

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 0.0048	County Debt 8.0E-5	Fire Rescue 0.0035	Library Operating 0.00055	Library Debt 3.8E-5	PBC School District (State Law) 0.0043	PBC School District (Local Law) 0.0035	Wellington Operating 0.0025
Building 23	Restaurant / Entertainment	8000	495	3960000	19008	316.8	13860	2178	150.48	17028	13860	9900
<u>Building 24</u>	<u>Restaurant</u>	<u>10000</u>	<u>495</u>	<u>4950000</u>	<u>23760</u>	<u>396</u>	<u>17325</u>	<u>2722.5</u>	<u>188.1</u>	<u>21285</u>	<u>17325</u>	<u>12375</u>
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
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										
			Construction Value	Total Construction Value	Base Permit Fee	DBPR Surcharge	Educational Materials	Building Plan Review Fee	Budget for Misc. Items	
	Use Type	SF/Units	PSF / Unit		(2%/1.75%/1.5% Const. Value)	(1.5% of Base Permit Fee)	(1% of Base Permit Fee)	(50% of Total Permit Fee)	(.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

	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
<u>Building 24</u>	<u>Restaurant*</u>	<u>10000</u>	<u>2</u>	<u>11840</u>	<u>18160</u>	<u>11840</u>	<u>18160</u>	<u>74000</u>	<u>104000</u>
Building 25	3 BR / 2.5 BA Townhouse	4	N/A	\$1,450	\$1,625	\$5,800	\$6,500	\$37,000	<i>\$49,300</i>
Building 26	3 BR / 2.5 BA Townhouse	5	N/A	\$1,450	\$1,625	\$7,250	\$8,125	\$37,000	<i>\$52,375</i>
Building 27	3 BR / 2.5 BA Townhouse	4	N/A	\$1,450	\$1,625	\$5,800	\$6,500	\$37,000	<i>\$49,300</i>
Building 28	3 BR / 2.5 BA Townhouse	4	N/A	\$1,450	\$1,625	\$5,800	\$6,500	\$37,000	<i>\$49,300</i>
Building 29	3 BR / 2.5 BA Townhouse	4	N/A	\$1,450	\$1,625	\$5,800	\$6,500	\$37,000	<i>\$49,300</i>
Building 30	3 BR / 2.5 BA Townhouse	5	N/A	\$1,450	\$1,625	\$7,250	\$8,125	\$37,000	<i>\$52,375</i>
Building 31	3 BR / 2.5 BA Townhouse	4	N/A	\$1,450	\$1,625	\$5,800	\$6,500	\$37,000	<i>\$49,300</i>
Building 32	3 BR / 2.5 BA Townhouse	4	N/A	\$1,450	\$1,625	\$5,800	\$6,500	\$37,000	<i>\$49,300</i>
Building 33	3 BR / 2.5 BA Townhouse	4	N/A	\$1,450	\$1,625	\$5,800	\$6,500	\$37,000	<i>\$49,300</i>
Building 34	3 BR / 2.5 BA Townhouse	4	N/A	\$1,450	\$1,625	\$5,800	\$6,500	\$37,000	<i>\$49,300</i>
Building 35	3 BR / 2.5 BA Townhouse	4	N/A	\$1,450	\$1,625	\$5,800	\$6,500	\$37,000	<i>\$49,300</i>
Building 36	3 BR / 2.5 BA Townhouse	6	N/A	\$1,450	\$1,625	\$8,700	\$9,750	\$37,000	<i>\$55,450</i>
Building 37	3 BR / 2.5 BA Townhouse	4	N/A	\$1,450	\$1,625	\$5,800	\$6,500	\$37,000	<i>\$49,300</i>
Building 38	1, 2 & 3 BR Apartments	44	N/A	\$1,450	\$1,625	\$63,800	\$71,500	\$74,000	<i>\$209,300</i>
Building 39	1, 2 & 3 BR Apartments	36	N/A	\$1,450	\$1,625	\$52,200	\$58,500	\$74,000	<i>\$184,700</i>
Single-Family Homes De 2,000 - 3,599 SF.		102	N/A	\$1,480	\$2,270	\$150,960	\$231,540	\$74,000	<i>\$456,500</i>
Building 20	Clubhouse	5000	1.5	\$7,400	\$11,350	\$7,400	\$11,350	\$37,000	<i>\$55,750</i>
TOTAL				\$54,310	\$74,315	\$379,240	\$500,210	\$888,000	\$1,767,450