total	\$4,945,512	\$3,406,298

Local governments may incur costs for parks and recreation facilities, fire stations and police substations, as necessary. However, generally, local governments do not develop neighborhood parks, recreation facilities, fire stations and police substations for a specific residential neighborhood but these facilities are built to serve a broader benefit area. Similarly, schools are generally not built to serve a specific residential neighborhood but a broader school attendance area.



EXECUTIVE SUMMARY

Further, bonds repaid with property taxes collected from property owners or special purpose local option sales taxes collected from the spending of residents of the new neighborhoods, typically finance the construction of public facilities, such as fire stations and schools. In addition, the additional tax revenues generated by these four neighborhoods substantially increased the bonding capacity of the Columbia County and Columbia County Schools.

Impact of New Neighborhoods on Schools

Funding for the operations of the local schools, costs of teacher salaries, debt service costs and payments of capital projects is from the special purpose local option sales tax, property taxes and state and federal funds.

Additional classrooms and other school facilities are generally paid for funds borrowed by school districts, typically general obligation bonds repaid with sales taxes collected for debt service to repay the bonds. Therefore, additional sales taxes collected on new spending by residents of the new neighborhoods are sufficient to support debt service for new classrooms or other instructional facilities necessary for new students from the new neighborhoods.

A Discussion of the Impact of the Residential Construction Industry in Columbia

While this analysis did not identify the full impact of the residential construction industry in Columbia County, the residential construction industry can comprise 5% to 10% of some counties' economy.

Therefore, the economic benefits of new homes start long before a home may be occupied and the public benefits from a new home go far and beyond property taxes that may be collected on that home.

Most economic developers understand that retail and commercial always follow rooftops and that new homes are an economic engine -- not a minor player -- in the economic strength and growth of a community.



EXECUTIVE SUMMARY

About Impact DataSource, the Firm that Conducted this Study

This study was conducted by Impact DataSource, a thirteen-year-old Austin, Texas economic consulting, research and analysis firm. The firm has conducted fiscal impact analyses of over 1,600 projects and activities in fifteen states. In addition, the firm has developed fiscal impact analysis computer programs for several clients, including the Builders Association of Greater Indianapolis, the Southwestern Indiana Builders Association, the Indiana Builders Association, the Home Builders Association of Greater St. Louis, League of Kansas Municipalities, the New Mexico Economic Development Department, the Bryan-College Station (Texas) Economic Development Corporation, the Otero County (New Mexico) Economic Development Council, the Conroe (Texas) Economic Development Council and others.

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

Prior to his economic consulting career, he was a supervisory auditor for the U.S. Department of Health and Human Services and the U.S. Department of Education reviewing the operations, budgets and financial transactions of federal programs operated by state and local governments and school districts.

INTRODUCTION

This report presents the results of research performed by Impact DataSource, an Austin, Texas economic consulting research and analysis firm, of four new residential neighborhoods or subdivisions in Columbia County, Georgia. The following neighborhoods were included in the study:

- Highgrove at Williamsburg, Phase III,
- Founders Village,
- Newland Place, and
- Middleton.

The research was conducted primarily during the months of September and October, 2006.

Purpose of the Study

The purpose of the study was to determine the following:

- The overall economic benefits provided by new single-family residential neighborhoods in Columbia County, Georgia,
- The impact of this new housing on the taxes and other revenues of the county and school district, and
- The impact of new housing on the costs of infrastructure and annual costs of services for the county and school district.

Some key questions that the study sought to answer were: Do these new neighborhoods provide sufficient funding for required capital improvements and infrastructure? In addition, do on-going annual public revenues from the homeowners in the neighborhoods cover the costs required for public services? Overall, do new neighborhoods pay their own way?

Description of Research

The research consisted of a case study of four new residential neighborhoods in Columbia County, Georgia.

The research included accumulating the following data:

- Costs and other data on the development and construction of each residential neighborhood from the developers and builders,
- Costs and other data on residences in each neighborhood,
- Demographic characteristics of the residents of each neighborhood,
- The annual revenues and expenditures of the Columbia County and Columbia County Schools, and
- Applicable tax and other rates for the county and school district.



PROJECT SUMMARY AND BACKGROUND

For the most part, current tax rates were used along with the school district's revenues and expenditures for fiscal year ending June 30, 2006, and information contained in the county's Comprehensive Annual Financial Report for fiscal year ended June 30, 2005.

Using this information, the economic and fiscal impact of the four new residential neighborhoods was projected upon their build out. The one-time impacts during the development and construction of the neighborhoods were projected.

In addition, annual on-going public revenues and costs to provide infrastructure and services to residential neighborhood residents were calculated. Annual public revenues, including property taxes, were calculated based on the taxable value of new residences in the neighborhoods and retail and commercial property supported in the community and based on average household spending. Additionally special purpose local option sales taxes were calculated on the local taxable spending of residents of the new neighborhoods.

The calculation of other revenues, such as miscellaneous taxes and user fees, included examining financial statements of the county and school district. From this information, other public revenues from the neighborhoods were calculated based on average annual amounts that the county and school district will receive from existing households, or in the case of the school district, from existing students.

Annual public costs, per household, were calculated using an average cost approach. The annual costs for the county and school district to provide services to residents in the neighborhoods are assumed to be the same as the average costs for the county and school district to provide infrastructure and services to existing residents.

The calculation of average costs per household included examining the county's annual expenditures and (1) estimating the portion of these expenditures for residents, (2) identifying the number of existing households in the county and (3) dividing the county's total annual expenditures for residences by the number of existing households in the county.

Estimates of additional costs for the school district used a marginal cost approach to determine the costs for the school district to provide infrastructure and services to students living in the new neighborhoods.

Using these methods, the costs for the county and school district to provide public infrastructure and services to each household in the four neighborhoods upon the build out were calculated. Calculations of average costs per household and student are shown on schedules at the end of this report.

These costs were compared to annual revenues, to determine excess public revenues or costs from households in the four neighborhoods.

Data used in this analysis was obtained from the developer and builders in each neighborhood and from the county and school district and other sources. In addition, Impact DataSource used some estimates and assumptions.



PROJECT SUMMARY AND BACKGROUND

Calculations of average costs and revenues for the county and schools are shown on Appendix A.

In addition, the calculations of fiscal impacts are explained and sources of data are shown on Appendix B.

Scope of the Research

The study included collecting and examining public revenues and expenditures of the county and school district during their most recently completed year or 12 month period for which revenues and expenditures were available. For the county, the most recently completed year for which audited revenues and expenditures reports were available was fiscal year 2005. School district prepared reports were available for fiscal year 2006. These revenues and expenditures were for government operations and shown in funds, such as general funds, capital improvement funds, enterprise funds and debt service funds. These operations were largely funded by local tax collections and fees and paid for infrastructure and government services to local residents. However, in the case of the school district a large portion of their funding comes from state funds. Services provided by the county and school district included fire services, parks and recreation, administrative services, public education and other public services, as well as providing public infrastructure.

The analysis was of the expected annual costs and benefits from the neighborhoods upon their build out, using tax rates and the latest available financial information from the county and school district. The costs and benefits calculated in this analysis are expected to continue into future years if the residential and non-residential mix and the mix of revenues and expenditures in the county and school district remain about the same.

Contents of the Report

The report presents the following information:

- A discussion of public infrastructure funding,
- Local development policies,
- Types of economic impacts provided by the development and construction of the new neighborhoods and by their residents,
- Types of taxes and fees collected by the county and school district,
- The economic and fiscal impact of each residential neighborhood,
- A fiscal impact summary,
- A discussion of the conduct of this analysis,
- Some information on Impact DataSource,
- Schedules showing tax rates and calculations of annual public costs and other revenues from existing residents, and
- Sources of data and explanations of calculations in this report.

FUNDING OF PUBLIC INFRASTRUCTURE AND FACILITIES**The County**

Public infrastructure in the county is funded from property taxes collected for the county's bond fund and from the county's one cent special purpose local option sales tax.

Additionally, most capital improvements, such as roads, public buildings and other public infrastructure are paid for with borrowed funds by issuing bonds. These bonds are repaid along with the interest over ten, twenty or longer periods.

The county's ability to issue bonds is increased with new property in the new neighborhoods in this study that are added to local tax rolls and new taxable spending by residents of these neighborhoods. This new property and new spending translate into new property and sales tax streams which increase the county's bonding capacity or its ability to issue bonds to fund public infrastructure and facilities for these new neighborhoods and to improve existing infrastructure and public facilities.

Such growth and increases in bonding capacity allow the county to fund improvements for new neighborhoods without, in most instances, raising tax rates on existing residents and businesses.

The School District

Similarly, new schools and other school district capital improvements are funded from the school district's one cent special purpose local option sales tax.

Additionally, almost all of the new schools and other capital improvements are paid for with borrowed funds by issuing bonds. These bonds are largely repaid along with interest over a five year period.

The school district's ability to issue bonds is increased with new taxable spending by residents of these neighborhoods. This new spending translates into sales tax streams which increase the school district's bonding capacity or its ability to issue bonds to build new schools and for other capital improvements.

Such growth and increases in bonding capacity allow the school district to build new schools and fund capital improvement for new neighborhoods without, in most instances, raising tax rates on existing residents and businesses.

LOCAL DEVELOPMENT POLICIES

Most local Georgia governments have adopted policies and ordinances that shift almost all of the cost of a new residential development and related infrastructure to the developer, builder and ultimately to the new homeowner. The following are some of the development and construction costs that were paid by developers, builders, and homeowners for neighborhoods included in this study:

- Development fees,
- Water and sewer tap fees,
- Power connection fees,
- Building permit and inspections,
- Streets in residential neighborhoods, including curb, gutter and street signs,
- Sidewalks and bike trails,
- Sewer, water, and storm water infrastructure, and
- Connector streets.

Streets, sidewalks, drainage improvements, infrastructure and off-site improvements developed and paid for by developers in a residential neighborhood are dedicated to local governments or utilities. Local governments generally do not pay for, or help finance, the construction of any of the infrastructure within new residential neighborhoods.

Local governments may incur costs for parks and recreation facilities, fire stations and police substations, as necessary. However, generally, local governments do not develop neighborhood parks, recreation facilities, fire stations and police substations for a specific neighborhood, but these facilities are built to serve a broader benefit area. Similarly, schools, generally, are not built to serve a specific neighborhood but a broader school attendance area.

Further, bonds paid with property taxes collected from property owners, including residents of the new neighborhoods, along with special purpose local option sales taxes, typically finance the construction of public infrastructure facilities, such as fire stations and schools.



PROJECT SUMMARY AND BACKGROUND

TYPES OF ECONOMIC IMPACTS PROVIDED BY THE NEIGHBORHOODS

The new neighborhoods and new homes will provide a positive economic impact on an area's economy. These impacts will occur during development and construction of the neighborhood and as each new home is built. In addition, new households in the neighborhoods will provide on-going economic benefits to the community.

These impacts are (1) one-time impacts during the development and construction of the neighborhoods and their residences and (2) on-going annual impacts from residents of the neighborhood.

The economic impact from the development and construction of the new neighborhoods and their residences, as well as the economic impact of the households in the neighborhoods, translate into one-time and ongoing annual revenues and costs for the county and school district.

One-Time Impacts During Development of the Neighborhoods and Construction of Residences

The positive economic impact of the development of the neighborhoods and construction of residences includes the revenues of developers and builders, construction jobs, and construction salaries and wages generated by the development, construction and sale of homes. These jobs include onsite and offsite construction activities, as well as retail and wholesale sales of building materials, transportation to the building site, and local professional services to build and sell the homes.

Moreover, development and construction spending for each neighborhood ripples through the county's economy creating and supporting indirect sales, jobs and salaries during the development and construction period.

Indirect sales, jobs and salaries are supported in area businesses and organizations, such as lumber companies, that supply goods and services to the developer and builders in the neighborhood and their subcontractors. In addition, sales, jobs and salaries are supported in area businesses or organizations, such as restaurants, gas stations, banks, book stores, grocery stores, apartment complexes, convenience stores, computer stores, and service companies that supply goods and services to construction workers and their families and, in turn, to workers in indirect jobs and their families.

To estimate the spin-off benefits -- indirect sales and the number of indirect jobs and salaries supported during the development of the neighborhoods and the construction of their residences, regional economic multipliers were used. Regional economic multipliers for Columbia County are available on the US Department of Commerce's Regional Input-Output Modeling System (RIMS II). The multipliers shown on the following page were obtained and used in this analysis:



PROJECT SUMMARY AND BACKGROUND

Regional Economic Multipliers Used in the Analysis	
Spin-off sales in the county for every \$1 of development and construction cost in a new neighborhood	\$0.4951
Number of spin-off jobs supported in the county for every construction job in created by a new neighborhood	0.438
Amount paid to each worker in a spin-off job for every \$1 paid to a construction worker in a new neighborhood	\$0.3967

On-going Economic Impacts from Residents of the New Neighborhoods

The on-going economic benefits from new residences come from several sources.

Residential property is added to local tax rolls. Residents purchase goods and services in the community. Some existing businesses may expand to meet these needs and some new businesses may locate in the community adding or supporting retail and commercial real and personal property on local tax rolls.

Retail and other business sales in the community create or support jobs, salaries, and taxable sales in the community.



PROJECT SUMMARY AND BACKGROUND

TYPES OF REVENUES FOR THE COUNTY AND SCHOOL DISTRICT

Development and Construction Fees and Costs

As discussed above, during the development and construction of neighborhoods and their residences, fees paid by developers, builders and homeowners may include development fees, inspection fees, building permits and other fees. These fees were paid to the county and to utilities.

Local Taxes

In addition to one-time fees paid by developers, builders and new homeowners, a variety of local taxes and fees are collected from residents and businesses and other property owners. Some local taxes and user fees collected from residents and businesses are the following:

- Property taxes,
- Special purpose local option sales taxes,
- Fines,
- Licenses and permits,
- Charges for services, and
- Miscellaneous.

Property taxes and special purpose local option sales taxes are major sources of revenues for most local Georgia governments. They fund all or part of local services, such as public education, police and fire protection, libraries and parks.

Property taxes are imposed on real property of businesses and on residences. Business personal property includes furniture, fixtures, and equipment. In addition, motor vehicles owned by residents are taxed.

Property taxes are collected on the assessed value of property. Assessed value is forty percent of market value. Market value is the value in actual dollars of the property if it were sold on the open market.

Retail sales are subject to special purpose local option sales tax. Columbia County and Columbia County Schools each collect a 1% special purpose local option sales tax devoted to capital improvements.

HIGHGROVE AT WILLIAMSBURG, PHASE III

Description of the Neighborhood

Highgrove at Williamsburg Phase III is one of six phases in Highgrove at Williamsburg in Evans, Georgia just off Hardy McManus Road. This 19 acre phase or neighborhood has 34 lots. While all construction is underway and all lots are sold, about 30% of the homes are completed. The average market value of these move-up homes is \$334,688. An average residence has 3,340 square feet of living space. The neighborhood's development took about eight months and homes will be built out in about a year and a half.

Economic Impact of the Neighborhood

The economic impacts of the neighborhood are (1) one-time impacts during the development and construction of the neighborhood and its residences and (2) on-going annual impacts from the neighborhood residents.

One-Time Impacts during Construction

The one-time impacts from the spending by the neighborhood's developer and builders during development and construction are shown below.

Table 9

Direct Spending, Jobs and Salaries during Development and Construction of the Neighborhood and its Residences	
<u>Development and construction spending:</u>	
Estimated spending to develop the neighborhood	\$845,512
Spending to construct each residence	\$210,850
Number of residences constructed	34
Total spending to construct residences	\$7,168,900
Total development and construction spending	\$8,014,412
<u>Construction workers:</u>	
Percent of construction costs for labor	50%
Estimated labor costs or construction salaries	\$4,007,206
Length of development and construction period, in years	2.2
Average hourly wage of construction workers	\$12.50
Average annual salary of construction workers	\$26,000
Number of full-time equivalent construction workers employed during the construction period	70



ANALYSIS OF ECONOMIC IMPACT

The direct spending during construction, shown above, ripples through the county's economy. The spending supports sales in area businesses and creates and supports indirect jobs and worker salaries.

In total, during the development and construction of the neighborhood and its residences, the following revenues will be received by developers, builders and other area businesses and the following number of jobs and worker salaries will be created and supported.

Total Revenues Generated and Jobs and Salaries Supported during Development and Construction of the Neighborhood and its Residences			
	Economic Output	Jobs	Salaries
Direct	\$ 8,014,412	70	\$ 4,007,206
Indirect and induced	\$ 3,967,935	31	\$ 1,589,659
Total	\$11,982,347	101	\$ 5,596,865

Spending in the county subject to special purpose local option sales tax during development and construction of the neighborhood is shown below.

Taxable Spending during Development and Construction of the Neighborhood and its Residences	
<u>Purchases of construction materials:</u>	
Total development and construction spending	\$8,014,412
Percent of spending for materials	50%
Materials purchased	\$4,007,206
Percent of materials subject to sales taxes in the county	85%
<u>Taxable spending by construction workers and indirect workers:</u>	
Construction worker salaries and salaries of indirect workers	\$5,596,865
Percent of salaries spent by workers in the county	50%
Estimated % of workers spending in the county subject to sales tax	50%
Total taxable spending in the county	\$4,805,341



ANALYSIS OF ECONOMIC IMPACT

On-going Economic Impacts from Households in the Neighborhood

The on-going economic benefits from households are significant. Residential property is added to local tax rolls. Residents purchase goods and services in the community. Existing businesses are supported or expand to meet these needs, new businesses may locate in the community and, overall, new residents and their spending, support jobs and worker salaries in the community and in its businesses.

These on-going economic benefits are shown below with the value of homes and personal property of residents along with other real and personal property in the neighborhood added to local tax rolls.

Property in the Neighborhood on Local Tax Rolls	
<u>Residences in the neighborhood:</u>	
Number of residential properties	34
Estimated average market value	\$334,688
Market value of residential property	\$11,379,392
Assessed value percentage	40%
Estimated homestead exemption	\$8,000
Estimated total taxable value of residential property on local tax rolls	\$4,279,757
<u>Value of motor vehicles of residents in the neighborhood:</u>	
Number of residences	34
Estimated value of motor vehicles per residence	\$25,000
Estimated total value of motor vehicles in the neighborhood	\$850,000
Assessed value percentage	40%
Estimated total assessed value of motor vehicles of residents in the neighborhood on local tax rolls	\$340,000
<u>Other real and personal property in the neighborhood -- property other than residences:</u>	
Estimated market value other real property in the neighborhood	\$0
Assessed value percentage	40%
Estimated total assessed value of commercial real property in the neighborhood	\$0
Estimated market value of other personal property in neighborhood	\$0
Assessed value percentage	40%
Estimated total assessed value of other personal property in the neighborhood	\$0



ANALYSIS OF ECONOMIC IMPACT

The value of real and personal property added or owned by retail and commercial businesses in the community that is supported by the spending of residents of the neighborhood is shown below.

Retail and Commercial Property Supported on Local Tax Rolls by Spending of Households in the Neighborhood	
Estimated average annual household income	\$125,000
Estimated percent of income spent in the area	55%
Total spending in area businesses	\$2,337,500
Average annual sales per square foot in area businesses	\$275
Total square footage of retail and commercial space devoted to residents of the neighborhood	8,500
Estimated market value, per square foot, of retail and commercial real and personal property	\$145
Market value of retail and commercial real and personal property	\$1,232,500
Assessed value percentage	40%
Assessed value of retail and commercial real and personal on local tax rolls supported by residents of the neighborhood	\$493,000

All property on local tax rolls supported by the neighborhood is shown below.

Summary of Total Residential and Retail and Commercial Property Supported on Local Tax Rolls by the Neighborhood	
Total market value of residences, value of residents' motor vehicles and retail and commercial real and personal property added to or supported on local tax rolls by the neighborhood	\$13,461,892
Total taxable value of property on local tax rolls created or supported by the neighborhood:	
Residences in the neighborhood	\$4,279,757
Residents' motor vehicles	\$340,000
Other real property in the neighborhood	\$0
Other personal property in the neighborhood	\$0
Retail and commercial property supported on local tax rolls by neighborhood residents	\$493,000
Total assessed value of property supported by the neighborhood	\$5,112,757

In addition to residential, personal and commercial property being added to or supported on local tax rolls, the household incomes of residents are injected into the local economy. As shown below, the spending of neighborhood residents will create and support the following sales, jobs, salaries and taxable spending.



ANALYSIS OF ECONOMIC IMPACT

Annual Local Sales, Personal Income and Jobs Created by the Neighborhood	
<u>Local sales supported by the neighborhood:</u>	
Number of households	34
Estimated number of public school students per household	0.65
Estimated total number of students who will attend local public schools	22
Average annual household income	\$125,000
Estimated annual total personal income	\$4,250,000
Estimated percent of personal income spent in the county	55%
Annual spending in businesses by neighborhood residents in the county	\$2,337,500
<u>Jobs:</u>	
Number of jobs created or supported for every \$1 million of sales or spending of neighborhood residents	10
Number of total jobs supported in the county	23
<u>Salaries of workers in jobs supported in the county:</u>	
Estimated hourly wages for jobs supported, including workers, management, and administrative staff	\$9.50
Average annual salaries for jobs supported	\$19,760
Total annual salaries supported in the county	\$454,480
Estimated percent of workers' salaries spent in the county	55%
Annual spending by workers in the county	\$249,964
<u>Taxable spending:</u>	
Estimated percent of spending by neighborhood households and workers in the county subject to sales tax	50%
Taxable spending by neighborhood households and supported workers in the county	\$1,293,732

The economic impact from the development and construction of the neighborhood and its residences, as well as the economic impact of the households, translate into one-time and ongoing annual revenues for the county and school district. These fiscal impacts are discussed next.



ANALYSIS OF ECONOMIC IMPACT

Fiscal Impact

The neighborhood generates substantial revenues for the county and school district. These revenues are (1) one-time revenues – provided by developers and builders during the development and construction of the neighborhood and its residences and (2) on-going annual revenues from the neighborhood residents.

One-Time Revenues During Construction

The neighborhood provides the following one-time revenues for the county and school district during the development and construction of the neighborhood and its residences:

Revenues for the County and School District During Construction and Development of the Neighborhood and its Residences		
<u>County:</u>		
Building permits	\$267.20 per residence	\$9,085
Water and sewer tap fees	\$1,167 per residence	\$39,678
Special purpose local option sales tax on taxable spending:		
Taxable spending during development and construction		\$4,805,341
The county's special purpose local option sales tax rate		1%
Special purpose local option sales taxes collected by the county		\$48,053
Total revenues for the County		\$4,902,158
<u>School district</u>		
Sales tax on taxable spending:		
Taxable spending during development and construction		\$4,805,341
The district's special purpose local option sales tax rate		1%
Special purpose local option sales taxes collected by the school district		\$48,053
Total one-time revenues for the county and school district		\$4,950,211



ANALYSIS OF ECONOMIC IMPACT

Dedicated Infrastructure

In addition to providing revenues for the county and school district during development and construction, the developer provided the following dedicated infrastructure to the county:

Description and Amount Dedicated Infrastructure	
Internal neighborhood streets and water, sewer, storm water infrastructure	
Estimated cost of dedicated infrastructure	\$406,298

On-going Public Costs and Benefits from Households in the Neighborhood

The on-going fiscal impact of the new neighborhood consists of the annual costs and revenues for the county and school district.

Columbia County

On-going annual costs and benefits for Columbia County are shown on the following pages.

Property Taxes to be Collected

The county will collect property taxes each year from residents and on retail and commercial property supported by the spending of residents as shown on the following page.



ANALYSIS OF ECONOMIC IMPACT

Annual Property Taxes to be Collected by the County	
Taxable values:	
Residences in the neighborhood	\$4,279,757
Motor vehicles owned by residents	\$340,000
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$493,000
Total taxable value of property in the neighborhood and supported by residents' spending	\$5,112,757
Millage rate	0.01541
Property taxes collected on:	
Residences in the neighborhood	\$65,951
Motor vehicles owned by residents	\$5,239
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$7,597
Total property taxes collected	\$78,788

Special Purpose Local Option Sales Taxes to be Collected

The county will collect the following special purpose local option sales taxes each year on the spending of neighborhood residents and workers supported by the residents' spending:

Annual Special Purpose Local Option Sales Taxes to be Collected by the County	
Taxable spending by neighborhood households and supported workers in the county	\$1,293,732
Special purpose local option sales tax rate	1%
Special purpose local option sales taxes to be collected	\$12,937

Total Additional Annual Costs and Benefits for the County

Total additional annual costs and benefits for the county from the neighborhood are shown below.



ANALYSIS OF ECONOMIC IMPACT

Columbia County			
Annual Costs and Benefits From Residences in the New Neighborhood			
Governmental Activities and Business-Type Activities			
Expenditures		Revenues	
General government	\$8,179	<u>Property taxes</u>	\$78,788
Judicial system	\$3,111	Special purpose local option sales tax	\$12,937
Public safety	\$20,315	<u>Program revenues:</u>	
Public works	\$7,312	Charges for services	\$25,055
Health and welfare	\$1,203	Operating grants and contributions	\$1,192
Culture and recreation	\$3,285	Capital grants and contributions:	\$12,061
Housing and development	\$2,239	<u>General revenues:</u>	
Interest on long-term debt	\$1,424	Other taxes	\$4,961
Water and sewer	\$12,276	Revenues from the use of money	\$1,035
Storm water	\$1,452	Gain on sale of assets	\$52
Solid waste management	\$3,531	Miscellaneous	\$389
Solid waste authority	\$1,056		
Total expenditures	\$60,797	Total revenues	\$136,471
Excess Annual Revenues/ (Costs)	\$75,674		

Columbia County Schools

On-going annual costs and benefits for Columbia County Schools are shown on the following pages.

Property Taxes to be Collected

The schools will collect property taxes each year from residents and on retail and commercial property supported by the spending of residents as shown on the following page.



ANALYSIS OF ECONOMIC IMPACT

Annual Property Taxes to be Collected by the School District	
<u>Taxable values:</u>	
Residences in the neighborhood	\$4,279,757
Motor vehicles owned by residents	\$340,000
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$493,000
Total taxable value of property in the neighborhood and supported by residents' spending	\$5,112,757
Millage rate	0.01718
<u>Property taxes collected on:</u>	
Residences in the neighborhood	\$73,526
Motor vehicles owned by residents	\$5,841
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$8,470
Total property taxes collected	\$87,837

Special Purpose Local Option Sales Taxes to be Collected

The schools will collect the following special purpose local option sales taxes each year on the spending of neighborhood residents and workers supported by the residents' spending:

Annual Special Purpose Local Option Sales Taxes to be Collected by Schools	
Taxable spending by neighborhood households and supported workers in the county	\$1,293,732
Special purpose local option sales tax rate	1%
Special purpose local option sales taxes to be collected	\$12,937



ANALYSIS OF ECONOMIC IMPACT

Total additional annual costs and benefits for Columbia County Schools from the neighborhood are shown below.

Columbia County Schools Annual Costs and Benefits From Residences in the New Neighborhood			
Expenditures		Revenues	
School Nutrition Services	\$7,133	Property taxes	\$87,837
		Special purpose local option sales tax	\$12,937
General fund:		School nutrition services	\$7,162
Instruction	\$95,421	General fund:	
Pupil services	\$2,425	Local sources, excluding property taxes	\$2,721
Improvement instruction	\$2,586	State sources	\$89,271
Education media services	\$2,977	Federal sources	\$853
General administration	\$475	Total general fund revenues, excluding property taxes	\$92,845
School administration	\$7,199	Special revenue fund:	
Business services	\$663	State sources	\$1,551
Maintenance and operations	\$10,559	Federal sources	\$6,333
Student transportation	\$5,642	Total special revenue fund revenues	\$7,884
Central support services	\$567	Building program average annual revenues over the past five years:	
Other support services	\$0	River Ridge Elem. State Funding	\$747
Enterprise operations	\$526	New EMS State Funding	\$910
Other outlays	\$5,442	Sale of EMS	\$50
Total GF expenditures	\$134,480	Sale of Bonds	\$3,250
Special revenue fund:		Transfer from GF	\$1,037
Instruction	\$5,180	Interest	\$143
Pupil services	\$653	Total building program revenues excluding special purpose local option sales tax	\$6,136
Improvement instruction	\$667		
Education media services	\$44		
General administration	\$208		
School administration	\$0		
Maintenance and operations	\$10		
Student transportation	\$549		
Central support services	\$0		
Other support services	\$42		
Community services	\$0		
Total SRF expenditures	\$7,355		
Building program average annual expenditures over the past five years:			
Debt service	\$6,649		
Building projects	\$5,781		
Other capital outlays	\$1,028		
Total BP expenditures	\$13,458		
Total Expenditures all funds	\$162,425	Total Revenues	\$214,802
Excess Revenues/(Costs)	\$52,376		



ANALYSIS OF ECONOMIC IMPACT

The annual costs and benefits for the county and school district from the neighborhood are shown below:

Summary of Annual Costs and Benefits for the County and School District from Highgrove at Williamsburg, Phase III			
	Costs	Benefits	Excess Benefits/ (Costs)
Columbia County	\$60,797	\$136,471	\$75,674
Columbia County Schools	\$162,425	\$214,802	\$52,376
Total	\$223,222	\$351,272	\$128,050

FOUNDERS VILLAGE

Description of the Neighborhood

Founders Village is a new residential neighborhood of Riverwood Plantation in Evans, Georgia. The neighborhood has 67 lots that have an average price per lot of \$290,000 with an average home selling for \$1.1 million. The minimum home size is 3,500 square feet.

Economic Impact of the Neighborhood

The economic impacts of the neighborhood are (1) one-time impacts during the development and construction of the neighborhood and its residences and (2) on-going annual impacts from the neighborhood residents.

One-Time Impacts during Construction

The one-time impacts from the spending by the neighborhood’s developer and builders during development and construction are shown below.

Direct Spending, Jobs and Salaries during Development and Construction of the Neighborhood and its Residences	
<u>Development and construction spending:</u>	
Estimated spending to develop the neighborhood	\$1,600,000
Spending to construct each residence	\$700,000
Number of residences constructed	67
Total spending to construct residences	\$46,900,000
Total development and construction spending	\$48,500,000
<u>Construction workers:</u>	
Percent of construction costs for labor	50%
Estimated labor costs or construction salaries	\$24,250,000
Estimated length of development and construction period, in years	3
Average hourly wage of construction workers	\$12.50
Average annual salary of construction workers	\$26,000
Number of full-time equivalent construction workers employed during the construction period	311

The direct spending during construction, shown above, ripples through the county's economy. The spending supports sales in area businesses and creates and supports indirect jobs and worker salaries.



ANALYSIS OF ECONOMIC IMPACT

In total, during the development and construction of the neighborhood and its residences, the following revenues will be received by developers, builders and other area businesses and the following number of jobs and worker salaries will be created and supported.

Total Revenues Generated and Jobs and Salaries Supported during Development and Construction of the Neighborhood and its Residences			
	Economic Output	Jobs	Salaries
Direct	\$48,500,000	311	\$24,250,000
Indirect and induced	\$24,012,350	136	\$ 9,619,975
Total	\$72,512,350	447	\$33,869,975

Spending in the county subject to special purpose local option sales tax during development and construction of the neighborhood is shown below.

Taxable Spending during Development and Construction of the Neighborhood and its Residences	
<u>Purchases of construction materials:</u>	
Total development and construction spending	\$48,500,000
Percent of spending for materials	50%
Materials purchased	\$24,250,000
Percent of materials subject to sales taxes in the county	85%
<u>Taxable spending by construction workers and indirect workers:</u>	
Construction worker salaries and salaries of indirect workers	\$33,869,975
Percent of salaries spent by workers in the county	50%
Estimated % of workers spending in the county subject to sales tax	50%
Total taxable spending in the county	\$29,079,994

On-going Economic Impacts from Households in the Neighborhood

The on-going economic benefits from households are significant. Residential property is added to local tax rolls. Residents purchase goods and services in the community. Existing businesses are supported or expand to meet these needs, new businesses may locate in the community and, overall, new residents and their spending, support jobs and worker salaries in the community and in its businesses.



ANALYSIS OF ECONOMIC IMPACT

These on-going economic benefits are shown below with the value of homes and motor vehicles of residents along with other real and personal property in the neighborhood added to local tax rolls.

Property in the Neighborhood on Local Tax Rolls	
<u>Residences in the neighborhood:</u>	
Number of residential properties	67
Estimated average market value	\$1,390,000
Market value of residential property	\$93,130,000
Assessed value percentage	40%
Estimated homestead exemption	\$8,000
Estimated total taxable value of residential property on local tax rolls	\$36,716,000
<u>Value of motor vehicles of residents in the neighborhood:</u>	
Number of residences	67
Estimated value of motor vehicles per residence	\$45,000
Estimated total value of motor vehicles in the neighborhood	\$3,015,000
Assessed value percentage	40%
Estimated total assessed value of motor vehicles of residents in the neighborhood on local tax rolls	\$1,206,000
<u>Other real and personal property in the neighborhood -- property other than residences:</u>	
Estimated market value other real property in the neighborhood	\$0
Assessed value percentage	40%
Estimated total assessed value of commercial real property in the neighborhood	\$0
Estimated market value of other personal property in neighborhood	\$0
Assessed value percentage	40%
Estimated total assessed value of other personal property in the neighborhood	\$0



ANALYSIS OF ECONOMIC IMPACT

The value of real and personal property added or owned by retail and commercial businesses in the community that is supported by the spending of residents of the neighborhood is shown below.

Retail and Commercial Property Supported on Local Tax Rolls by Spending of Households in the Neighborhood	
Estimated average annual household income	\$300,000
Estimated percent of income spent in the area	55%
Total spending in area businesses	\$11,055,000
Average annual sales per square foot in area businesses	\$275
Total square footage of retail and commercial space devoted to residents of the neighborhood	40,200
Estimated market value, per square foot, of retail and commercial real and personal property	\$145
Market value of retail and commercial real and personal property	\$5,829,000
Assessed value percentage	40%
Assessed value of retail and commercial real and personal on local tax rolls supported by residents of the neighborhood	\$2,331,600

All property on local tax rolls supported by the neighborhood is shown below.

Table 30

Summary of Total Residential and Retail and Commercial Property Supported on Local Tax Rolls by the Neighborhood	
Total market value of residences, value of residents' motor vehicles and retail and commercial real and personal property added to or supported on local tax rolls by the neighborhood	\$101,974,000
Total taxable value of property on local tax rolls created or supported by the neighborhood:	
Residences in the neighborhood	\$36,716,000
Residents' motor vehicles	\$1,206,000
Other real property in the neighborhood	\$0
Other personal property in the neighborhood	\$0
Retail and commercial property supported on local tax rolls by neighborhood residents	\$2,331,600
Total assessed value of property supported by the neighborhood	\$40,253,600



ANALYSIS OF ECONOMIC IMPACT

In addition to residential, personal and commercial property being added to or supported on local tax rolls, the household incomes of residents are injected into the local economy. As shown below, the spending of neighborhood residents will create and support the following sales, jobs, salaries and taxable spending.

Annual Local Sales, Personal Income and Jobs Created by the Neighborhood	
<u>Local sales supported by the neighborhood:</u>	
Number of households	67
Estimated number of public school students per household	0.65
Estimated total number of students who will attend local public schools	44
Average annual household income	\$300,000
Estimated annual total personal income	\$20,100,000
Estimated percent of personal income spent in the county	55%
Annual spending in businesses by neighborhood residents in the county	\$11,055,000
<u>Jobs:</u>	
Number of jobs created or supported for every \$1 million of sales or spending of neighborhood residents	10
Number of total jobs supported in the county	111
<u>Salaries of workers in jobs supported in the county:</u>	
Estimated hourly wages for jobs supported, including workers, management, and administrative staff	\$9.50
Average annual salaries for jobs supported	\$19,760
Total annual salaries supported in the county	\$2,193,360
Estimated percent of workers' salaries spent in the county	55%
Annual spending by workers in the county	\$1,206,348
<u>Taxable spending:</u>	
Estimated percent of spending by neighborhood households and workers in the county subject to sales tax	50%
Taxable spending by neighborhood households and supported workers in the county	\$6,130,674

The economic impact from the development and construction of the neighborhood and its residences, as well as the economic impact of the households, translate into one-time and ongoing annual revenues for the county and school district. These fiscal impacts are discussed next.



ANALYSIS OF ECONOMIC IMPACT

Fiscal Impact

The neighborhood generates substantial revenues for the county and school district. These revenues are (1) one-time revenues – provided by developers and builders during the development and construction of the neighborhood and its residences and (2) on-going annual revenues from the neighborhood residents.

One-Time Revenues During Construction

The neighborhood provides the following one-time revenues for the county and school district during the development and construction of the neighborhood and its residences:

Revenues for the County and School District During Construction and Development of the Neighborhood and its Residences		
<u>County:</u>		
Building permits	\$267.20 per residence	\$17,902
Water and sewer tap fees	\$1,167 per residence	\$78,189
Special purpose local option sales tax on taxable spending:		
Taxable spending during development and construction		\$29,079,994
The county's special purpose local option sales tax rate		1%
Special purpose local option sales taxes collected by the county		\$290,800
Total revenues for the County		\$29,466,885
<u>School district</u>		
Sales tax on taxable spending:		
Taxable spending during development and construction		\$29,079,994
The district's special purpose local option sales tax rate		1%
Special purpose local option sales taxes collected by the school district		\$290,800
Total one-time revenues for the county and school district		\$29,757,685



ANALYSIS OF ECONOMIC IMPACT

Dedicated Infrastructure

In addition to providing revenues for the county and school district during development and construction, the developer provided the following dedicated infrastructure to the county:

Description and Amount Dedicated Infrastructure	
Internal neighborhood streets and water, sewer, storm water infrastructure	
Estimated cost of dedicated infrastructure	\$500,000

On-going Public Costs and Benefits from Households in the Neighborhood

The on-going fiscal impact of the new neighborhood consists of the annual costs and revenues for the county and school district.

Columbia County

On-going annual costs and benefits for Columbia County are shown on the following pages.

Property Taxes to be Collected

The county will collect property taxes each year from residents and on retail and commercial property supported by the spending of residents as shown on the following page.



ANALYSIS OF ECONOMIC IMPACT

Annual Property Taxes to be Collected by the County	
<u>Taxable values:</u>	
Residences in the neighborhood	\$36,716,000
Motor vehicles owned by residents	\$1,206,000
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$2,331,600
Total taxable value of property in the neighborhood and supported by residents' spending	\$40,253,600
Millage rate	0.01541
<u>Property taxes collected on:</u>	
Residences in the neighborhood	\$565,794
Motor vehicles owned by residents	\$18,584
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$35,930
Total property taxes collected	\$620,308

Special Purpose Local Option Sales Taxes to be Collected

The county will collect the following special purpose local option sales taxes each year on the spending of neighborhood residents and workers supported by the residents' spending:

Annual Special Purpose Local Option Sales Taxes to be Collected by the County	
Taxable spending by neighborhood households and supported workers in the county	\$6,130,674
Special purpose local option sales tax rate	1%
Special purpose local option sales taxes to be collected	\$61,307



ANALYSIS OF ECONOMIC IMPACT

Total Additional Annual Costs and Benefits for the County

Total additional annual costs and benefits for the county from the neighborhood are shown below.

Columbia County Annual Costs and Benefits From Residences in the New Neighborhood Governmental Activities and Business-Type Activities			
Expenditures		Revenues	
General government	\$16,117	Property taxes	\$620,308
Judicial system	\$6,131	Special purpose local option sales tax	\$61,307
Public safety	\$40,033	Program revenues:	
Public works	\$14,409	Charges for services	\$49,373
Health and welfare	\$2,371	Operating grants and contributions	\$2,349
Culture and recreation	\$6,473	Capital grants and contributions:	\$23,768
Housing and development	\$4,412	General revenues:	
Interest on long-term debt	\$2,806	Other taxes	\$9,776
Water and sewer	\$24,191	Revenues from the use of money	\$2,040
Storm water	\$2,862	Gain on sale of assets	\$102
Solid waste management	\$6,959	Miscellaneous	\$767
Solid waste authority	\$2,082		
Total expenditures	\$119,805	Total revenues	\$769,790
Excess Annual Revenues/ (Costs)	\$649,985		

Columbia County Schools

On-going annual costs and benefits for Columbia County Schools are shown on the following pages.

Property Taxes to be Collected

The schools will collect property taxes each year from residents and on retail and commercial property supported by the spending of residents as shown on the following page.



ANALYSIS OF ECONOMIC IMPACT

Annual Property Taxes to be Collected by the School District	
<u>Taxable values:</u>	
Residences in the neighborhood	\$36,716,000
Motor vehicles owned by residents	\$1,206,000
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$2,331,600
Total taxable value of property in the neighborhood and supported by residents' spending	\$40,253,600
Millage rate	0.01718
<u>Property taxes collected on:</u>	
Residences in the neighborhood	\$630,781
Motor vehicles owned by residents	\$20,719
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$40,057
Total property taxes collected	\$691,557



ANALYSIS OF ECONOMIC IMPACT

Special Purpose Local Option Sales Taxes to be Collected

The schools will collect the following special purpose local option sales taxes each year on the spending of neighborhood residents and workers supported by the residents' spending:

Annual Special Purpose Local Option Sales Taxes to be Collected by Schools	
Taxable spending by neighborhood households and supported workers in the county	\$6,130,674
Special purpose local option sales tax rate	1%
Special purpose local option sales taxes to be collected	\$61,307

Total Additional Annual Costs and Benefits for the School District

Total additional annual costs and benefits for Columbia County Schools from the neighborhood are shown on the next page.



ANALYSIS OF ECONOMIC IMPACT

Columbia County Schools			
Annual Costs and Benefits From Residences in the New Neighborhood			
Expenditures		Revenues	
School Nutrition Services	\$14,265	Property taxes	\$691,557
General fund:		Special purpose local option sales tax	\$61,307
Instruction	\$190,842	School nutrition services	\$14,324
Pupil services	\$4,849	General fund:	
Improvement instruction	\$5,172	Local sources, excluding property taxes	\$5,442
Education media services	\$5,955	State sources	\$178,541
General administration	\$949	Federal sources	\$1,707
School administration	\$14,397	Total general fund revenues, excluding property taxes	\$185,690
Business services	\$1,325	Special revenue fund:	
Maintenance and operations	\$21,117	State sources	\$3,102
Student transportation	\$11,284	Federal sources	\$12,665
Central support services	\$1,133	Total special revenue fund revenues	\$15,767
Other support services	\$1	Building program average annual revenues over the past five years:	
Enterprise operations	\$1,051	River Ridge Elem. State Funding	\$1,494
Other outlays	\$10,885	New EMS State Funding	\$1,819
Total GF expenditures	\$268,960	Sale of EMS	\$100
Special revenue fund:		Sale of Bonds	\$6,499
Instruction	\$10,361	Transfer from GF	\$2,074
Pupil services	\$1,307	Interest	\$285
Improvement instruction	\$1,335	Total building program revenues excluding special purpose local option sales tax	\$12,273
Education media services	\$88		
General administration	\$416		
School administration	\$0		
Maintenance and operations	\$20		
Student transportation	\$1,098		
Central support services	\$0		
Other support services	\$84		
Community services	\$0		
Total SRF expenditures	\$14,709		
Building program average annual expenditures over the past five years:			
Debt service	\$13,299		
Building projects	\$11,562		
Other capital outlays	\$2,056		
Total BP expenditures	\$26,917		
Total expenditures all funds	\$324,851	Total revenues	\$980,918
Excess Revenues/(Costs)	\$656,067		



ANALYSIS OF ECONOMIC IMPACT

Summary of Annual Costs and Benefits from the Neighborhood

The annual costs and benefits for the county and school district from the neighborhood are shown below:

Summary of Annual Costs and Benefits for the County and School District from Founders Village			
	Costs	Benefits	Excess Benefits/ (Costs)
Columbia County	\$119,805	\$769,790	\$649,985
Columbia County Schools	\$324,851	\$980,918	\$656,067
Total	\$444,656	\$1,750,708	\$1,306,052

NEWLAND PLACE

Description of the Neighborhood

Newland Place is a new residential neighborhood of Riverwood Plantation in Evans, Georgia. The neighborhood has 119 lots. The selling price of an average home is \$290,000 with each home having an average of 2,400 square feet of living space.

Economic Impact of the Neighborhood

The economic impacts of the neighborhood are (1) one-time impacts during the development and construction of the neighborhood and its residences and (2) on-going annual impacts from the neighborhood residents.

One-Time Impacts during Construction

The one-time impacts from the spending by the neighborhood’s developer and builders during development and construction are shown below.

Direct Spending, Jobs and Salaries during Development and Construction of the Neighborhood and its Residences	
<u>Development and construction spending:</u>	
Estimated spending to develop the neighborhood	\$1,500,000
Spending to construct each residence	\$155,000
Number of residences constructed	119
Total spending to construct residences	\$18,445,000
Total development and construction spending	\$19,945,000
<u>Construction workers:</u>	
Percent of construction costs for labor	50%
Estimated labor costs or construction salaries	\$9,972,500
Estimated length of development and construction period, in years	3
Average hourly wage of construction workers	\$12.50
Average annual salary of construction workers	\$26,000
Number of full-time equivalent construction workers employed during the construction period	128

The direct spending during construction, shown above, ripples through the county's economy. The spending supports sales in area businesses and creates and supports indirect jobs and worker salaries.



ANALYSIS OF ECONOMIC IMPACT

In total, during the development and construction of the neighborhood and its residences, the following revenues will be received by developers, builders and other area businesses and the following number of jobs and worker salaries will be created and supported.

Total Revenues Generated and Jobs and Salaries Supported during Development and Construction of the Neighborhood and its Residences			
	Economic Output	Jobs	Salaries
Direct	\$19,945,000	128	\$ 9,972,500
Indirect and induced	\$ 9,874,770	56	\$ 3,956,091
Total	\$29,819,770	184	\$13,928,591

Spending in the county subject to special purpose local option sales tax during development and construction of the neighborhood is shown below.

Taxable Spending during Development and Construction of the Neighborhood and its Residences	
<u>Purchases of construction materials:</u>	
Total development and construction spending	\$19,945,000
Percent of spending for materials	50%
Materials purchased	\$9,972,500
Percent of materials subject to sales taxes in the county	85%
<u>Taxable spending by construction workers and indirect workers:</u>	
Construction worker salaries and salaries of indirect workers	\$13,928,591
Percent of salaries spent by workers in the county	50%
Estimated % of workers spending in the county subject to sales tax	50%
Total taxable spending in the county	\$11,958,773

On-going Economic Impacts from Households in the Neighborhood

The on-going economic benefits from households are significant. Residential property is added to local tax rolls. Residents purchase goods and services in the community. Existing businesses are supported or expand to meet these needs, new businesses may locate in the community and, overall, new residents and their spending, support jobs and worker salaries in the community and in its businesses.



ANALYSIS OF ECONOMIC IMPACT

These on-going economic benefits are shown below with the value of homes and motor vehicles of residents along with other real and personal property in the neighborhood added to local tax rolls.

Property in the Neighborhood on Local Tax Rolls	
<u>Residences in the neighborhood:</u>	
Number of residential properties	119
Estimated average market value	\$290,000
Market value of residential property	\$34,510,000
Assessed value percentage	40%
Estimated homestead exemption	\$8,000
Estimated total taxable value of residential property on local tax rolls	\$12,852,000
<u>Value of motor vehicles of residents in the neighborhood:</u>	
Number of residences	119
Estimated value of motor vehicles per residence	\$25,000
Estimated total value of motor vehicles in the neighborhood	\$2,975,000
Assessed value percentage	40%
Estimated total assessed value of motor vehicles of residents in the neighborhood on local tax rolls	\$1,190,000
<u>Other real and personal property in the neighborhood -- property other than residences:</u>	
Estimated market value other real property in the neighborhood	\$0
Assessed value percentage	40%
Estimated total assessed value of commercial real property in the neighborhood	\$0
Estimated market value of other personal property in neighborhood	\$0
Assessed value percentage	40%
Estimated total assessed value of other personal property in the neighborhood	\$0



ANALYSIS OF ECONOMIC IMPACT

The value of real and personal property added or owned by retail and commercial businesses in the community that is supported by the spending of residents of the neighborhood is shown below.

Retail and Commercial Property Supported on Local Tax Rolls by Spending of Households in the Neighborhood	
Estimated average annual household income	\$100,000
Estimated percent of income spent in the area	55%
Total spending in area businesses	\$6,545,000
Average annual sales per square foot in area businesses	\$275
Total square footage of retail and commercial space devoted to residents of the neighborhood	23,800
Estimated market value, per square foot, of retail and commercial real and personal property	\$145
Market value of retail and commercial real and personal property	\$3,451,000
Assessed value percentage	40%
Assessed value of retail and commercial real and personal on local tax rolls supported by residents of the neighborhood	\$1,380,400

All property on local tax rolls supported by the neighborhood is shown below.

Summary of Total Residential and Retail and Commercial Property Supported on Local Tax Rolls by the Neighborhood	
Total market value of residences, value of residents' motor vehicles and retail and commercial real and personal property added to or supported on local tax rolls by the neighborhood	\$40,936,000
Total taxable value of property on local tax rolls created or supported by the neighborhood:	
Residences in the neighborhood	\$12,852,000
Residents' motor vehicles	\$1,190,000
Other real property in the neighborhood	\$0
Other personal property in the neighborhood	\$0
Retail and commercial property supported on local tax rolls by neighborhood residents	\$1,380,400
Total assessed value of property supported by the neighborhood	\$15,422,400

In addition to residential, personal and commercial property being added to or supported on local tax rolls, the household incomes of residents are injected into the local economy. As shown below, the spending of neighborhood residents will create and support the following sales, jobs, salaries and taxable spending.



ANALYSIS OF ECONOMIC IMPACT

Annual Local Sales, Personal Income and Jobs Created by the Neighborhood	
<u>Local sales supported by the neighborhood:</u>	
Number of households	119
Estimated number of public school students per household	0.65
Estimated total number of students who will attend local public schools	77
Average annual household income	\$100,000
Estimated annual total personal income	\$11,900,000
Estimated percent of personal income spent in the county	55%
Annual spending in businesses by neighborhood residents in the county	\$6,545,000
<u>Jobs:</u>	
Number of jobs created or supported for every \$1 million of sales or spending of neighborhood residents	10
Number of total jobs supported in the county	65
<u>Salaries of workers in jobs supported in the county:</u>	
Estimated hourly wages for jobs supported, including workers, management, and administrative staff	\$9.50
Average annual salaries for jobs supported	\$19,760
Total annual salaries supported in the county	\$1,284,400
Estimated percent of workers' salaries spent in the county	55%
Annual spending by workers in the county	\$706,420
<u>Taxable spending:</u>	
Estimated percent of spending by neighborhood households and workers in the county subject to sales tax	50%
Taxable spending by neighborhood households and supported workers in the county	\$3,625,710

The economic impact from the development and construction of the neighborhood and its residences, as well as the economic impact of the households, translate into one-time and ongoing annual revenues for the county and school district. These fiscal impacts are discussed next.



ANALYSIS OF ECONOMIC IMPACT

Fiscal Impact

The neighborhood generates substantial revenues for the county and school district. These revenues are (1) one-time revenues – provided by developers and builders during the development and construction of the neighborhood and its residences and (2) on-going annual revenues from the neighborhood residents.

One-Time Revenues During Construction

The neighborhood provides the following one-time revenues for the county and school district during the development and construction of the neighborhood and its residences:

Revenues for the County and School District During Construction and Development of the Neighborhood and its Residences		
<u>County:</u>		
Building permits	\$267.20 per residence	\$31,797
Water and sewer tap fees	\$1,167 per residence	\$138,873
Special purpose local option sales tax on taxable spending:		
Taxable spending during development and construction		\$11,958,773
The county's special purpose local option sales tax rate		1%
Special purpose local option sales taxes collected by the county		\$119,588
Total revenues for the County		\$12,249,030
<u>School district</u>		
Sales tax on taxable spending:		
Taxable spending during development and construction		\$11,958,773
The district's special purpose local option sales tax rate		1%
Special purpose local option sales taxes collected by the school district		\$119,588
Total one-time revenues for the county and school district		\$12,368,618



ANALYSIS OF ECONOMIC IMPACT

Dedicated Infrastructure

In addition to providing revenues for the county and school district during development and construction, the developer provided the following dedicated infrastructure to the county:

Description and Amount Dedicated Infrastructure	
Internal neighborhood streets and water, sewer, storm water infrastructure	
Estimated cost of dedicated infrastructure	\$1,500,000

On-going Public Costs and Benefits from Households in the Neighborhood

The on-going fiscal impact of the new neighborhood consists of the annual costs and revenues for the county and school district.

Columbia County

On-going annual costs and benefits for Columbia County are shown on the following pages.

Property Taxes to be Collected

The county will collect property taxes each year from residents and on retail and commercial property supported by the spending of residents as shown on the following page.



ANALYSIS OF ECONOMIC IMPACT

Annual Property Taxes to be Collected by the County	
<u>Taxable values:</u>	
Residences in the neighborhood	\$12,852,000
Motor vehicles owned by residents	\$1,190,000
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$1,380,400
Total taxable value of property in the neighborhood and supported by residents' spending	\$15,422,400
Millage rate	0.01541
<u>Property taxes collected on:</u>	
Residences in the neighborhood	\$198,049
Motor vehicles owned by residents	\$18,338
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$21,272
Total property taxes collected	\$237,659

Special Purpose Local Option Sales Taxes to be Collected

The county will collect the following special purpose local option sales taxes each year on the spending of neighborhood residents and workers supported by the residents' spending:

Annual Special Purpose Local Option Sales Taxes to be Collected by the County	
Taxable spending by neighborhood households and supported workers in the county	\$3,625,710
Special purpose local option sales tax rate	1%
Special purpose local option sales taxes to be collected	\$36,257



ANALYSIS OF ECONOMIC IMPACT

Total Additional Annual Costs and Benefits for the County

Total additional annual costs and benefits for the county from the neighborhood are shown below.

Columbia County			
Annual Costs and Benefits From Residences in the New Neighborhood			
Governmental Activities and Business-Type Activities			
Expenditures		Revenues	
General government	\$28,625	Property taxes	\$237,659
Judicial system	\$10,889	Special purpose local option sales tax	\$36,257
Public safety	\$71,103	Program revenues:	
Public works	\$25,592	Charges for services	\$87,692
Health and welfare	\$4,211	Operating grants and contributions	\$4,173
Culture and recreation	\$11,496	Capital grants and contributions:	\$42,215
Housing and development	\$7,837	General revenues:	
Interest on long-term debt	\$4,984	Other taxes	\$17,363
Water and sewer	\$42,967	Revenues from the use of money	\$3,623
Storm water	\$5,084	Gain on sale of assets	\$182
Solid waste management	\$12,360	Miscellaneous	\$1,362
Solid waste authority	\$3,698		
Total expenditures	\$212,788	Total revenues	\$430,526
Excess Annual Revenues/ (Costs)	\$217,738		

Columbia County Schools

On-going annual costs and benefits for Columbia County Schools are shown on the following pages.

Property Taxes to be Collected

The schools will collect property taxes each year from residents and on retail and commercial property supported by the spending of residents as shown on the following page.



ANALYSIS OF ECONOMIC IMPACT

Annual Property Taxes to be Collected by the School District	
<u>Taxable values:</u>	
Residences in the neighborhood	\$12,852,000
Motor vehicles owned by residents	\$1,190,000
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$1,380,400
Total taxable value of property in the neighborhood and supported by residents' spending	\$15,422,400
Millage rate	0.01718
<u>Property taxes collected on:</u>	
Residences in the neighborhood	\$220,797
Motor vehicles owned by residents	\$20,444
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$23,715
Total property taxes collected	\$264,957

Special Purpose Local Option Sales Taxes to be Collected

The schools will collect the following special purpose local option sales taxes each year on the spending of neighborhood residents and workers supported by the residents' spending:

Annual Special Purpose Local Option Sales Taxes to be Collected by Schools	
Taxable spending by neighborhood households and supported workers in the county	\$3,625,710
Special purpose local option sales tax rate	1%
Special purpose local option sales taxes to be collected	\$36,257

Total Additional Annual Costs and Benefits for the School District

Total additional annual costs and benefits for Columbia County Schools from the neighborhood are shown below.



ANALYSIS OF ECONOMIC IMPACT

Columbia County Schools			
Annual Costs and Benefits From Residences in the New Neighborhood			
Expenditures		Revenues	
School Nutrition Services	\$24,964	Property taxes	\$264,957
General fund:		Special purpose local option sales tax	\$36,257
Instruction	\$333,974	School nutrition services	\$25,068
Pupil services	\$8,486	General fund:	
Improvement instruction	\$9,050	Local sources, excluding property taxes	\$9,523
Education media services	\$10,421	State sources	\$312,447
General administration	\$1,661	Federal sources	\$2,987
School administration	\$25,195	Total general fund revenues, excluding property taxes	\$324,957
Business services	\$2,319	Special revenue fund:	
Maintenance and operations	\$36,955	State sources	\$5,429
Student transportation	\$19,747	Federal sources	\$22,164
Central support services	\$1,983	Total special revenue fund revenues	\$27,593
Other support services	\$1		
Enterprise operations	\$1,839	Building program average annual revenues over the past five years:	
Other outlays	\$19,049	River Ridge Elem. State Funding	\$2,615
Total GF expenditures	\$470,680	New EMS State Funding	\$3,184
Special revenue fund:		Sale of EMS	\$175
Instruction	\$18,131	Sale of Bonds	\$11,374
Pupil services	\$2,287	Transfer from GF	\$3,630
Improvement instruction	\$2,336	Interest	\$499
Education media services	\$155	Total building program revenues excluding special purpose local option sales tax	\$21,477
General administration	\$727		
School administration	\$0		
Maintenance and operations	\$35		
Student transportation	\$1,922		
Central support services	\$0		
Other support services	\$148		
Community services	\$0		
Total SRF expenditures	\$25,741		
Building program average annual expenditures over the past five years:			
Debt service	\$23,272		
Building projects	\$20,234		
Other capital outlays	\$3,598		
Total BP expenditures	\$47,104		
Total expenditures all fund:	\$568,489	Total revenues	\$700,309
Excess Revenues/(Costs)	\$131,819		



ANALYSIS OF ECONOMIC IMPACT

Summary of Annual Costs and Benefits from the Neighborhood

The annual costs and benefits for the county and school district from the neighborhood are shown below:

Table 56

Summary of Annual Costs and Benefits for the County and School District from Newland Place			
	Costs	Benefits	Excess Benefits/ (Costs)
Columbia County	\$212,788	\$430,526	\$217,738
Columbia County Schools	\$568,489	\$700,309	\$131,819
Total	\$781,277	\$1,130,835	\$349,558

MIDDLETON

Description of the Neighborhood

Middleton is a new residential neighborhood of Riverwood Plantation in Evans, Georgia. The neighborhood has 72 lots. The selling price of an average home is \$225,000 with each home having an average of 1,600 square feet of living space.

Economic Impact of the Neighborhood

The economic impacts of the neighborhood are (1) one-time impacts during the development and construction of the neighborhood and its residences and (2) on-going annual impacts from the neighborhood residents.

One-Time Impacts during Construction

The one-time impacts from the spending by the neighborhood’s developer and builders during development and construction are shown below.

Direct Spending, Jobs and Salaries during Development and Construction of the Neighborhood and its Residences	
<u>Development and construction spending:</u>	
Estimated spending to develop the neighborhood	\$1,000,000
Spending to construct each residence	\$140,000
Number of residences constructed	72
Total spending to construct residences	\$10,080,000
Total development and construction spending	\$11,080,000
<u>Construction workers:</u>	
Percent of construction costs for labor	50%
Estimated labor costs or construction salaries	\$5,540,000
Estimated length of development and construction period, in years	3
Average hourly wage of construction workers	\$12.50
Average annual salary of construction workers	\$26,000
Number of full-time equivalent construction workers employed during the construction period	71

The direct spending during construction, shown above, ripples through the county's economy. The spending supports sales in area businesses and creates and supports indirect jobs and worker salaries.



ANALYSIS OF ECONOMIC IMPACT

In total, during the development and construction of the neighborhood and its residences, the following revenues will be received by developers, builders and other area businesses and the following number of jobs and worker salaries will be created and supported.

Total Revenues Generated and Jobs and Salaries Supported during Development and Construction of the Neighborhood and its Residences			
	Economic Output	Jobs	Salaries
Direct	\$11,080,000	71	\$5,540,000
Indirect and induced	\$ 5,485,708	31	\$2,197,718
Total	\$16,565,708	102	\$7,737,718

Spending in the county subject to special purpose local option sales tax during development and construction of the neighborhood is shown below.

Taxable Spending during Development and Construction of the Neighborhood and its Residences	
<u>Purchases of construction materials:</u>	
Total development and construction spending	\$11,080,000
Percent of spending for materials	50%
Materials purchased	\$5,540,000
Percent of materials subject to sales taxes in the county	85%
<u>Taxable spending by construction workers and indirect workers:</u>	
Construction worker salaries and salaries of indirect workers	\$7,737,718
Percent of salaries spent by workers in the county	50%
Estimated percent of workers spending in the county subject to sales tax	50%
Total taxable spending in the county	\$6,643,430

On-going Economic Impacts from Households in the Neighborhood

The on-going economic benefits from households are significant. Residential property is added to local tax rolls. Residents purchase goods and services in the community. Existing businesses are supported or expand to meet these needs, new businesses may locate in the community and, overall, new residents and their spending, support jobs and worker salaries in the community and in its businesses.



ANALYSIS OF ECONOMIC IMPACT

These on-going economic benefits are shown below with the value of homes and motor vehicles of residents along with other real and personal property in the neighborhood added to local tax rolls.

Property in the Neighborhood on Local Tax Rolls	
<u>Residences in the neighborhood:</u>	
Number of residential properties	72
Estimated average market value	\$225,000
Market value of residential property	\$16,200,000
Assessed value percentage	40%
Estimated homestead exemption	\$8,000
Estimated total taxable value of residential property on local tax rolls	\$5,904,000
<u>Value of motor vehicles of residents in the neighborhood:</u>	
Number of residences	72
Estimated value of motor vehicles per residence	\$20,000
Estimated total value of motor vehicles in the neighborhood	\$1,440,000
Assessed value percentage	40%
Estimated total assessed value of motor vehicles of residents in the neighborhood on local tax rolls	\$576,000
<u>Other real and personal property in the neighborhood -- property other than residences:</u>	
Estimated market value other real property in the neighborhood	\$0
Assessed value percentage	40%
Estimated total assessed value of commercial real property in the neighborhood	\$0
Estimated market value of other personal property in neighborhood	\$0
Assessed value percentage	40%
Estimated total assessed value of other personal property in the neighborhood	\$0



ANALYSIS OF ECONOMIC IMPACT

The value of real and personal property added or owned by retail and commercial businesses in the community that is supported by the spending of residents of the neighborhood is shown below.

Retail and Commercial Property Supported on Local Tax Rolls by Spending of Households in the Neighborhood	
Estimated average annual household income	\$60,000
Estimated percent of income spent in the area	55%
Total spending in area businesses	\$2,376,000
Average annual sales per square foot in area businesses	\$275
Total square footage of retail and commercial space devoted to residents of the neighborhood	8,640
Estimated market value, per square foot, of retail and commercial real and personal property	\$145
Market value of retail and commercial real and personal property	\$1,252,800
Assessed value percentage	40%
Assessed value of retail and commercial real and personal on local tax rolls supported by residents of the neighborhood	\$501,120

All property on local tax rolls supported by the neighborhood is shown below.

Summary of Total Residential and Retail and Commercial Property Supported on Local Tax Rolls by the Neighborhood	
Total market value of residences, value of residents' motor vehicles and retail and commercial real and personal property added to or supported on local tax rolls by the neighborhood	\$18,892,800
Total taxable value of property on local tax rolls created or supported by the neighborhood:	
Residences in the neighborhood	\$5,904,000
Residents' motor vehicles	\$576,000
Other real property in the neighborhood	\$0
Other personal property in the neighborhood	\$0
Retail and commercial property supported on local tax rolls by neighborhood residents	\$501,120
Total assessed value of property supported by the neighborhood	\$6,981,120

In addition to residential, personal and commercial property being added to or supported on local tax rolls, the household incomes of residents are injected into the local economy. As shown below, the spending of neighborhood residents will create and support the following sales, jobs, salaries and taxable spending.



ANALYSIS OF ECONOMIC IMPACT

Annual Local Sales, Personal Income and Jobs Created by the Neighborhood	
<u>Local sales supported by the neighborhood:</u>	
Number of households	72
Estimated number of public school students per household	0.65
Estimated total number of students who will attend local public schools	47
Average annual household income	\$60,000
Estimated annual total personal income	\$4,320,000
Estimated percent of personal income spent in the county	55%
Annual spending in businesses by neighborhood residents in the county	\$2,376,000
<u>Jobs:</u>	
Number of jobs created or supported for every \$1 million of sales or spending of neighborhood residents	10
Number of total jobs supported in the county	24
<u>Salaries of workers in jobs supported in the county:</u>	
Estimated hourly wages for jobs supported, including workers, management, and administrative staff	\$9.50
Average annual salaries for jobs supported	\$19,760
Total annual salaries supported in the county	\$474,240
Estimated percent of workers' salaries spent in the county	55%
Annual spending by workers in the county	\$260,832
<u>Taxable spending:</u>	
Estimated percent of spending by neighborhood households and workers in the county subject to sales tax	50%
Taxable spending by neighborhood households and supported workers in the county	\$1,318,416

The economic impact from the development and construction of the neighborhood and its residences, as well as the economic impact of the households, translate into one-time and ongoing annual revenues for the county and school district. These fiscal impacts are discussed next.



ANALYSIS OF ECONOMIC IMPACT

Fiscal Impact

The neighborhood generates substantial revenues for the county and school district. These revenues are (1) one-time revenues – provided by developers and builders during the development and construction of the neighborhood and its residences and (2) on-going annual revenues from the neighborhood residents.

One-Time Revenues During Construction

The neighborhood provides the following one-time revenues for the county and school district during the development and construction of the neighborhood and its residences:

Revenues for the County and School District During Construction and Development of the Neighborhood and its Residences		
<u>County:</u>		
Building permits	\$267.20 per residence	\$19,238
Water and sewer tap fees	\$1,167 per residence	\$84,024
Special purpose local option sales tax on taxable spending:		
Taxable spending during development and construction		\$6,643,430
The county's special purpose local option sales tax rate		1%
Special purpose local option sales taxes collected by the county		\$66,434
Total revenues for the County		\$6,813,126
<u>School district</u>		
Sales tax on taxable spending:		
Taxable spending during development and construction		\$6,643,430
The district's special purpose local option sales tax rate		1%
Special purpose local option sales taxes collected by the school district		\$66,434
Total one-time revenues for the county and school district		\$6,879,561



ANALYSIS OF ECONOMIC IMPACT

Dedicated Infrastructure

In addition to providing revenues for the county and school district during development and construction, the developer provided the following dedicated infrastructure to the county:

Description and Amount Dedicated Infrastructure	
Internal neighborhood streets and water, sewer, storm water infrastructure	
Estimated cost of dedicated infrastructure	\$1,000,000

On-going Public Costs and Benefits from Households in the Neighborhood

The on-going fiscal impact of the new neighborhood consists of the annual costs and revenues for the county and school district.

Columbia County

On-going annual costs and benefits for Columbia County are shown on the following pages.

Property Taxes to be Collected

The county will collect property taxes each year from residents and on retail and commercial property supported by the spending of residents as shown on the following page.



ANALYSIS OF ECONOMIC IMPACT

Annual Property Taxes to be Collected by the County	
<u>Taxable values:</u>	
Residences in the neighborhood	\$5,904,000
Motor vehicles owned by residents	\$576,000
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$501,120
Total taxable value of property in the neighborhood and supported by residents' spending	\$6,981,120
Millage rate	0.01541
<u>Property taxes collected on:</u>	
Residences in the neighborhood	\$90,981
Motor vehicles owned by residents	\$8,876
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$7,722
Total property taxes collected	\$107,579

Special Purpose Local Option Sales Taxes to be Collected

The county will collect the following special purpose local option sales taxes each year on the spending of neighborhood residents and workers supported by the residents' spending:

Annual Special Purpose Local Option Sales Taxes to be Collected by the County	
Taxable spending by neighborhood households and supported workers in the county	\$1,318,416
Special purpose local option sales tax rate	1%
Special purpose local option sales taxes to be collected	\$13,184



ANALYSIS OF ECONOMIC IMPACT

Total Additional Annual Costs and Benefits for the County

Total additional annual costs and benefits for the county from the neighborhood are shown below.

Columbia County Annual Costs and Benefits From Residences in the New Neighborhood Governmental Activities and Business-Type Activities			
Expenditures		Revenues	
General government	\$17,319	Property taxes	\$107,579
Judicial system	\$6,589	Special purpose local option sales tax	\$13,184
Public safety	\$43,020	Program revenues:	
Public works	\$15,484	Charges for services	\$53,057
Health and welfare	\$2,548	Operating grants and contributions	\$2,525
Culture and recreation	\$6,956	Capital grants and contributions:	\$25,542
Housing and development	\$4,741	General revenues:	
Interest on long-term debt	\$3,016	Other taxes	\$10,506
Water and sewer	\$25,997	Revenues from the use of money	\$2,192
Storm water	\$3,076	Gain on sale of assets	\$110
Solid waste management	\$7,478	Miscellaneous	\$824
Solid waste authority	\$2,237		
Total expenditures	\$128,746	Total revenues	\$215,519
Excess Annual Revenues/ (Costs)	\$86,773		

Columbia County Schools

On-going annual costs and benefits for Columbia County Schools are shown on the following pages.

Property Taxes to be Collected

The schools will collect property taxes each year from residents and on retail and commercial property supported by the spending of residents as shown on the following page.



ANALYSIS OF ECONOMIC IMPACT

Annual Property Taxes to be Collected by the School District	
<u>Taxable values:</u>	
Residences in the neighborhood	\$5,904,000
Motor vehicles owned by residents	\$576,000
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$501,120
Total taxable value of property in the neighborhood and supported by residents' spending	\$6,981,120
Millage rate	0.01718
<u>Property taxes collected on:</u>	
Residences in the neighborhood	\$101,431
Motor vehicles owned by residents	\$9,896
Other real and personal property in the neighborhood	\$0
Retail and commercial supported by the spending of residents in the neighborhood	\$8,609
Total property taxes collected	\$119,936

Special Purpose Local Option Sales Taxes to be Collected

The schools will collect the following special purpose local option sales taxes each year on the spending of neighborhood residents and workers supported by the residents' spending:

Table 70

Annual Special Purpose Local Option Sales Taxes to be Collected by Schools	
Taxable spending by neighborhood households and supported workers in the county	\$1,318,416
Special purpose local option sales tax rate	1%
Special purpose local option sales taxes to be collected	\$13,184

Total Additional Annual Costs and Benefits for the School District

Total additional annual costs and benefits for Columbia County Schools from the neighborhood are shown below.



ANALYSIS OF ECONOMIC IMPACT

Columbia County Schools			
Annual Costs and Benefits From Residences in the New Neighborhood			
Expenditures		Revenues	
School Nutrition Services	\$15,238	Property taxes	\$119,936
		Special purpose local option sales tax	\$13,184
General fund:		School nutrition services	\$15,301
Instruction	\$203,854		
Pupil services	\$5,180	General fund:	
Improvement instruction	\$5,524	Local sources, excluding property taxes	\$5,813
Education media services	\$6,361	State sources	\$190,714
General administration	\$1,014	Federal sources	\$1,823
School administration	\$15,379	Total general fund revenues, excluding property taxes	\$198,350
Business services	\$1,415		
Maintenance and operations	\$22,557	Special revenue fund:	
Student transportation	\$12,053	State sources	\$3,314
Central support services	\$1,210	Federal sources	\$13,529
Other support services	\$1	Total special revenue fund revenues	\$16,842
Enterprise operations	\$1,123		
Other outlays	\$11,627	Building program average annual revenues over the past five years:	
Total GF expenditures	\$287,298	River Ridge Elem. State Funding	\$1,596
		New EMS State Funding	\$1,944
Special revenue fund:		Sale of EMS	\$107
Instruction	\$11,067	Sale of Bonds	\$6,942
Pupil services	\$1,396	Transfer from GF	\$2,216
Improvement instruction	\$1,426	Interest	\$305
Education media services	\$94	Total building program revenues excluding special purpose local option sales tax	\$13,109
General administration	\$444		
School administration	\$0		
Maintenance and operations	\$21		
Student transportation	\$1,173		
Central support services	\$0		
Other support services	\$90		
Community services	\$0		
Total SRF expenditures	\$15,712		
Building program average annual expenditures over the past five years:			
Debt service	\$14,205		
Building projects	\$12,351		
Other capital outlays	\$2,196		
Total BP expenditures	\$28,752		
Total expenditures all funds	\$347,000	Total revenues	\$376,723
Excess Revenues/(Costs)	\$29,723		



ANALYSIS OF ECONOMIC IMPACT

Summary of Annual Costs and Benefits from the Neighborhood

The annual costs and benefits for the county and school district from the neighborhood are shown below:

Summary of Annual Costs and Benefits for the County and School District from Founders Village			
	Costs	Benefits	Excess Benefits/ (Costs)
Columbia County	\$128,746	\$215,519	\$86,773
Columbia County Schools	\$347,000	\$376,723	\$29,723
Total	\$475,746	\$592,242	\$116,496



ANALYSIS OF ECONOMIC IMPACT

SUMMARY OF THE FISCAL IMPACT OF FOUR RESIDENTIAL NEIGHBORHOODS

One-Time Impacts During Development and Construction

The development and construction of the four neighborhoods will result in the following one-time economic impacts in Columbia County:

Some Economic Impacts During the Development and Construction of the Neighborhoods					
	Number of Residences	Estimated Market Value of Homes on Local Tax Rolls	Revenues of Developers, Builders and Other Businesses	Number of Direct and Indirect Construction Jobs Supported	Construction and Other Workers' Salaries Supported
Highgrove at Williamsburg, Phase III	34	\$11,379,392	\$11,982,347	101	\$5,596,865
Founders Village	67	\$93,130,000	\$72,512,350	447	\$33,869,975
Newland Place	119	\$34,510,000	\$29,819,770	184	\$13,928,591
Middleton	72	\$16,200,000	\$16,565,708	102	\$7,737,718
Total	292	\$155,219,392	\$130,880,175	834	\$61,133,149

This economic activity during development and construction will translate into additional revenues from building permits, impact fees, tap fees, etc. for the county and utilities, as shown below.

Some Revenues for the County and School District During Development and Construction of the Neighborhoods	
Highgrove at Williamsburg, Phase III	\$4,950,211
Founders Village	\$29,757,685
Newland Place	\$12,368,618
Middleton	\$6,879,561
Total	\$53,956,075



ANALYSIS OF ECONOMIC IMPACT

In addition, development costs and infrastructure, including streets, water and sewer lines, utilities, paid for by developers and dedicated to the county and utilities include the following:

Development Costs and Infrastructure Dedicated to the County and Utility Districts by Developers of the Neighborhoods		
	Development Costs	Dedicated Infrastructure
Highgrove at Williamsburg, Phase III	\$845,512	\$406,298
Founders Village	\$1,600,000	\$500,000
Newland Place	\$1,500,000	\$1,500,000
Middleton	\$1,000,000	\$1,000,000
Total	\$4,945,512	\$3,406,298

On-Going Annual Impacts From Households in the Neighborhoods

Once the neighborhoods are completed, the property and spending of residents of the four neighborhoods will generate the following economic impact:

Some On-Going Economic Impacts from the Neighborhoods					
	Annual Personal Income of Residents of the NBHD	Local Spending by Residents of the NBHD	Retail and Other of Local Jobs Supported by Spending of Residents of the NBHD	Annual Salaries of Workers Supported by Spending of Residents of the NBHD	Commercial Property Supported by Spending of Residents of the NBHD
Highgrove at Williamsburg, Phase II	\$4,250,000	\$2,337,500	23	\$454,480	\$493,000
Founders Village	\$20,100,000	\$11,055,000	111	\$2,193,360	\$2,331,600
Newland Place	\$11,900,000	\$6,545,000	65	\$1,284,400	\$1,380,400
Middleton	\$4,320,000	\$2,376,000	24	\$474,240	\$501,120
Total	\$40,570,000	\$22,313,500	223	\$4,406,480	\$4,706,120



ANALYSIS OF ECONOMIC IMPACT

The economic impact of residents of the four neighborhoods translates into annual costs and benefits for the county and school district, as shown below.

Annual Costs and Benefits for the County and School District from the Four Neighborhoods				
	Costs	Benefits	Total Excess Benefits/ (Costs)	Excess Benefits Per Residence
Highgrove at Williamsburg, Phase III:				
Columbia County	\$60,797	\$136,471	\$75,674	\$2,226
Columbia County Schools	\$162,425	\$214,802	\$52,376	\$1,540
Total	\$223,222	\$351,272	\$128,050	\$3,766
Founders Village:				
Columbia County	\$119,805	\$769,790	\$649,985	\$9,701
Columbia County Schools	\$324,851	\$980,918	\$656,067	\$9,792
Total	\$444,656	\$1,750,708	\$1,306,052	\$19,493
Newland Place:				
Columbia County	\$212,788	\$430,526	\$217,738	\$1,830
Columbia County Schools	\$568,489	\$700,309	\$131,819	\$1,108
Total	\$781,277	\$1,130,835	\$349,558	\$2,937
Middleton				
Columbia County	\$128,746	\$215,519	\$86,773	\$1,205
Columbia County Schools	\$347,000	\$376,723	\$29,723	\$413
Total	\$475,746	\$592,242	\$116,496	\$1,618
Total for four neighborhoods	\$1,924,901	\$3,825,057	\$1,900,156	\$6,507

CONDUCT OF THIS ANALYSIS

Accumulation of Data for the Study

Information on each neighborhood included in this study was provided by developers and builders. This information included a description of the neighborhood, number of residences, household income, development and construction costs, amounts of building permits, etc.

Tax rates were obtained from the county and financial information was obtained from the county and school district, in the case of the county, primarily from its website.

Schedules of those rates, expenditures, and other local revenues are shown on the schedules attached to this report. In addition, those schedules show the results of calculations, such as average costs per household and average revenues from sources other than property and sales taxes. The calculation of on-going costs and benefits for the county is discussed below.

An Explanation of the Calculation of Annual On-Going Costs and Benefits for the County

Annual revenues for the county from new neighborhoods were calculated as follows.

1. Annual property tax collections for the county were calculated on homes in the new neighborhoods, other property in the neighborhoods and on retail and other commercial property that is or will be supported in the area by the spending of residents in the neighborhoods.
2. Special purpose local option sales tax collections for the county were calculated on spending in the county by residents of the new neighborhoods and workers in retail and other commercial jobs created or supported by spending of residents of the neighborhoods.
3. Annual revenues for the county from sources other than property taxes and special purpose local option sales taxes were calculated using an average revenue approach. This approach assumes that the county will receive the same other revenues each year for each household in the new neighborhood as they receive from each existing household. Therefore, other annual revenues were calculated by multiplying the number of households in the neighborhood by the average annual revenues received by the county from each existing household.

Annual costs were calculated based on an average cost approach -- using the assumption that it will cost the county the same amount to provide infrastructure and services to each home in the new neighborhoods each year as it costs the county to provide infrastructure and services to an average existing household.



ANALYSIS OF ECONOMIC IMPACT

Annual public costs for the new neighborhoods were calculated by multiplying the average cost for each existing household by the number of households in the new neighborhood. Annual property tax collections and annual revenues from other local sources and annual costs were calculated by source or category shown in financial statements obtained for the county.

The Calculation of Annual Revenues and Costs for the School District

This analysis sought to answer the question "What additional annual cost will each school district incur to provide infrastructure and services to the new students in the neighborhoods and what annual revenues will each school district receive?"

Annual revenues for the school district were calculated as follows:

1. Property taxes were calculated on homes in the new neighborhood and on resulting personal property and commercial property supported in the area.
2. Special purpose local option sales tax collections for the county were calculated on spending in the county by residents of the new neighborhoods and workers in retail and other commercial jobs created or supported by spending of residents of the neighborhoods.
2. Revenues from other local sources -- local revenues other than property taxes and special purpose local option sales taxes -- were calculated using an average revenue approach. This approach assumes that the school district will receive the same other revenues for each student in the new neighborhood as it as it receives for each existing student enrolled. Therefore, other revenues were calculated by multiplying the number of students in the neighborhood by the other local revenues that the school district receives for each existing student.

Annual costs were calculated based on a marginal cost approach -- using the assumption that the school district's costs will increase to provide infrastructure and services to new students and these costs per student will be the same as the district's current variable cost to provide infrastructure services to an existing student.

This approach calculated the estimated costs that the school district will incur to provide infrastructure and services to new students and assumes that its fixed costs, such as the superintendent's salary and other such fixed costs will not increase significantly with the addition of a new neighborhood.

Data used in this analysis was obtained from the developer and builders in each neighborhood, from the county and school district, and other sources. In addition, Impact DataSource used some estimates and assumptions.



ANALYSIS OF ECONOMIC IMPACT

The data used to calculate the fiscal impact of each neighborhood was largely obtained from similar sources. The sources of data are shown on Appendix A. In addition, sources of data are also shown on Appendix B, along with explanations of the calculations of fiscal impacts.

ABOUT IMPACT DATASOURCE

This study was conducted by Impact DataSource, a thirteen-year-old Austin, Texas economic consulting, research and analysis firm. The firm has conducted fiscal impact analyses of over 1,600 projects and activities in fifteen states. In addition, the firm has developed fiscal impact analysis computer programs for several clients, including the Builders Association of Greater Indianapolis, the Southwestern Indiana Builders Association, the Indiana Builders Association, the Home Builders Association of Greater St. Louis, League of Kansas Municipalities, the New Mexico Economic Development Department, the Bryan-College Station (Texas) Economic Development Corporation, the Otero County (New Mexico) Economic Development Council, the Conroe (Texas) Economic Development Council and others.

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

Prior to his economic consulting career, he was a supervisory auditor for the U.S. Department of Health and Human Services and the U.S. Department of Education reviewing the operations, budgets and financial transactions of federal programs operated by state and local governments and school districts.

Schedules showing tax rates and calculations of annual public costs and other revenues from households in the neighborhoods are on the following pages.

Appendix A

Schedules Showing Property and Special Purpose Local Option Sales Tax Rates and Calculations of Annual Public Costs and Other Revenues from Existing Residents



APPENDIX A

Columbia County

Estimated population in the county	103,812	US Census estimate 2005
Number of people per household	2.85	US Census 2002
Estimated number of households in the County in 2005 (population/2.85)	36,425	

Special purpose local option sales tax rate	1%
---	----

Millage rate:

Maintenance and operations	0.00703
County bond	0.00670
County fire	0.00168
 Total	 0.01541

Total annual expenditures, governmental activities and business-type activities:

	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General government	\$10,952,376	80%	\$8,761,901	\$241
Judicial system	\$3,921,382	85%	\$3,333,175	\$92
Public safety	\$25,604,875	85%	\$21,764,144	\$598
Public works	\$9,791,907	80%	\$7,833,526	\$215
Health and welfare	\$1,289,011	100%	\$1,289,011	\$35
Culture and recreation	\$3,518,904	100%	\$3,518,904	\$97
Housing and development	\$2,998,369	80%	\$2,398,695	\$66
Interest on long-term debt	\$1,906,954	80%	\$1,525,563	\$42
Water and sewer	\$16,439,761	80%	\$13,151,809	\$361
Storm water	\$1,945,086	80%	\$1,556,069	\$43
Solid waste management	\$4,728,988	80%	\$3,783,190	\$104
Solid waste authority	\$1,414,773	80%	\$1,131,818	\$31
Total	\$84,512,386		\$70,047,805	\$1,923

Source: Columbia County, Georgia Comprehensive Annual Financial Report Fiscal Year Ended June 30, 2005, The Government's Changes in Net Assets for the Year Ended June 30, Figure 3, page 22. Millage and other rates obtained from the County. Population figures and estimates from US Census Quick Facts. Percentages are Impact DataSource estimate



APPENDIX A

Revenues (includes all annual revenues, except property taxes and special purpose local option sales taxes which are calculated separately for each neighborhood based on property added to or supported on local tax roll and special purpose local option sales taxes collected on the spending of residents of each neighborhood):

	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
Program revenues:				
Charges for services	\$35,789,098	75%	\$26,841,824	\$737
Operating grants and contributions	\$1,702,930	75%	\$1,277,198	\$35
Capital grants and contributions	\$17,228,935	75%	\$12,921,701	\$355
General revenues:				
Other taxes	\$7,086,422	75%	\$5,314,817	\$146
Revenues from the use of money	\$1,478,617	75%	\$1,108,963	\$30
Gain on sale of assets	\$74,165	75%	\$55,624	\$2
Miscellaneous	\$556,004	75%	\$417,003	\$11
Total excluding property and sales taxes	\$63,916,171		\$47,937,128	\$1,305

Source: Columbia County, Georgia Comprehensive Annual Financial Report Fiscal Year Ended June 30, 2005, The Government's Changes in Net Assets for the Year Ended June 30, Figure 3, page 22. Percentages are Impact DataSource estimates.

Taxes - sales/other shown on The Government's Changes in Net Assets statement on page 22 consists of special purpose option sales taxes and other taxes. The other taxes portion of taxes total \$7,086,422 and are shown on Statement of Revenues and Expenditures and Changes in Fund Balances shown on page 41 of the CAFR.

 **APPENDIX A****Columbia County Schools**

Eligible pupils in the district as of August 2006

Millage rate:

Maintenance and operation

Special purpose local option sales tax rate



APPENDIX A

Annual expenditures:

	Amount	Marginal Cost Percentage to Provide Services to New Students	Marginal Costs	Marginal Costs Per Pupil
School Nutrition Services (Total)	\$7,238,372	95%	\$6,876,453	\$324

General fund:

Instruction	\$96,836,482	95%	\$91,994,658	\$4,337
Pupil services	\$2,460,590	95%	\$2,337,560	\$110
Improvement instruction	\$2,624,120	95%	\$2,492,914	\$118
Education media services	\$3,189,507	90%	\$2,870,556	\$135
General administration	\$762,656	60%	\$457,594	\$22
School administration	\$9,253,521	75%	\$6,940,141	\$327
Business services	\$1,064,537	60%	\$638,722	\$30
Maintenance and operations	\$10,715,238	95%	\$10,179,476	\$480
Student transportation	\$5,725,614	95%	\$5,439,333	\$256
Central support services	\$728,277	75%	\$546,208	\$26
Other support services	\$328	75%	\$246	\$0
Enterprise operations	\$675,527	75%	\$506,645	\$24
Other outlays	\$5,830,000	90%	\$5,247,000	\$247
Total general fund expenditures	\$139,866,397		\$129,651,053	\$6,113

Special revenue fund:

Instruction	\$5,257,205	95%	\$4,994,345	\$235
Pupil services	\$663,180	95%	\$630,021	\$30
Improvement instruction	\$677,190	95%	\$643,331	\$30
Education media services	\$47,294	90%	\$42,565	\$2
General administration	\$333,981	60%	\$200,389	\$9
School administration	\$0	75%	\$0	\$0
Maintenance and operations	\$10,027	95%	\$9,525	\$0
Student transportation	\$557,393	95%	\$529,523	\$25
Central support services	\$0	75%	\$0	\$0
Other support services	\$54,306	75%	\$40,729	\$2
Community services	\$0	100%	\$0	\$0
Total special revenue fund expenditures	\$7,600,576		\$7,090,428	\$334



APPENDIX A

	Amount	Marginal Cost Percentage to Provide Services to New Students	Marginal Costs	Marginal Costs Per Pupil
Building program average annual expenditures over the past five years:				
Debt service	\$6,410,512	100%	\$6,410,512	\$302
Building projects	\$5,573,533	100%	\$5,573,533	\$263
Other capital outlays	\$990,965	100%	\$990,965	\$47
Total building program expenditures	\$12,975,010		\$12,975,010	\$612
Total expenditures all funds	\$167,680,355		\$156,592,944	\$5,049

Revenues (includes all annual revenues, except property taxes and special purpose local option sales taxes which are calculated separately for each neighborhood based on property added to or supported on local tax roll and special purpose local option sales taxes collected on the spending of residents of each neighborhood):

	Amount	Percent of Revenues from Residences	Revenues from Residences	Revenues per Pupil
School Nutrition Services (Total)	\$6,904,997	100%	\$6,904,997	\$326
General fund:				
Local sources, excluding property taxes	\$2,623,164	100%	\$2,623,164	\$124
State sources	\$86,064,878	100%	\$86,064,878	\$4,058
Federal sources	\$822,842	100%	\$822,842	\$39
Total general fund revenues, excluding property taxes	\$89,510,884		\$89,510,884	\$4,220
Special revenue fund:				
State sources	\$1,495,441	100%	\$1,495,441	\$71
Federal sources	\$6,105,135	100%	\$6,105,135	\$288
Total special revenue fund revenues	\$7,600,576		\$7,600,576	\$358



APPENDIX A

Building program average annual revenues over the past five years:	Amount	Percent of Revenues from Residences	Revenues from Residences	Revenues per Pupil
River Ridge Elem. State Funding	\$720,368	100%	\$720,368	\$34
New EMS State Funding	\$877,076	100%	\$877,076	\$41
Sale of EMS	\$48,165	100%	\$48,165	\$2
Sale of Bonds	\$3,132,961	100%	\$3,132,961	\$148
Transfer from GF	\$1,000,000	100%	\$1,000,000	\$47
Interest	\$137,416	100%	\$137,416	\$6
Total building program revenues excluding special purpose local option sales tax	\$5,915,986		\$5,915,986	\$279
 Total revenues all funds, excluding property and sales taxes	 \$109,932,443		 \$109,932,443	 \$5,183

Source: Columbia County Board of Education Financial Statements for the period 7-1-05 through 6-30-06.
Percentages are Impact DataSource estimates.

Appendix B

Sources of Data and Explanations of Calculations in this Report

 **APPENDIX B****Sources of Data and Explanations of Calculations in this Report**

Data used in this analysis was obtained from the developer and builders in each neighborhood, from the county and school district, and other sources. In addition, Impact DataSource used some estimates and assumptions.

Average Public Students per Household in the New neighborhoods

The estimated number of public school students per household were estimated by Impact DataSource.

Economic Impact of the Neighborhood**Schedules of direct spending, jobs and salaries during development and construction of the neighborhood and its residences:**

Spending to develop and construct the neighborhood
Spending to construct each residence
Number of residences constructed

Source: The developer and builders of homes in the neighborhood

Total spending to construct residences

Spending to develop each residence X Number of residences constructed

Total development and construction spending

Spending to construct residences + Spending to development and construct the neighborhood

Construction workers:

Percent of construction costs for labor

Source: The developer and builders of homes in the neighborhood

Estimated labor costs or construction salaries

Total development and construction spending X Percent of construction costs for labor

Length of development and construction period, in years

Source: The developer and builders of homes in the neighborhood

Average hourly wage of construction workers

Source: Estimated prevailing construction wages in the area

Average annual salary of construction workers

Average hourly wages X 2080, the number of work hours in a year

 **APPENDIX B**

Number of full-time equivalent construction workers employed during the construction period

Estimated labor costs or construction salaries / Average annual construction salaries / length of construction period, in years

Total Revenues Generated and Jobs and Salaries Supported during Development and Construction of the Neighborhood and its Residences:

Direct economic output

Total development and construction spending

Direct jobs

Number of full-time equivalent construction workers employed during the construction period

Direct salaries

Estimated labor costs or construction salaries

Indirect and induced economic output

Total development and construction spending X indirect output multiplier obtained from the US Department of Commerce's Regional Input-Output Modeling System for Georgia

Indirect and induced jobs

Number of full-time equivalent construction workers employed during the construction period X indirect employment multiplier obtained from the US Department of Commerce's Regional Input-Output Modeling System for the county

Indirect and induced salaries

Estimated labor costs or construction salaries X indirect earnings multiplier obtained from the US Department of Commerce's Regional Input-Output Modeling System for the county

Taxable Spending during Development and Construction of the Neighborhood and its Residences:

Purchases of construction materials:

Total development and construction spending

Total development and construction spending

Percent of spending for materials

Source: The developer and builders of homes in the neighborhood

 **APPENDIX B**

Materials purchased

Total development and construction spending X Percent of spending for materials

Percent of materials purchased:

In the county

Source: The developer and builders of homes in the neighborhood

Taxable spending by construction workers and indirect workers:

Construction worker salaries and salaries of indirect workers

Total direct and indirect worker salaries

Percent of workers salaries spent on taxable goods and services

Source: Impact DataSource estimate based on average worker spending subject to sales tax

Percent of spending by workers:

In the county

Source: Impact DataSource estimate

Total taxable spending:

In the county

Total construction worker salaries and salaries of indirect workers X Percent of worker spending subject to sales tax X Percent of spending in the County

Property Added to or Supported on Local Tax Rolls by the Neighborhood:

Residential property in the neighborhood:

Number of residential properties

Source: The developer and builders of homes in the neighborhood

Average market value

Source: The developer and builders of homes in the neighborhood

Market value of residential property

Number of residential properties X Average market value

 **APPENDIX B**

Assessed value percentage for residential property

Source: County

Estimated total assessed value of residential property on local tax rolls

Market value of residential property X Assessed value percentage for residential property

Motor vehicles of residents in the neighborhood:

Number of residences

Source: The developer and builders of homes in the neighborhood

Estimated average value of motor vehicles per residence

Source: Impact DataSource estimate

Market value of motor vehicles in the neighborhood

Number of residences X Estimated average value of motor vehicles per residence

Assessed value percentage for motor vehicles

Source: County

Estimated total assessed value of motor vehicles on local tax rolls

Market value of motor vehicles in the neighborhood X Assessment percentage

Other real and personal property in the neighborhood:

Including amenities such as swimming pools, community meeting facilities, etc.

Estimated market value

Source: The developer and builders of homes in the neighborhood

Assessed value percentage for real and personal property

Source: County

Estimated total assessed value of other real and personal property in the neighborhood
neighborhood

*Other real property in the neighborhood X Assessed value percentage for real property
Other personal property in the neighborhood X Assessed value percentage for personal property*

 **APPENDIX B**Retail and commercial property supported by household spending:

Average annual household income

Source: The developer and builders of homes in the neighborhood

Estimated percent of income spent in the county

Source: Impact DataSource estimate based on discussions with the developer/builders

Total spending in area businesses

Average annual household income X Estimated percent of income spent in the county X Number of households in the neighborhood

Average annual sales per square foot in area businesses

Source: Impact DataSource estimate

Total square footage of retail and commercial space supported by the neighborhood

Total spending in area businesses / Average annual sales per square foot in area businesses

Estimated market value, per square foot, of retail and commercial property

Source: Impact DataSource estimate

Total market value of retail and commercial property supported by residents of the neighborhood

Total square footage of retail and commercial space supported by the neighborhood of the neighborhood X Estimated market value, per square foot, of retail and commercial property

Assessed value percentage for real and personal property

Source: County tax officials

Estimated total assessed value of retail and commercial real and personal property on local tax rolls supported by residents of the neighborhood

Total market value of retail and commercial real and property supported by residents of the neighborhood X Assessed value percentage for real and personal property

Total market value of residential, personal and real property added to or supported on local tax rolls

Market value of motor vehicles in the neighborhood + Market value of real property in the neighborhood + Total market value of retail and commercial real and personal property supported by residents of the neighborhood

 **APPENDIX B**

Total assessed value of residential, real and personal property on tax rolls supported by the neighborhood

Assessed value of motor vehicles in the neighborhood + Assessed value of real property in the neighborhood + Total assessed value of retail and commercial real and personal property supported by residents of the neighborhood

Annual Local Sales, Personal Income and Jobs Created by the Neighborhood:

Local sales:

Number of households

Source: The developer and builders of homes in the neighborhood

Estimated number of public school students per household

Source: The developer and builders of homes in the neighborhood and Impact DataSource estimate

Estimated total number of students who will attend local public schools

Number of households in the neighborhood X Estimated number of public school students per household

Average annual household income

Source: The developer and builders of homes in the neighborhood

Estimated annual total personal income

Number of households X Average annual household income

Estimated percent of personal income spent:

In the county

Source: The developer and builders of homes in the neighborhood

Annual spending in businesses by neighborhood residents:

In the county

Estimated annual total personal income X Estimated percent of personal income spent in the County

Jobs:

Number of jobs created for every \$1 million of sales

Source: Estimates of jobs per \$1 million created in the County based on employment multiplier obtained from the US Department of Commerce's Regional Input-Output Modeling System

 **APPENDIX B**

Number of jobs supported in the county

Annual spending in businesses by neighborhood residents / \$1,000,000 / Number of jobs created for every \$1 million of sales

Salaries of workers in jobs supported in the county

Estimated hourly wages for jobs supported

Source: Impact DataSource estimate of prevailing wages in the County

Average annual salaries for jobs supported

Estimated hourly wages for jobs supported X 2080, number of work hours in a year

Estimated percent of these jobs held by residents of the neighborhood

Source: Impact DataSource estimate

Total annual salaries of workers not living in the neighborhood supported in the County

Average annual salaries for jobs supported X Number of jobs supported in the county X (1 - Estimated percent of these jobs held by residents of the neighborhood)

Estimated percent of workers' salaries spent:

In the county

Source: The developer and builders of homes in the neighborhood

Annual spending by workers:

In the county

Total annual salaries of workers not living in the neighborhood supported in the County X Estimated percent workers' salaries spent in the County

Taxable spending:

Percent of spending by neighborhood households and workers subject to sales tax

Source: Impact DataSource estimate

Taxable spending by neighborhood households and workers:

In the county

Per Percent of spending by neighborhood households and workers subject to sales tax X (Spending by workers in County + Spending by households in the County)

Fiscal Impact of the Neighborhood
Revenues for the County and School District and Utilities During Construction and Development of the neighborhood and its Residences:

Building permits, tap fees, connection charges, etc.

Source: Developer and builders of homes in the neighborhood

Sales taxes

Total taxable spending x sales tax rate

Total one-time revenues for the county and school district

Total revenues for the city + revenues for the county + revenues for utilities

Dedicated Infrastructure:

Source: Developer and builders of homes in the neighborhood

On-going annual costs and benefits for the County:
Revenues:

Property taxes

Total assessed value of residential, personal and commercial property added to or supported on local tax rolls X the County's millage rate

Special purpose local option sales taxes

Total taxable spending by neighborhood residents and retail workers supported by residents' spending x sales tax rate

Other revenues

Number of households in the neighborhood X other revenues collected by the County annually from each existing household for each expenditure category as calculated on Appendix A

Total Revenues

Property tax collections + sales tax collections + Other revenues

Costs

Number of households in the neighborhood X Annual expenditures for each existing household for each fund, as calculated on Appendix A

 **APPENDIX B****Excess Revenues/Costs**

Total revenues for the county supported by the neighborhood - Total costs for the county to provide services to households in the neighborhood

On-going annual costs and benefits for the School District:

Estimated number of students in the neighborhood who will attend local public schools

Number of households in the neighborhood X Average number of public school students per household in the neighborhood

Revenues:

Property taxes

Total assessed value of residential, personal and commercial property added to or supported on local tax rolls / 1000 X the school district's millage rate

Special purpose local option sales taxes

Total taxable spending by neighborhood residents and retail workers supported by residents' spending x sales tax rate

Other school district revenues

Number of public school students in the neighborhood X annual revenues from other funds collected annually by the School District for each existing student enrolled in the school district, as calculated on Appendix A

Total Revenues

Property tax collections + Other school district revenues collected from students attending school in the district from the neighborhood

Costs

Number of public school students in the neighborhood X Annual expenditures for each existing student for each expenditure category, as calculated on Appendix A

Excess Revenues/Costs

Total revenues for the School District supported by the neighborhood - Total costs for the School District to provide services to public school students in the neighborhood