Exhibit D: Financial Analysis

			ESTIMATED PBC IMPACT FEES								ESTIMATED WELLINGTON IMPACT FEES		
	Use Type	SF. / No. of Units	Parks	Libraries	Public Buildings	Fire Rescue	Law Enforcement	Schools	Roads	TOTAL	Parks & Recreation	Roads	TOTAL
Building 23	Restaurant / Entertainment	8000	N/A	N/A	2915.52	N/A	N/A	N/A	97796.4	100711.92	N/A	43410.48	43410.48
Building 24	Restaurant	10000	**N/A**							**84796.9**	**N/A**		54263.1
Building 25	3 BR / 2.5 BA Townhouse	4	2232.76	849.4	779.52	740	N/A	15724	11716	32041.68	16498.696	$3,662.12	45361.836
Building 26	3 BR / 2.5 BA Townhouse	5	$2,790.95	$1,061.75	$974.40	$925.00	N/A	$19,655.00	$14,645.00	$40,052.10	$20,623.37	$4,577.65	$25,201.02
Building 27	3 BR / 2.5 BA Townhouse	4	$2,232.76	$849.40	$779.52	$740.00	N/A	$15,724.00	$11,716.00	$32,041.68	$16,498.70	$3,662.12	$20,160.82
Building 28	3 BR / 2.5 BA Townhouse	4	$2,232.76	$849.40	$779.52	$740.00	N/A	$15,724.00	$11,716.00	$41,369.35	$16,498.70	$3,662.12	$20,160.82
Building 29	3 BR / 2.5 BA Townhouse	4	$2,232.76	$849.40	$779.52	$740.00	N/A	$15,724.00	$11,716.00	$41,369.35	$16,498.70	$3,662.12	20160.816
Building 30	3 BR / 2.5 BA Townhouse	5	$2,790.95	$1,061.75	$974.40	$925.00	N/A	$19,655.00	$14,645.00	$40,052.10	$20,623.37	$4,577.65	25201.02
Building 31	3 BR / 2.5 BA Townhouse	4	$2,232.76	$849.40	$779.52	$740.00	N/A	$15,724.00	$11,716.00	***$32,041.68***	$16,498.70	$3,662.12	***$20,160.82***
Building 32	3 BR / 2.5 BA Townhouse	4	$2,232.76	$849.40	$779.52	$740.00	N/A	$15,724.00	$11,716.00	***$41,369.35***	$16,498.70	$3,662.12	***$20,160.82***
Building 33	3 BR / 2.5 BA Townhouse	4	$2,232.76	$849.40	$779.52	$740.00	N/A	$15,724.00	$11,716.00	***$41,369.35***	$16,498.70	$3,662.12	***$20,160.82***
Building 34	3 BR / 2.5 BA Townhouse	4	$2,232.76	$849.40	$779.52	$740.00	N/A	$15,724.00	$11,716.00	$41,369.35	$16,498.70	$3,662.12	20160.816
Building 35	3 BR / 2.5 BA Townhouse	4	$2,232.76	$849.40	$779.52	$740.00	N/A	$15,724.00	$11,716.00	***$41,369.35***	$16,498.70	$3,662.12	***$20,160.82***
Building 36	3 BR / 2.5 BA Townhouse	6	$3,349.14	$1,274.10	$1,169.28	$1,110.00	N/A	$23,586.00	$17,574.00	***$41,369.35***	$24,748.04	$5,493.18	***$30,241.22***
Building 37	3 BR / 2.5 BA Townhouse	4	$2,232.76	$849.40	$779.52	$740.00	N/A	$15,724.00	$11,716.00	***$41,369.35***	$16,498.70	$3,662.12	***$20,160.82***
Building 38	1 BR / 1 BA Apartments	24	$6,472.08	$2,992.56	$3,383.04	$4,440.00	N/A	$37,872.00	$70,296.00	***$125,455.68***	$98,992.18	$21,972.72	***$120,964.90***
	2 BR / 2 BA Apartments	20	$10,158.60	$3,715.20	$3,410.80	$3,700.00	N/A	$59,240.00	$58,580.00	***$138,804.60***	$82,493.48	$18,310.60	***$100,804.08***
		44											
Building 39	1 BR / 1 BA Apartments	12	$3,236.04	$1,496.28	$1,691.52	$2,220.00	N/A	$18,936.00	$35,148.00	***$62,727.84***	$49,496.09	$10,986.36	***$60,482.45***
	2 BR / 2 BA Apartments	20	$10,158.60	$3,715.20	$3,410.80	$3,700.00	N/A	$59,240.00	$58,580.00	***$138,804.60***	$82,493.48	$18,310.60	***$100,804.08***
	3 BR / 2 BA Apartments	4	$2,031.72	$743.04	$682.16	$740.00	N/A	$11,848.00	$11,716.00	***$27,760.92***	$16,498.70	$3,662.12	***$20,160.82***
		36											
Single Family H	2,000 - 3,599 SF.	102	$62,062.92	$24,772.74	$22,725.60	$28,152.00	N/A	$674,016.00	$481,134.00	***$1,292,863.26***	$135,612.06	$135,715.08	***$271,327.14***
Building TBD	Clubhouse (Private)	10636	N/A	N/A	N/A	N/A	N/A	N/A	N/A	***N/A***	N/A	N/A	***N/A***
TOTAL			$125,378.60	$49,326.62	$52,489.62	$54,522.00	$0.00	$1,081,288.00	$1,057,504.40	***$2,479,109.76***	$696,567.72	$357,900.74	***$1,079,669.48***

	Use Type	SF. / Units	Est. Appraised Value Per SF/Unit	Total Est. Appraised Value	PBC Operating	County Debt	Fire Rescue	Library Operating	Library Debt	PBC School District (State Law)	PBC School District (Local Law)	Wellington Operating
					0.0048	8.0E-5	0.0035	0.00055	3.8E-5	0.0043	0.0035	0.0025
Building 23	Restaurant / Entertainment	8000	495	3960000	19008	316.8	13860	2178	150.48	17028	13860	9900
Building 24	**Restaurant**	**10000**	**495**	**4950000**	**23760**	**396**	**17325**	**2722.5**	**188.1**	**21285**	**17325**	**12375**
Building 25	3 BR / 2.5 BA Townhouse	4	$210,000.00	$840,000.00	4032	67.2	2940	462	31.92	3612	2940	2100
Building 26	3 BR / 2.5 BA Townhouse	5	$210,000.00	$1,050,000.00	$5,040.00	$84.00	$3,675.00	$577.50	$39.90	$4,515.00	$3,675.00	$2,625.00
Building 27	3 BR / 2.5 BA Townhouse	4	$210,000.00	$840,000.00	$4,032.00	$67.20	$2,940.00	$462.00	$31.92	$3,612.00	$2,940.00	$2,100.00
Building 28	3 BR / 2.5 BA Townhouse	4	$210,000.00	$840,000.00	$4,032.00	$67.20	$2,940.00	$462.00	$31.92	$3,612.00	$2,940.00	$2,100.00
Building 29	3 BR / 2.5 BA Townhouse	4	$210,000.00	$840,000.00	$4,032.00	$67.20	$2,940.00	$462.00	$31.92	$3,612.00	$2,940.00	$2,100.00
Building 30	3 BR / 2.5 BA Townhouse	5	$210,000.00	$1,050,000.00	$5,040.00	$84.00	$3,675.00	$577.50	$39.90	$4,515.00	$3,675.00	$2,625.00
Building 31	3 BR / 2.5 BA Townhouse	4	$210,000.00	$840,000.00	$4,032.00	$67.20	$2,940.00	$462.00	$31.92	$3,612.00	$2,940.00	$2,100.00
Building 32	3 BR / 2.5 BA Townhouse	4	$210,000.00	$840,000.00	$4,032.00	$67.20	$2,940.00	$462.00	$31.92	$3,612.00	$2,940.00	$2,100.00
Building 33	3 BR / 2.5 BA Townhouse	4	$210,000.00	$840,000.00	$4,032.00	$67.20	$2,940.00	$462.00	$31.92	$3,612.00	$2,940.00	$2,100.00
Building 34	3 BR / 2.5 BA Townhouse	4	$210,000.00	$840,000.00	$4,032.00	$67.20	$2,940.00	$462.00	$31.92	$3,612.00	$2,940.00	$2,100.00
Building 35	3 BR / 2.5 BA Townhouse	4	$210,000.00	$840,000.00	$4,032.00	$67.20	$2,940.00	$462.00	$31.92	$3,612.00	$2,940.00	$2,100.00
Building 36	3 BR / 2.5 BA Townhouse	6	$210,000.00	$1,260,000.00	$6,048.00	$100.80	$4,410.00	$693.00	$47.88	$5,418.00	$4,410.00	$3,150.00
Building 37	3 BR / 2.5 BA Townhouse	4	$210,000.00	$840,000.00	$4,032.00	$67.20	$2,940.00	$462.00	$31.92	$3,612.00	$2,940.00	$2,100.00
Building 38	1 BR / 1 BA Apartments	24	$210,000.00	$5,040,000.00	$24,192.00	$403.20	$17,640.00	$2,772.00	$191.52	$21,672.00	$17,640.00	$12,600.00
	2 BR / 2 BA Apartments	20	$210,000.00	$4,200,000.00	$20,160.00	$336.00	$14,700.00	$2,310.00	$159.60	$18,060.00	$14,700.00	$10,500.00
		44										
Building 39	1 BR / 1 BA Apartments	12	$210,000.00	$2,520,000.00	$12,096.00	$201.60	$8,820.00	$1,386.00	$95.76	$10,836.00	$8,820.00	$6,300.00
	2 BR / 2 BA Apartments	20	$210,000.00	$4,200,000.00	$20,160.00	$336.00	$14,700.00	$2,310.00	$159.60	$18,060.00	$14,700.00	$10,500.00
	2 BR / 2 BA Apartments	4	$210,000.00	$840,000.00	$4,032.00	$67.20	$2,940.00	$462.00	$31.92	$3,612.00	$2,940.00	$2,100.00
Single-Family I	2,000 - 3,599 SF.	102	$500,000.00	$51,000,000.00	$244,800.00	$4,080.00	$178,500.00	$28,050.00	$1,938.00	$219,300.00	$178,500.00	$127,500.00
Single Family I	Clubhouse (Private)	5000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL				$88,470,000.00	$424,656.00	$7,077.60	$309,645.00	$48,658.50	$3,361.86	$380,421.00	$309,645.00	$221,175.00

SFWMD Basin	SFWMD	Everglades Construction	FL Inland Nav District	Children's Services Council	Health Care District	ACME Improvement District	Solid Waste Authority	TOTAL
0.00012	0.00012	4.1E-5	3.2E-5	6.5E-5	0.00073	2.4E-5	0.001	
475.2	475.2	162.36	126.72	257.4	2890.8	95.04	3960	84744
594	**594**	**202.95**	**158.4**	**321.75**	**3613.5**	**118.8**	**4950**	**105930**
100.8	100.8	34.44	26.88	54.6	613.2	20.16	840	**17976**
$126.00	126	43.05	33.6	68.25	766.5	25.2	1050	**22470**
$100.80	100.8	34.44	26.88	54.6	613.2	20.16	840	**17976**
$100.80	100.8	34.44	26.88	54.6	613.2	20.16	840	**17976**
$100.80	$100.80	$34.44	$26.88	$54.60	$613.20	$20.16	$840.00	***$17,976.00***
$126.00	$126.00	$43.05	$33.60	$68.25	$766.50	$25.20	$1,050.00	***$22,470.00***
$100.80	$100.80	$34.44	$26.88	$54.60	$613.20	$20.16	$840.00	***$17,976.00***
$100.80	$100.80	$34.44	$26.88	$54.60	$613.20	$20.16	$840.00	***$17,976.00***
$100.80	$100.80	$34.44	$26.88	$54.60	$613.20	$20.16	$840.00	$17,976.00
$100.80	$100.80	$34.44	$26.88	$54.60	$613.20	$20.16	$840.00	***$17,976.00***
$100.80	$100.80	$34.44	$26.88	$54.60	$613.20	$20.16	$840.00	***$17,976.00***
$151.20	$151.20	$51.66	$40.32	$81.90	$919.80	$30.24	$1,260.00	***$26,964.00***
$100.80	$100.80	$34.44	$26.88	$54.60	$613.20	$20.16	$840.00	***$17,976.00***
$604.80	$604.80	$206.64	$161.28	$327.60	$3,679.20	$120.96	$5,040.00	***$107,856.00***
$504.00	$504.00	$172.20	$134.40	$273.00	$3,066.00	$100.80	$4,200.00	***$89,880.00***
								$197,736.00
$302.40	302.4	103.32	80.64	163.8	1839.6	60.48	2520	**53928**
$504.00	$504.00	$172.20	$134.40	$273.00	$3,066.00	$100.80	$4,200.00	$89,880.00
$100.80	$100.80	$34.44	$26.88	$54.60	$613.20	$20.16	$840.00	$17,976.00
$6,120.00	$6,120.00	$2,091.00	$1,632.00	$3,315.00	$37,230.00	$1,224.00	$51,000.00	$1,091,400.00
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
$10,616.40	$10,616.40	$3,627.27	$2,831.04	$5,750.55	$64,583.10	$2,123.28	$88,470.00	***$1,893,258.00***

ESTIMATED WELLINGTON BUILDING PERMIT FEES

	Use Type	SF/Units	Construction Value PSF / Unit	Total Construction Value	Base Permit Fee (2%/1.75%/1.5% Const. Value)	DBPR Surcharge (1.5% of Base Permit Fee)	Educational Materials (1% of Base Permit Fee)	Building Plan Review Fee (50% of Total Permit Fee)	Budget for Misc. Items (.5% Construction Value)	TOTAL
Building 23	Restaurant / Entertainment*	8000	160	1280000			**20700**			**37967.5**
Building 24	**Restaurant***	**10000**	**160**	**1600000**	***25500***	***382.5***	***255***	***12750***	***8000***	**46887.5**
Building 25	3 BR / 2.5 BA Townhouse	4	$175,000.00	$700,000.00	$12,000.00	$180.00	$120.00	$6,000.00	$3,500.00	***$21,800.00***
Building 26	3 BR / 2.5 BA Townhouse	5	$175,000.00	$875,000.00	$14,625.00	$219.38	$146.25	$7,312.50	$4,375.00	***$26,678.13***
Building 27	3 BR / 2.5 BA Townhouse	4	$175,000.00	$700,000.00	$12,000.00	$180.00	$120.00	$6,000.00	$3,500.00	***$21,800.00***
Building 28	3 BR / 2.5 BA Townhouse	4	$175,000.00	$700,000.00	$12,000.00	$180.00	$120.00	$6,000.00	$3,500.00	***$21,800.00***
Building 29	3 BR / 2.5 BA Townhouse	4	$175,000.00	$700,000.00	$12,000.00	$180.00	$120.00	$6,000.00	$3,500.00	***$21,800.00***
Building 30	3 BR / 2.5 BA Townhouse	5	$175,000.00	$875,000.00	$14,625.00	$219.38	$146.25	$7,312.50	$4,375.00	***$26,678.13***
Building 31	3 BR / 2.5 BA Townhouse	4	$175,000.00	$700,000.00	$12,000.00	$180.00	$120.00	$6,000.00	$3,500.00	***$21,800.00***
Building 32	3 BR / 2.5 BA Townhouse	4	$175,000.00	$700,000.00	$12,000.00	$180.00	$120.00	$6,000.00	$3,500.00	***$21,800.00***
Building 33	3 BR / 2.5 BA Townhouse	4	$175,000.00	$700,000.00	$12,000.00	$180.00	$120.00	$6,000.00	$3,500.00	***$21,800.00***
Building 34	3 BR / 2.5 BA Townhouse	4	$175,000.00	$700,000.00	$12,000.00	$180.00	$120.00	$6,000.00	$3,500.00	***$21,800.00***
Building 35	3 BR / 2.5 BA Townhouse	4	$175,000.00	$700,000.00	$12,000.00	$180.00	$120.00	$6,000.00	$3,500.00	***$21,800.00***
Building 36	3 BR / 2.5 BA Townhouse	6	$175,000.00	$1,050,000.00	$17,250.00	$258.75	$172.50	$8,625.00	$5,250.00	***$31,556.25***
Building 37	3 BR / 2.5 BA Townhouse	4	$175,000.00	$700,000.00	$12,000.00	$180.00	$120.00	$6,000.00	$3,500.00	***$21,800.00***
Building 38	1 BR / 1 BA Apartments	24	$175,000.00	$4,200,000.00	$64,500.00	$967.50	$645.00	$32,250.00	$21,000.00	***$119,362.50***
	2 BR / 2 BA Apartments	20	$175,000.00	$3,500,000.00	$54,000.00	$810.00	$540.00	$27,000.00	$17,500.00	***$99,850.00***
		44								***$219,212.50***
Building 39	1 BR / 1 BA Apartments	12	$175,000.00	$2,100,000.00	$33,000.00	$495.00	$330.00	$16,500.00	$10,500.00	$60,825.00
	2 BR / 2 BA Apartments	20	$175,000.00	$3,500,000.00	$54,000.00	$810.00	$540.00	$27,000.00	$17,500.00	$99,850.00
	3 BR / 2 BA Apartments	4	$175,000.00	$700,000.00	$12,000.00	$180.00	$120.00	$6,000.00	$3,500.00	***$21,800.00***
		36								$182,475.00
Single-Family I	2,000 - 3,599 SF.	102	$400,000.00	$40,800,000.00	$613,500.00	$9,202.50	$6,135.00	$306,750.00	$204,000.00	$1,139,587.50
Building 20	Clubhouse	5000	$250.00	$1,250,000.00	$20,250.00	$303.75	$202.50	$10,125.00	$6,250.00	***$37,131.25***
TOTAL				$68,730,000.00	$1,063,950.00	$15,959.25	$10,639.50	$531,975.00	$343,650.00	$1,966,173.75

Notes:

* Estimated construction values for commercial uses include cold dark shell build-out and EXCLUDES to be determined interior tenant improvements

	Use Type	SF. / No. of Units	Water Meter Size	Water Unit Charge	Sewer Unit Charge	Total Water Capacity Fee (A)	Total Sewer Capacity Fee (B)	Fire Line Capacity Fee (C)	Total for Each Building (A+B+C)
Building 23	Restaurant / Entertainment*	8000	2	11840	18160	11840	18160	74000	104000
Building 24	**Restaurant***	**10000**	**2**	**11840**	**18160**	**11840**	**18160**	**74000**	**104000**
Building 25	3 BR / 2.5 BA Townhouse	4	N/A	$1,450	$1,625	$5,800	$6,500	$37,000	***$49,300***
Building 26	3 BR / 2.5 BA Townhouse	5	N/A	$1,450	$1,625	$7,250	$8,125	$37,000	***$52,375***
Building 27	3 BR / 2.5 BA Townhouse	4	N/A	$1,450	$1,625	$5,800	$6,500	$37,000	***$49,300***
Building 28	3 BR / 2.5 BA Townhouse	4	N/A	$1,450	$1,625	$5,800	$6,500	$37,000	***$49,300***
Building 29	3 BR / 2.5 BA Townhouse	4	N/A	$1,450	$1,625	$5,800	$6,500	$37,000	***$49,300***
Building 30	3 BR / 2.5 BA Townhouse	5	N/A	$1,450	$1,625	$7,250	$8,125	$37,000	***$52,375***
Building 31	3 BR / 2.5 BA Townhouse	4	N/A	$1,450	$1,625	$5,800	$6,500	$37,000	***$49,300***
Building 32	3 BR / 2.5 BA Townhouse	4	N/A	$1,450	$1,625	$5,800	$6,500	$37,000	***$49,300***
Building 33	3 BR / 2.5 BA Townhouse	4	N/A	$1,450	$1,625	$5,800	$6,500	$37,000	***$49,300***
Building 34	3 BR / 2.5 BA Townhouse	4	N/A	$1,450	$1,625	$5,800	$6,500	$37,000	***$49,300***
Building 35	3 BR / 2.5 BA Townhouse	4	N/A	$1,450	$1,625	$5,800	$6,500	$37,000	***$49,300***
Building 36	3 BR / 2.5 BA Townhouse	6	N/A	$1,450	$1,625	$8,700	$9,750	$37,000	***$55,450***
Building 37	3 BR / 2.5 BA Townhouse	4	N/A	$1,450	$1,625	$5,800	$6,500	$37,000	***$49,300***
Building 38	1, 2 & 3 BR Apartments	44	N/A	$1,450	$1,625	$63,800	$71,500	$74,000	***$209,300***
Building 39	1, 2 & 3 BR Apartments	36	N/A	$1,450	$1,625	$52,200	$58,500	$74,000	***$184,700***
Single-Family Homes De	2,000 - 3,599 SF.	102	N/A	$1,480	$2,270	$150,960	$231,540	$74,000	***$456,500***
Building 20	Clubhouse	5000	1.5	$7,400	$11,350	$7,400	$11,350	$37,000	***$55,750***
TOTAL				$54,310	$74,315	$379,240	$500,210	$888,000	$1,767,450