

Fiscal Impact Model Input Screen - Project Assumptions

990738

Case Description: Bear Archery - Base Case

Input the development program below. If "the development" is within Gainesville City limits, use the "City" table, otherwise use the "County" table.

Please enter the employment schedule and the construction program below.

You can alter the model's calculations by changing any input assumptions shown in green on "Input1" page or "Input2" page (default assumptions are shown in red and are entry-override protected).

Model Last Revised: 26-Oct 1999
 Underlying Assumptions Last Revised: 11-Dec 1995

Initial Year of Projected Development: 2000

Avg Salary of Employees: \$26,700

	First Year	Second Year	Third Year	Fourth Year	Fifth Year	Sixth Year	Seventh Year	Eighth Year	Ninth Year	Tenth Year
City of Gainesville Development Program										
Net New Employees										
Retail	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0	0	0
Medical Center	0	0	0	0	0	0	0	0	0	0

Construction Program										
Single Family (units)	0	0	0	0	0	0	0	0	0	0
Multifamily (units)	0	0	0	0	0	0	0	0	0	0
Retail (T-sqft)	0	0	0	0	0	0	0	0	0	0
Office (T-sqft)	0	0	0	0	0	0	0	0	0	0
Industrial (T-sqft)	0	0	0	0	0	0	0	0	0	0
Hotel (rooms)	0	0	0	0	0	0	0	0	0	0
Medical Center (beds)	0	0	0	0	0	0	0	0	0	0

Alachua County Development Program										
Net New Employees										
Retail	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0
Industrial	150	50	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0	0	0
Medical Center	0	0	0	0	0	0	0	0	0	0

Construction Program										
Single Family (units)	0	0	0	0	0	0	0	0	0	0
Multifamily (units)	0	0	0	0	0	0	0	0	0	0
Retail (T-sqft)	0	0	0	0	0	0	0	0	0	0
Office (T-sqft)	0	0	0	0	0	0	0	0	0	0
Industrial (T-sqft)	0	0	0	0	0	0	0	0	0	0
Hotel (rooms)	0	0	0	0	0	0	0	0	0	0
Medical Center (beds)	0	0	0	0	0	0	0	0	0	0

Fiscal Impact Model Input Screen - Economic/Demographic Assumptions

Case Description: Bear Archery - Base Case

	Current Project	Standard Reference
Average Salary (\$)	26,700	22,768

Construction Values (\$)	Current Project	Standard Reference
Single-family	89,000	75,894
Multifamily	57,850	49,331
Retail (sqft)	65	65
Office (sqft)	75	75
Industrial (sqft)	40	40
Hotel (room)	55,000	55,000
Medical Center (bed)	40,000	40,000

% Local Construction Matl.	5%	60%
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Employment Assumptions	Current Project	Standard Reference
Retail (sqft/EE)	400	400
Office (sqft/EE)	285	285
Industrial (sqft/EE)	500	500
Hotel (EE/room)	1	1
Medical Center (beds/EE)	3	3

Students	Current Project	Standard Reference
Total	26,158	26,158
Students per Household	0.32	0.32
Elementary School	0.49	0.49
Middle School	0.24	0.24
High School	0.27	0.27

Other Assumptions

% Households/Job	79%	79%
% New by Immigration	50%	100%
Persons per Household	2.39	2.39
Hotel Occupancy Rate	70%	70%
Hotel Room Rate	\$50	\$50
%Households Renting	25%	25%
% Non Project City Homes	20%	40%
% New on GRU Electric	60%	100%
% New on GRU Water	43%	71%
% New on GRU Sewer	39%	65%
% New on GRU Gas	21%	35%
% FLEX Electric Rate Discount	0%	0%
% Induced Households in City	40%	40%
% Induced Employment in City	50%	70%
Induced Commercial Sqft/Hsehold	35	35

Table 1: Proposed Development Schedule - Cumulative

Case Description: Bear Archery - Base Case

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
City of Gainesville Development										
Residential Development										
Single-Family	9	12	12	12	12	12	12	12	12	12
Multifamily	3	4	4	4	4	4	4	4	4	4
Total Residential Units	12	16	16	16	16	16	16	16	16	16
Commercial Development										
Retail (T-sqft)	0	0	0	0	0	0	0	0	0	0
Office (T-sqft)	0	0	0	0	0	0	0	0	0	0
Industrial (T-sqft)	0	0	0	0	0	0	0	0	0	0
Hotel (rooms)	0	0	0	0	0	0	0	0	0	0
Medical Center (beds)	0	0	0	0	0	0	0	0	0	0
Alachua County Development										
Residential Development										
Single-Family	35	47	47	47	47	47	47	47	47	47
Multifamily	12	16	16	16	16	16	16	16	16	16
Total Residential Units	47	63	63	63	63	63	63	63	63	63
Commercial Development										
Retail (T-sqft)	0	0	0	0	0	0	0	0	0	0
Office (T-sqft)	0	0	0	0	0	0	0	0	0	0
Industrial (T-sqft)	75,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Hotel (rooms)	0	0	0	0	0	0	0	0	0	0
Medical Center (beds)	0	0	0	0	0	0	0	0	0	0

Table 2: Development Property Values

Case Description: Bear Archery - Base Case

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
City of Gainesville Development										
Residential Development (\$1,000)										
Single-Family	566.5	755.4	755.4	755.4	755.4	755.4	755.4	755.4	755.4	755.4
Multifamily	170.7	227.6	227.6	227.6	227.6	227.6	227.6	227.6	227.6	227.6
Total Residential *	737.2	983.0	983.0	983.0	983.0	983.0	983.0	983.0	983.0	983.0
Commercial Development (\$1,000)										
Retail	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Office	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Industrial	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Hotel	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Medical Center	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Commercial	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Value - City	737.2	983.0	983.0	983.0	983.0	983.0	983.0	983.0	983.0	983.0
Alachua County Development										
Residential Development (\$1,000)										
Single-Family	2,266.1	3,021.4	3,021.4	3,021.4	3,021.4	3,021.4	3,021.4	3,021.4	3,021.4	3,021.4
Multifamily	682.8	910.4	910.4	910.4	910.4	910.4	910.4	910.4	910.4	910.4
Total Residential *	2,948.9	3,931.8	3,931.8	3,931.8	3,931.8	3,931.8	3,931.8	3,931.8	3,931.8	3,931.8
Commercial Development (\$1,000)										
Retail	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Office	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Industrial	3,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0
Hotel	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Medical Center	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Commercial	3,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0	4,000.0
Total Value - County	5,948.9	7,931.8	7,931.8	7,931.8	7,931.8	7,931.8	7,931.8	7,931.8	7,931.8	7,931.8

* Assumes all single-family residences have Homestead Exemption

Table 3: Direct Fiscal Impact of Development -- City of Gainesville

Case Description: Bear Archery - Base Case

Revenue and Expenditure (\$)

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Revenues										
Real Property Tax	3,010	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014
Utility Taxes										
Electric	801	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067
UF Housing	0	0	0	0	0	0	0	0	0	0
UF Physical Plant	0	0	0	0	0	0	0	0	0	0
Airport Tenant	0	0	0	0	0	0	0	0	0	0
Telecommunication	445	594	594	594	594	594	594	594	594	594
Water	54	71	71	71	71	71	71	71	71	71
Natural Gas	50	67	67	67	67	67	67	67	67	67
Fuel Oil	3	4	4	4	4	4	4	4	4	4
Propane Gas	5	7	7	7	7	7	7	7	7	7
Sales Taxes - Local Shr	3,424	3,424	3,424	3,424	3,424	3,424	3,424	3,424	3,424	3,424
Other Taxes	222	295	295	295	295	295	295	295	295	295
Licenses & Permits	273	364	364	364	364	364	364	364	364	364
Intergovernmental	1,853	2,470	2,470	2,470	2,470	2,470	2,470	2,470	2,470	2,470
Charges for Services	812	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082	1,082
Fines & Forfeitures	204	272	272	272	272	272	272	272	272	272
Miscellaneous	73	98	98	98	98	98	98	98	98	98
Total Revenues	11,228	13,830	13,830	13,830	13,830	13,830	13,830	13,830	13,830	13,830
Transfers*										
Electric GFT & S'chg	29,858	39,810	39,810	39,810	39,810	39,810	39,810	39,810	39,810	39,810
Nat'l Gas GFT	859	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145
Water GFT & S'chg	2,525	3,367	3,367	3,367	3,367	3,367	3,367	3,367	3,367	3,367
WWater GFT & S'chg	5,093	6,790	6,790	6,790	6,790	6,790	6,790	6,790	6,790	6,790
Total Transfers	38,334	51,113	51,113	51,113	51,113	51,113	51,113	51,113	51,113	51,113
Total Rev and Transfers	49,562	64,942	64,942	64,942	64,942	64,942	64,942	64,942	64,942	64,942
Expenditures										
General Government	846	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129	1,129
Community Development	645	860	860	860	860	860	860	860	860	860
Public Works	607	809	809	809	809	809	809	809	809	809
Police	3,091	4,121	4,121	4,121	4,121	4,121	4,121	4,121	4,121	4,121
Fire-Rescue	1,373	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831
Traffic Engineering	230	306	306	306	306	306	306	306	306	306
Recreation & Parks	826	1,101	1,101	1,101	1,101	1,101	1,101	1,101	1,101	1,101
Cultural & Nature	259	346	346	346	346	346	346	346	346	346
Human Resources	292	390	390	390	390	390	390	390	390	390
Management & Budget	78	104	104	104	104	104	104	104	104	104
Special Events	15	20	20	20	20	20	20	20	20	20
Outside Agencies	15	20	20	20	20	20	20	20	20	20
Non-Departmental	1,785	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380
Excess Revenue over Use:	0	0	0	0	0	0	0	0	0	0
Total Expenditures	10,063	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417
Net Fiscal Impact	39,500	51,525	51,525	51,525	51,525	51,525	51,525	51,525	51,525	51,525
Cumulative Impact	39,500	91,024	142,549	194,074	245,599	297,123	348,648	400,173	451,698	503,223

* Note: Transfer revenues include funds flowing from the Utility system to the City.

Table 4: Direct Fiscal Impact of Development -- Alachua County

Case Description: Bear Archery - Base Case

Revenue and Expenditure (\$)

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Revenues										
Taxes - Unincorporated	64,445	85,927	85,927	85,927	85,927	85,927	85,927	85,927	85,927	85,927
Taxes - Incorporated	5,796	7,728	7,728	7,728	7,728	7,728	7,728	7,728	7,728	7,728
Utility Service Taxes	5,561	7,415	7,415	7,415	7,415	7,415	7,415	7,415	7,415	7,415
Sales Taxes - Local Shr	5,739	5,739	5,739	5,739	5,739	5,739	5,739	5,739	5,739	5,739
Intergovernment	3,465	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620
Charges for Services	3,199	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265	4,265
Fines & Forfeitures	1,027	1,370	1,370	1,370	1,370	1,370	1,370	1,370	1,370	1,370
Misc. Revenue	717	956	956	956	956	956	956	956	956	956
Non-Operating	7,687	10,249	10,249	10,249	10,249	10,249	10,249	10,249	10,249	10,249
Non-Revenue	42	56	56	56	56	56	56	56	56	56
Reserve	(3,051)	(4,068)	(4,068)	(4,068)	(4,068)	(4,068)	(4,068)	(4,068)	(4,068)	(4,068)
Use of Fund Balance	12,793	17,057	17,057	17,057	17,057	17,057	17,057	17,057	17,057	17,057
Total Revenues	107,420	141,314	141,314	141,314	141,314	141,314	141,314	141,314	141,314	141,314
Expenditures										
General Government	21,416	28,555	28,555	28,555	28,555	28,555	28,555	28,555	28,555	28,555
Public Safety	34,073	45,430	45,430	45,430	45,430	45,430	45,430	45,430	45,430	45,430
Economic Environment	120	160	160	160	160	160	160	160	160	160
Physical Environment	790	1,053	1,053	1,053	1,053	1,053	1,053	1,053	1,053	1,053
Human Services	3,521	4,695	4,695	4,695	4,695	4,695	4,695	4,695	4,695	4,695
Transportation	314	419	419	419	419	419	419	419	419	419
Culture & Recreation	611	815	815	815	815	815	815	815	815	815
Capital Projects	4,306	5,742	5,742	5,742	5,742	5,742	5,742	5,742	5,742	5,742
Debt Service	0	0	0	0	0	0	0	0	0	0
Non-Operating	4,361	5,814	5,814	5,814	5,814	5,814	5,814	5,814	5,814	5,814
Interfund Transfers	5,285	7,047	7,047	7,047	7,047	7,047	7,047	7,047	7,047	7,047
Reserve	1,919	2,558	2,558	2,558	2,558	2,558	2,558	2,558	2,558	2,558
Total Expenditures	76,716	102,288	102,288	102,288	102,288	102,288	102,288	102,288	102,288	102,288
Net Fiscal Impact	30,704	39,025	39,025	39,025	39,025	39,025	39,025	39,025	39,025	39,025
Cumulative Impact	30,704	69,729	108,754	147,779	186,804	225,830	264,855	303,880	342,905	381,930

Table 5: Direct Fiscal Impact of Development – Alachua County School Board

Case Description: Bear Archery - Base Case

Revenue and Expenditure (\$)

Revenues	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Ad Valorem Taxes										
Operating	43,050	57,400	57,400	57,400	57,400	57,400	57,400	57,400	57,400	57,400
Debt Service	17,277	23,036	23,036	23,036	23,036	23,036	23,036	23,036	23,036	23,036
Capital Improvement	8,877	11,836	11,836	11,836	11,836	11,836	11,836	11,836	11,836	11,836
Other Sources										
Operating	76,375	101,833	101,833	101,833	101,833	101,833	101,833	101,833	101,833	101,833
Debt Service	3,297	4,395	4,395	4,395	4,395	4,395	4,395	4,395	4,395	4,395
Capital Improvement	33,954	45,272	45,272	45,272	45,272	45,272	45,272	45,272	45,272	45,272
Total Revenues	182,829	243,772	243,772	243,772	243,772	243,772	243,772	243,772	243,772	243,772
Expenditures										
Operating	98,642	131,523	131,523	131,523	131,523	131,523	131,523	131,523	131,523	131,523
Debt Service	12,233	16,311	16,311	16,311	16,311	16,311	16,311	16,311	16,311	16,311
Capital Improvement	38,545	51,394	51,394	51,394	51,394	51,394	51,394	51,394	51,394	51,394
Total Expenditures	149,421	199,228	199,228	199,228	199,228	199,228	199,228	199,228	199,228	199,228
Net Fiscal Impact	33,408	44,545	44,545	44,545	44,545	44,545	44,545	44,545	44,545	44,545
Cumulative Impact	33,408	77,953	122,498	167,042	211,587	256,132	300,676	345,221	389,766	434,310

Table 6: Direct Fiscal Impact of Development Summary

Case Description: Bear Archery - Base Case

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
City of Gainesville										
Population	28	38	38	38	38	38	38	38	38	38
Employees										
Retail	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0	0	0
Medical Center	0	0	0	0	0	0	0	0	0	0
Total Employees	0	0	0	0	0	0	0	0	0	0
Alachua County										
Population	113	150	150	150	150	150	150	150	150	150
Employees										
Retail	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0
Industrial	150	200	200	200	200	200	200	200	200	200
Hotel	0	0	0	0	0	0	0	0	0	0
Medical Center	0	0	0	0	0	0	0	0	0	0
Total Employees	150	200	200	200	200	200	200	200	200	200
Students										
Elementary	9	12	12	12	12	12	12	12	12	12
Middle	5	6	6	6	6	6	6	6	6	6
High	5	7	7	7	7	7	7	7	7	7
Total Students	19	25	25	25	25	25	25	25	25	25
City of Gainesville (\$)										
Total Rev. Generated	49,562	64,942	64,942	64,942	64,942	64,942	64,942	64,942	64,942	64,942
Total Exp. Generated	10,063	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417
Net Fiscal Impact	39,500	51,525	51,525	51,525	51,525	51,525	51,525	51,525	51,525	51,525
Alachua County (\$)										
Total Rev. Generated	107,420	141,314	141,314	141,314	141,314	141,314	141,314	141,314	141,314	141,314
Total Exp. Generated	76,716	102,288	102,288	102,288	102,288	102,288	102,288	102,288	102,288	102,288
Net Fiscal Impact	30,704	39,025	39,025	39,025	39,025	39,025	39,025	39,025	39,025	39,025
Alachua County School Board (\$)										
Total Rev. Generated	182,829	243,772	243,772	243,772	243,772	243,772	243,772	243,772	243,772	243,772
Total Exp. Generated	149,421	199,228	199,228	199,228	199,228	199,228	199,228	199,228	199,228	199,228
Net Fiscal Impact	33,408	44,545	44,545	44,545	44,545	44,545	44,545	44,545	44,545	44,545

Table 7: Multiplier Effect -- Induced Households, Employment, Students, and Tax Base

Case Description: Bear Archery - Base Case

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Induced Employment	62	165	247	247	247	247	247	247	247	247
Induced Development - City of Gainesville										
Households	3	8	12	12	12	12	12	12	12	12
Population	7	20	29	29	29	29	29	29	29	29
Employment	25	66	99	99	99	99	99	99	99	99
Commercial Sqft	521	838	982	982	982	982	982	982	982	982
Homes	3	8	12	12	12	12	12	12	12	12
Residential Prop.(\$1,000)	173.7	463.9	695.5	695.5	695.5	695.5	695.5	695.5	695.5	695.5
Commercial Prop.(\$1,000)	31.2	50.3	58.9	58.9	58.9	58.9	58.9	58.9	58.9	58.9
Induced Development - Alachua County										
Households	12	33	49	49	49	49	49	49	49	49
Population	29	79	118	118	118	118	118	118	118	118
Employment	37	99	148	148	148	148	148	148	148	148
Commercial Sqft	2,083	3,353	3,927	3,927	3,927	3,927	3,927	3,927	3,927	3,927
Homes	12	33	49	49	49	49	49	49	49	49
Residential Prop.(\$1,000)	694.8	1,855.5	2,781.9	2,781.9	2,781.9	2,781.9	2,781.9	2,781.9	2,781.9	2,781.9
Commercial Prop.(\$1,000)	125.0	201.2	235.6	235.6	235.6	235.6	235.6	235.6	235.6	235.6
School Board										
Total	5	13	20	20	20	20	20	20	20	20
Elementary School	2	6	10	10	10	10	10	10	10	10
Middle School	1	3	5	5	5	5	5	5	5	5
High School	1	4	5	5	5	5	5	5	5	5
Other Calculations										
Project Housing Balance										
Single-family										
Supply	0	0	0	0	0	0	0	0	0	0
Demand	44	59	59	59	59	59	59	59	59	59
New Units Needed	44	59	59	59	59	59	59	59	59	59
Multi-family										
Supply	0	0	0	0	0	0	0	0	0	0
Demand	15	20	20	20	20	20	20	20	20	20
New Units Needed	15	20	20	20	20	20	20	20	20	20

Table 8: Induced Fiscal Impact of Development -- City of Gainesville

Case Description: Bear Archery - Base Case

Revenue and Expenditure (\$)

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Revenues										
Real Property Tax	837	2,100	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080
Utility Taxes										
Electric	271	657	952	952	952	952	952	952	952	952
UF Housing	0	0	0	0	0	0	0	0	0	0
UF Physical Plant	0	0	0	0	0	0	0	0	0	0
Airport Tenant	0	0	1	1	1	1	1	1	1	1
Telecommunication	506	1,351	2,025	2,025	2,025	2,025	2,025	2,025	2,025	2,025
Water	40	58	63	63	63	63	63	63	63	63
Natural Gas	41	56	57	57	57	57	57	57	57	57
Fuel Oil	3	9	13	13	13	13	13	13	13	13
Propane Gas	6	16	24	24	24	24	24	24	24	24
Sales Taxes	1,201	3,208	4,810	4,810	4,810	4,810	4,810	4,810	4,810	4,810
Other Taxes	252	672	1,007	1,007	1,007	1,007	1,007	1,007	1,007	1,007
Licenses & Permits	310	829	1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243
Intergovernmental	483	1,289	1,933	1,933	1,933	1,933	1,933	1,933	1,933	1,933
Charges for Services	922	2,462	3,690	3,690	3,690	3,690	3,690	3,690	3,690	3,690
Fines & Forfeitures	231	618	927	927	927	927	927	927	927	927
Miscellaneous	83	223	334	334	334	334	334	334	334	334
Total Revenues	5,186	13,547	20,160	20,160	20,160	20,160	20,160	20,160	20,160	20,160
Transfers*										
Electric GFT & S'chg	1,741	4,243	6,158	6,158	6,158	6,158	6,158	6,158	6,158	6,158
Nat'l Gas GFT	88	214	310	310	310	310	310	310	310	310
Water GFT & S'chg	337	810	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170
WWater GFT & S'chg	621	1,464	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098
Total Transfers	2,787	6,731	9,736	9,736	9,736	9,736	9,736	9,736	9,736	9,736
Total Rev and Transfers	7,974	20,278	29,895	29,895	29,895	29,895	29,895	29,895	29,895	29,895
Expenditures										
General Government	961	2,567	3,849	3,849	3,849	3,849	3,849	3,849	3,849	3,849
Community Development	168	449	673	673	673	673	673	673	673	673
Public Works	689	1,840	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759
Police	3,510	9,375	14,055	14,055	14,055	14,055	14,055	14,055	14,055	14,055
Fire-Rescue	1,560	4,166	6,245	6,245	6,245	6,245	6,245	6,245	6,245	6,245
Traffic Engineering	261	696	1,044	1,044	1,044	1,044	1,044	1,044	1,044	1,044
Recreation & Parks	215	575	862	862	862	862	862	862	862	862
Cultural & Nature	68	181	271	271	271	271	271	271	271	271
Human Resources	76	203	305	305	305	305	305	305	305	305
Management & Budget	89	237	355	355	355	355	355	355	355	355
Special Events	17	45	67	67	67	67	67	67	67	67
Outside Agencies	17	47	70	70	70	70	70	70	70	70
Non-Departmental	2,027	5,414	8,117	8,117	8,117	8,117	8,117	8,117	8,117	8,117
Excess Rev. over Uses	0	0	0	0	0	0	0	0	0	0
Total Expenditures	9,658	25,794	38,672	38,672	38,672	38,672	38,672	38,672	38,672	38,672
Net Fiscal Impact	(1,684)	(5,516)	(8,776)	(8,776)	(8,776)	(8,776)	(8,776)	(8,776)	(8,776)	(8,776)
Cumulative Impact	(1,684)	(7,200)	(15,977)	(24,753)	(33,530)	(42,306)	(51,082)	(59,859)	(68,635)	(77,411)

Table 9: Induced Fiscal Impact of Development -- Alachua County

Case Description: Bear Archery - Base Case

Revenue and Expenditure (\$)

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Revenues										
Taxes - Unincorporated	8,881	22,281	32,689	32,689	32,689	32,689	32,689	32,689	32,689	32,689
Taxes - Incorporated	1,611	4,043	5,931	5,931	5,931	5,931	5,931	5,931	5,931	5,931
Utility Service Taxes	1,928	5,149	7,719	7,719	7,719	7,719	7,719	7,719	7,719	7,719
Sales Taxes - Local Shr	2,013	5,377	8,062	8,062	8,062	8,062	8,062	8,062	8,062	8,062
Intergovernment	903	2,411	3,615	3,615	3,615	3,615	3,615	3,615	3,615	3,615
Charges for Services	1,282	3,423	5,132	5,132	5,132	5,132	5,132	5,132	5,132	5,132
Fines & Forfeitures	435	1,161	1,741	1,741	1,741	1,741	1,741	1,741	1,741	1,741
Misc. Revenue	303	810	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215
Non-Operating	3,164	8,450	12,668	12,668	12,668	12,668	12,668	12,668	12,668	12,668
Non-Revenue	14	39	58	58	58	58	58	58	58	58
Reserve	(1,240)	(3,310)	(4,963)	(4,963)	(4,963)	(4,963)	(4,963)	(4,963)	(4,963)	(4,963)
Use of Fund Balance	5,002	13,358	20,027	20,027	20,027	20,027	20,027	20,027	20,027	20,027
Total Revenues	24,296	63,191	93,894	93,894	93,894	93,894	93,894	93,894	93,894	93,894
Expenditures										
General Government	8,954	23,912	35,850	35,850	35,850	35,850	35,850	35,850	35,850	35,850
Public Safety	13,855	37,001	55,474	55,474	55,474	55,474	55,474	55,474	55,474	55,474
Economic Environment	105	280	420	420	420	420	420	420	420	420
Physical Environment	322	860	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290
Human Services	3,075	8,211	12,311	12,311	12,311	12,311	12,311	12,311	12,311	12,311
Transportation	109	291	436	436	436	436	436	436	436	436
Culture & Recreation	518	1,384	2,075	2,075	2,075	2,075	2,075	2,075	2,075	2,075
Capital Projects	1,493	3,987	5,978	5,978	5,978	5,978	5,978	5,978	5,978	5,978
Debt Service	0	0	0	0	0	0	0	0	0	0
Non-Operating	1,845	4,928	7,388	7,388	7,388	7,388	7,388	7,388	7,388	7,388
Interfund Transfers	1,832	4,893	7,336	7,336	7,336	7,336	7,336	7,336	7,336	7,336
Reserve	791	2,113	3,168	3,168	3,168	3,168	3,168	3,168	3,168	3,168
Total Expenditures	32,898	87,860	131,725	131,725	131,725	131,725	131,725	131,725	131,725	131,725
Net Fiscal Impact	(8,602)	(24,670)	(37,831)	(37,831)	(37,831)	(37,831)	(37,831)	(37,831)	(37,831)	(37,831)
Cumulative Impact	(8,602)	(33,272)	(71,102)	(108,933)	(146,764)	(184,595)	(222,426)	(260,257)	(298,087)	(335,918)

Table 10: Induced Fiscal Impact of Development -- Alachua County School Board

Case Description: Bear Archery - Base Case

Revenue and Expenditure (\$)

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Revenues										
Ad Valorem Taxes										
Operating	7	17	24	24	24	24	24	24	24	24
Debt Service	3	7	10	10	10	10	10	10	10	10
Capital Improvement	1	3	5	5	5	5	5	5	5	5
Other Sources										
Operating	19,900	53,146	79,679	79,679	79,679	79,679	79,679	79,679	79,679	79,679
Debt Service	859	2,294	3,439	3,439	3,439	3,439	3,439	3,439	3,439	3,439
Capital Improvement	8,847	23,627	35,423	35,423	35,423	35,423	35,423	35,423	35,423	35,423
Total Revenues	29,616	79,093	118,580	118,580	118,580	118,580	118,580	118,580	118,580	118,580
Expenditures										
Operating	25,702	68,641	102,909	102,909	102,909	102,909	102,909	102,909	102,909	102,909
Debt Service	3,187	8,512	12,762	12,762	12,762	12,762	12,762	12,762	12,762	12,762
Capital Improvement	10,043	26,822	40,213	40,213	40,213	40,213	40,213	40,213	40,213	40,213
Total Expenditures	38,932	103,975	155,884	155,884	155,884	155,884	155,884	155,884	155,884	155,884
Net Fiscal Impact	(9,316)	(24,882)	(37,305)	(37,305)	(37,305)	(37,305)	(37,305)	(37,305)	(37,305)	(37,305)
Cumulative Impact	(9,316)	(34,198)	(71,503)	(108,807)	(146,112)	(183,417)	(220,722)	(258,026)	(295,331)	(332,636)

Table 11: Fiscal Impact of Development Detail – Direct and Induced Impacts

Case Description: Bear Archery - Base Case

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
City of Gainesville										
Population	36	57	67	67	67	67	67	67	67	67
Employees										
Retail	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0	0	0
Medical Center	0	0	0	0	0	0	0	0	0	0
Induced	25	66	99	99	99	99	99	99	99	99
Total Employees	25	66	99	99	99	99	99	99	99	99
Alachua County										
Population	142	229	268	268	268	268	268	268	268	268
Employees										
Retail	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0
Industrial	150	200	200	200	200	200	200	200	200	200
Hotel	0	0	0	0	0	0	0	0	0	0
Medical Center	0	0	0	0	0	0	0	0	0	0
Induced	37	99	148	148	148	148	148	148	148	148
Total Employees	187	299	348	348	348	348	348	348	348	348
Students										
Elementary	12	19	22	22	22	22	22	22	22	22
Middle	6	9	11	11	11	11	11	11	11	11
High	6	10	12	12	12	12	12	12	12	12
Total Students	24	39	45	45	45	45	45	45	45	45
City of Gainesville (\$)										
Total Rev. Generated	57,536	85,220	94,837	94,837	94,837	94,837	94,837	94,837	94,837	94,837
Total Exp. Generated	19,721	39,211	52,089	52,089	52,089	52,089	52,089	52,089	52,089	52,089
Net Fiscal Impact	37,815	46,009	42,748	42,748	42,748	42,748	42,748	42,748	42,748	42,748
Alachua County (\$)										
Total Rev. Generated	131,716	204,504	235,208	235,208	235,208	235,208	235,208	235,208	235,208	235,208
Total Exp. Generated	109,615	190,149	234,013	234,013	234,013	234,013	234,013	234,013	234,013	234,013
Net Fiscal Impact	22,102	14,355	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194
Alachua County School Board (\$)										
Total Rev. Generated	212,445	322,865	362,352	362,352	362,352	362,352	362,352	362,352	362,352	362,352
Total Exp. Generated	188,353	303,202	355,112	355,112	355,112	355,112	355,112	355,112	355,112	355,112
Net Fiscal Impact	24,092	19,663	7,240	7,240	7,240	7,240	7,240	7,240	7,240	7,240

Table 12: Economic Impact Summary**Case Description: Bear Archery - Base Case**

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
City of Gainesville										
Additional Population	36	57	67	67	67	67	67	67	67	67
Additional Employment	25	66	99	99	99	99	99	99	99	99
Additional Payroll (\$1,000)	610.6	1,630.7	2,444.8	2,444.8	2,444.8	2,444.8	2,444.8	2,444.8	2,444.8	2,444.8
Additional Spending (\$1,000)	435.2	1,162.4	1,742.7	1,742.7	1,742.7	1,742.7	1,742.7	1,742.7	1,742.7	1,742.7
Alachua County										
Additional Population	142	229	268	268	268	268	268	268	268	268
Additional Employment	187	299	348	348	348	348	348	348	348	348
Additional Payroll (\$1,000)	4,920.9	7,786.1	9,007.3	9,007.3	9,007.3	9,007.3	9,007.3	9,007.3	9,007.3	9,007.3
Additional Spending (\$1,000)	3,507.6	5,549.9	6,420.4	6,420.4	6,420.4	6,420.4	6,420.4	6,420.4	6,420.4	6,420.4
City - County Total										
Additional Population	178	286	335	335	335	335	335	335	335	335
Additional Employment	212	365	447	447	447	447	447	447	447	447
Additional Payroll (\$1,000)	5,531.5	9,416.8	11,452.1	11,452.1	11,452.1	11,452.1	11,452.1	11,452.1	11,452.1	11,452.1
Additional Spending (\$1,000)	3,942.9	6,712.3	8,163.1	8,163.1	8,163.1	8,163.1	8,163.1	8,163.1	8,163.1	8,163.1

Table 13: Economic Development Incentives Worksheet

Case Description: Bear Archery - Base Case

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
City of Gainesville (\$)										
Net Fiscal Balance	37,815	46,009	42,748	42,748	42,748	42,748	42,748	42,748	42,748	42,748
Incentive Programs	0	0	0	0	0	0	0	0	0	0
Ad Valorem Waiver	0	0	0	0	0	0	0	0	0	0
Impact Fee Waiver	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
FLEX Electric Discount	20,000	20,000	20,000	20,000	0	0	0	0	0	0
Total	20,000	20,000	20,000	20,000	0	0	0	0	0	0
Net Benefit After Incentives	17,815	26,009	22,748	22,748	42,748	42,748	42,748	42,748	42,748	42,748
Present Value @ 10%	16,196	21,495	17,091	15,537	26,543	24,130	21,937	19,942	18,130	16,481
Cumulative Present Value	197,483									
Alachua County (\$)										
Net Fiscal Balance	22,102	14,355	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194
Incentive Programs	0	0	0	0	0	0	0	0	0	0
Ad Valorem Waiver	0	0	0	0	0	0	0	0	0	0
Impact Fee Waiver	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0
Net Benefit After Incentives	22,102	14,355	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194
Present Value @ 10%	20,092	11,864	897	816	742	674	613	557	507	460
Cumulative Present Value	37,223									