

## APPENDIX

**Table A-1**  
**Base Village Building Permit and Impact Fee Calculation**  
**Base Village Economic and Fiscal Impact Study**

Product Type	Factor	Total	2007 (In thousands)	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 (Midyear)	
Construction Value <sup>1</sup>	Spec. FL	\$120,543,002	\$0	\$20,151,640	\$7,630,233	\$6,456,351	\$0	\$12,819,231	\$11,640,998	\$8,510,844	\$0	\$10,936,231	\$9,651,938	\$5,262,469	\$7,532,409	\$0	\$13,303,095	\$15,847,400	
	Cardio Hotel	\$110.88	0	6,170,565	1,592,404	4,076,262	1,592,404	3,383,008	3,791,969	3,791,969	3,781,959	0	3,562,068	7,165,917	7,165,917	0	3,781,959	0	
	Townhome	\$110.88	0	685,326	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Single Family Homes	\$110.88	\$178,037,796	\$27,018,531	\$9,222,630	\$11,432,612	\$1,592,484	\$16,003,000	\$15,422,965	\$12,292,803	\$3,781,959	\$10,056,231	\$10,324,905	\$12,448,280	\$14,698,226	\$0	\$17,085,034	\$15,847,400	
	Total Residential			\$27,018,531	\$9,222,630	\$11,432,612	\$1,592,484	\$16,003,000	\$15,422,965	\$12,292,803	\$3,781,959	\$10,056,231	\$10,324,905	\$12,448,280	\$14,698,226	\$0	\$17,085,034	\$15,847,400	
Commercial Space	\$61.93	\$2,606,146	\$129,722	\$1,916,366	\$0	\$0	\$0	\$333,439	\$0	\$0	\$0	\$226,627	\$0	\$0	\$0	\$0	\$0	\$0	
Total Valuation		\$186,037,943	\$129,722	\$28,928,887	\$9,222,630	\$11,432,612	\$1,592,484	\$16,423,528	\$16,423,565	\$12,292,803	\$3,781,959	\$11,162,859	\$10,224,905	\$12,448,280	\$14,698,226	\$0	\$17,085,034	\$16,847,400	
Building Permit Fees	Building Permit	\$110.88	\$796	\$107,534	\$35,606	\$43,673	\$7,759	\$93,572	\$88,237	\$46,812	\$16,748	\$42,781	\$39,381	\$47,380	\$55,562	\$1,944	\$64,307	\$50,787	
	Plan Review	25%	517	69,897	23,144	28,392	5,061	49,062	47,064	20,422	7,228	22,789	23,846	30,792	36,135	1,263	41,800	30,951	
	Total		\$1,313	\$177,431	\$58,750	\$72,065	\$12,820	\$143,634	\$135,301	\$67,234	\$24,170	\$49,010	\$63,227	\$78,172	\$91,697	\$3,207	\$106,107	\$81,738	
	Affordable Housing Impact Fees	\$1,800/sq. ft.	\$4,943,016	\$6,286	\$823,577	\$249,530	\$299,324	\$43,085	\$449,139	\$417,288	\$332,892	\$102,326	\$387,615	\$276,818	\$336,004	\$397,679	\$0	\$462,262	\$424,772

<sup>1</sup> See Table of Village Peak Building Permit Fees Table (A-12B).  
 Note: Does not include other fees such as parking garage, assessments, or bonds. Estimates only account for dwelling and space and commercial space.  
 Source: Economic & Planning Systems

<sup>2</sup> Includes fees for the following categories: 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022.



**Table A-3  
Total Base Village Revenues by Year  
Base Village Economic and Fiscal Impact Study**

Revenue Type and Source	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>General Fund</b>																			
<b>Taxes</b>																			
Sales Tax	\$21,212	\$333,588	\$333,588	\$333,588	\$333,588	\$386,112	\$386,112	\$386,112	\$386,112	\$425,169	\$425,169	\$425,169	\$425,169	\$425,169	\$425,169	\$425,169	\$425,169	\$425,169	\$425,169
Lodging Tax - Marketing	0	181	246	315	321	430	534	614	628	713	777	845	930	930	1,047	1,168	1,168	1,168	1,168
Lodging Tax - Capital Improvements	0	181	246	315	321	430	534	614	628	713	777	845	930	930	1,047	1,168	1,168	1,168	1,168
Property Tax - General Fund	0	0	385	27,647	34,397	42,676	43,435	56,684	68,928	78,289	80,251	90,241	97,834	106,196	116,473	116,473	129,630	143,309	143,309
Property Tax - Forest Mgmt. & Water	0	0	365	25,637	32,604	40,355	41,171	54,014	65,334	74,131	78,067	85,537	92,734	100,660	110,401	110,401	123,062	135,838	135,838
Real Estate Transfer Tax (Retail Sales)	0	1,250,280	437,986	466,947	51,199	747,638	711,100	52,578	121,597	554,877	452,056	487,889	611,837	0	795,315	0	0	0	0
Real Estate Transfer Tax (Rt-Sales)	0	0	0	0	0	296,326	369,108	426,284	436,691	493,877	535,467	582,255	644,639	644,639	722,620	805,799	805,799	805,799	805,799
Specific Ownership Taxes	0	732	983	1,269	1,253	1,737	2,156	2,477	2,535	2,875	3,136	3,410	3,783	3,783	4,223	4,715	4,715	4,715	4,715
Franchise Tax	0	4,896	6,543	8,491	8,654	11,620	14,423	16,875	16,962	19,238	20,085	22,813	24,108	25,108	28,257	31,568	31,568	31,568	31,568
Subtotal	\$21,212	\$1,869,858	\$780,861	\$883,609	\$462,376	\$1,529,425	\$1,670,673	\$1,498,263	\$1,101,415	\$1,649,751	\$1,594,085	\$1,709,014	\$1,902,934	\$1,307,386	\$2,304,551	\$2,298,959	\$1,522,461	\$1,548,715	\$1,548,715
<b>License, Permits, and Fees</b>																			
Occupational Tax	\$0	\$302	\$532	\$680	\$693	\$630	\$1,155	\$1,327	\$1,358	\$1,540	\$1,680	\$1,827	\$2,010	\$2,010	\$2,262	\$2,526	\$2,526	\$2,526	\$2,526
Building Permits	1,312	177,631	98,759	72,959	12,287	101,584	89,092	77,238	25,984	70,588	64,806	78,377	\$1,722	3,207	108,107	98,649	0	0	0
Subtotal	\$1,312	\$177,933	\$99,291	\$72,638	\$13,974	\$102,824	\$97,246	\$78,966	\$27,342	\$72,696	\$66,927	\$80,003	\$93,737	\$5,217	\$109,389	\$101,174	\$2,526	\$2,526	\$2,526
<b>Intergovernmental Revenue</b>																			
State Highway Users Fund	\$0	\$1,220	\$1,055	\$2,115	\$2,156	\$2,894	\$3,593	\$4,129	\$4,225	\$4,792	\$5,227	\$5,603	\$6,254	\$6,254	\$7,039	\$7,859	\$7,859	\$7,859	\$7,859
Traffic Fines	\$3	\$857	\$1,147	\$1,449	\$1,474	\$1,974	\$2,437	\$2,792	\$2,851	\$3,236	\$3,523	\$3,820	\$4,103	\$4,103	\$4,714	\$5,264	\$5,264	\$5,264	\$5,264
Total General Fund	\$22,527	\$1,789,758	\$842,149	\$899,913	\$479,496	\$1,636,817	\$1,673,649	\$1,593,750	\$1,138,834	\$1,729,675	\$1,669,982	\$1,798,519	\$2,007,119	\$1,323,051	\$2,324,673	\$2,413,955	\$1,538,109	\$1,664,364	\$1,664,364
<b>Non-General Fund Revenues</b>																			
Affordable Housing Impact Fees	\$6,285	\$823,577	\$249,530	\$308,324	\$43,065	\$449,139	\$417,280	\$332,692	\$102,326	\$397,415	\$276,918	\$336,804	\$397,679	\$0	\$462,282	\$428,772	\$0	\$0	\$0
Total Revenues	\$28,812	\$2,593,335	\$1,091,679	\$1,259,237	\$522,560	\$2,085,956	\$2,091,137	\$1,916,342	\$1,238,159	\$2,037,290	\$1,946,881	\$2,135,323	\$2,404,798	\$1,323,051	\$2,786,955	\$2,842,027	\$1,538,109	\$1,664,364	\$1,664,364

Source: Economic & Planning Systems  
Microsoft Office Excel 2003 - Base Village Economic and Fiscal Impact Study - 12/11/06 - 10:00 AM

**Table A-4  
 One-Time Revenues from Base Village  
 Base Village Economic and Fiscal Impact Study**

Revenue Type and Source	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 (Buildout)
Real Estate Transfer Tax on Initial Sales	0	1,250,000	436,000	487,000	51,000	748,000	711,000	553,000	122,000	555,000	452,000	498,000	612,000	0	795,000	803,000
Building Permits	1,312	177,431	56,750	72,060	12,797	101,594	98,092	77,239	25,984	70,556	84,846	78,177	91,727	3,207	106,107	98,648
Affordable Housing Impact Fees	6,265	823,572	249,530	309,324	43,085	449,139	417,288	332,592	102,326	307,415	276,518	336,804	397,679	0	462,282	428,772
<b>Total One-Time Revenues</b>	<b>\$7,597</b>	<b>\$2,251,008</b>	<b>\$746,280</b>	<b>\$866,384</b>	<b>\$106,882</b>	<b>\$1,299,733</b>	<b>\$1,224,379</b>	<b>\$962,631</b>	<b>\$260,309</b>	<b>\$932,970</b>	<b>\$793,765</b>	<b>\$912,981</b>	<b>\$1,101,406</b>	<b>\$3,207</b>	<b>\$1,363,389</b>	<b>\$1,330,420</b>

Source: Economic & Planning Systems  
 as modified for Base Village Economic and Fiscal Impact Study, 12/06/2006

**Table A-5  
Total Expenditures and Net Fiscal Impact by Year  
Base Village Economic and Fiscal Impact Study**

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 (Balloted)	2023	2024 (Balloted)	2025 (Balloted)
<b>Expenditures</b>																			
<b>General Government Admin.</b>																			
Legislative	\$9	\$2,572	\$3,441	\$4,348	\$4,423	\$5,921	\$7,310	\$8,375	\$8,554	\$9,709	\$10,570	\$11,469	\$12,580	\$12,580	\$14,443	\$15,791	\$15,791	\$15,791	\$15,791
Clerk	68	18,799	25,151	31,779	32,329	43,281	53,434	61,218	62,524	70,970	77,265	83,756	91,953	91,953	103,376	115,428	115,428	115,428	115,428
Court	0	122	164	207	211	282	348	389	407	462	503	546	599	599	673	752	752	752	752
Town Attorney	13	3,490	4,870	5,900	6,002	8,036	9,921	11,369	11,609	13,177	14,348	15,551	17,073	17,073	19,164	21,431	21,431	21,431	21,431
Town Manager	13	3,562	4,793	5,956	6,160	8,247	10,182	11,665	11,914	13,524	14,723	15,950	17,522	17,522	19,859	21,995	21,995	21,995	21,995
Subtotal	\$104	\$28,565	\$38,218	\$48,290	\$48,125	\$65,768	\$81,196	\$93,024	\$95,007	\$107,841	\$117,408	\$127,271	\$139,726	\$139,726	\$157,085	\$175,300	\$175,300	\$175,300	\$175,300
<b>Planning and Building</b>																			
Planning and Zoning	\$0	\$12,435	\$4,437	\$4,695	\$413	\$7,533	\$7,121	\$5,469	\$980	\$5,779	\$4,437	\$4,644	\$5,631	\$0	\$7,988	\$8,359	\$0	\$0	\$0
Building Officials	0	13,708	4,892	6,176	454	9,304	7,849	9,028	1,081	8,371	4,952	5,119	8,427	0	8,916	9,215	9,215	9,215	9,215
Subtotal	\$0	\$26,143	\$9,329	\$10,871	\$868	\$16,838	\$14,970	\$11,499	\$2,061	\$12,150	\$9,329	\$9,763	\$12,258	\$0	\$16,904	\$17,573	\$9,215	\$9,215	\$9,215
<b>Public Safety</b>																			
Winter Park Patrol	\$115	\$31,841	\$42,601	\$53,628	\$54,759	\$73,311	\$90,508	\$103,852	\$104,903	\$120,209	\$130,873	\$141,687	\$155,751	\$155,751	\$175,100	\$195,514	\$195,514	\$195,514	\$195,514
Administration	11	2,939	3,932	4,959	5,055	6,767	8,355	9,572	8,778	11,058	12,081	13,095	14,377	14,377	16,183	18,047	18,047	18,047	18,047
Subtotal	\$126	\$34,780	\$46,534	\$58,587	\$59,814	\$80,078	\$98,863	\$113,424	\$113,681	\$131,267	\$142,954	\$154,782	\$170,128	\$170,128	\$191,283	\$213,561	\$213,561	\$213,561	\$213,561
<b>Public Works</b>																			
Administration	\$30	\$8,389	\$11,224	\$14,182	\$14,427	\$19,315	\$23,845	\$27,319	\$27,501	\$31,970	\$34,480	\$37,377	\$41,034	\$41,034	\$46,132	\$51,510	\$51,510	\$51,510	\$51,510
Maintenance Personnel	192	52,905	70,784	89,437	90,984	121,809	150,382	172,288	175,062	199,732	217,450	235,718	258,786	258,786	290,935	324,854	324,854	324,854	324,854
Roadways & Gen'l Maint	91	25,228	33,753	42,648	43,396	58,095	71,710	82,159	83,908	95,243	103,692	112,403	123,403	123,403	138,733	154,907	154,907	154,907	154,907
Parking Facility	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	\$344	\$86,522	\$115,761	\$146,267	\$148,797	\$199,207	\$245,937	\$281,763	\$287,772	\$326,545	\$355,622	\$385,498	\$423,223	\$423,223	\$475,800	\$531,271	\$531,271	\$531,271	\$531,271
<b>Economic Development</b>																			
Public Transit	160	44,210	59,150	74,738	76,031	101,789	125,667	143,972	147,043	168,506	181,712	195,978	210,254	210,254	243,119	271,463	271,463	271,463	271,463
Community Assistance	0	3,763	5,196	6,527	6,652	8,931	11,096	12,741	13,038	14,787	16,130	17,535	19,299	19,299	21,720	24,249	24,249	24,249	24,249
Subtotal	\$160	\$47,973	\$64,346	\$81,265	\$82,683	\$110,720	\$136,763	\$156,713	\$160,081	\$183,293	\$197,842	\$213,513	\$230,553	\$230,553	\$264,839	\$295,713	\$295,713	\$295,713	\$295,713
<b>Total Expenditures</b>	\$574	\$176,011	\$209,542	\$263,224	\$258,003	\$380,891	\$440,956	\$499,548	\$500,519	\$577,941	\$625,312	\$677,495	\$745,335	\$733,077	\$840,962	\$937,804	\$929,445	\$929,445	\$929,445
<b>Total Revenues</b>	\$22,527	\$1,769,758	\$642,145	\$559,913	\$479,496	\$1,636,817	\$1,673,649	\$1,583,750	\$1,135,834	\$1,720,875	\$1,689,962	\$1,798,519	\$2,007,119	\$1,323,051	\$2,324,673	\$2,413,255	\$1,538,109	\$1,564,364	\$1,664,364
<b>Net Fiscal Benefit (Deficiency)</b>	\$21,953	\$1,593,747	\$632,303	\$696,688	\$220,893	\$1,275,926	\$1,232,694	\$1,084,202	\$635,315	\$1,151,934	\$1,064,650	\$1,121,024	\$1,261,784	\$609,974	\$1,483,712	\$1,475,451	\$608,664	\$634,919	\$634,919

\*Impacts per peak person served estimated as follows: Design Day/Passengers Divided by Peak Person Served. (6,937 / 17,592 = 0.39)  
Source: Economic & Planning Systems  
Prepared by: Peak Performance Systems, Inc. (www.peakperformance.com)