

**The Fiscal Impact of
Five New Residential Subdivisions in
the Greater St. Louis Area**

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EXECUTIVE SUMMARY

This report presents the results of a fiscal impact analysis conducted by Impact DataSource. The study examined the impact of the five new residential subdivisions in the St. Louis area during their development and construction as well as on-going annual impacts from their new residences.

Summary of Study's Findings

On-going annual public revenues, using tax rates and budget information primarily for 2002, generated by households in the five subdivisions exceeded the estimated added annual costs for each of the 30 local taxing districts in which the subdivisions are located.

Subdivisions Included in the Study

The following five residential subdivisions with 4,305 residences were included in the study:

Table 1

Subdivisions Included in this Study		
Name of Subdivision	County	Number of Residences
Winghaven	St. Charles	1,875
Villages of Dardenne	St. Charles	1,479
Winter Valley	Jefferson	514
Chesterfield Farms	St. Louis	359
Summit Ridge	St. Louis	78

Positive Economic Impacts Provided by the Subdivisions

The new subdivisions and new homes provide a significant positive impact on the economy of the St. Louis area. These impacts occurred during development and construction of the subdivision. In addition, households in the subdivision provide on-going economic benefits.

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

Table 2

Some One-Time Economic Impacts of the Subdivisions	
Revenues for developers, builders and other businesses	\$901,194,641
Number direct and indirect construction jobs created and supported during development and construction	2,052
Direct and indirect construction salaries paid	\$344,058,066
Taxable spending	\$289,184,282
Market value of property added to local tax	\$930,851,000

Some on-going annual economic impacts provided by residents of the subdivisions are shown below.

Table 3

Some Annual On-Going Economic Impacts of the Subdivisions	
Annual personal income of residents of the subdivisions	\$292,267,500
Number of jobs supported in the area by the spending of residents of the subdivisions	2,936
Annual salaries of workers supported by the spending of subdivision residents	\$62,660,592
Annual taxable spending in counties where the subdivisions are located	\$95,391,372

Positive Fiscal Impact of the Subdivisions

The positive economic impacts of the development and construction of the subdivisions and spending of their residents support revenues and costs for local taxing districts. These fiscal impacts are also one-time -- during development and construction of the subdivisions -- and on-going.

The one-time additional revenues for local taxing districts and utilities during the development and construction of the subdivisions were \$12.8 million, as shown on the following page.

Table 4

One-Time Additional Revenues for Local Taxing Districts and Utilities	
Revenues for cities:	
Sales tax collections	\$201,378
Zoning and development fees, and building permits	\$3,613,450
Total city revenues	\$3,814,828
Revenues for counties:	
Sales tax collections	\$4,701,703
Building permits, fees, and assessments	\$511,600
Total county revenues	\$5,213,303
Fees collected by fire districts	\$337,445
Sewer and water tap fees and other payments utilities	\$3,265,900
Total	\$12,910,692

The on-going annual costs and benefits for local taxing districts from each of the five subdivisions are shown below.

Table 5

Annual On-Going Costs and Benefits for Local Taxing Districts			
Subdivision	Costs	Benefits	Excess Revenues
Winghaven	\$6,315,918	\$12,759,755	\$6,443,837
Villages of Dardenne	\$10,228,370	\$12,973,215	\$2,744,844
Winter Valley	\$2,412,253	\$4,162,832	\$1,750,578
Chesterfield Farms	\$2,857,922	\$4,992,829	\$2,134,906
Summit Ridge	\$336,200	\$1,249,628	\$913,427
Total	\$22,150,664	\$36,138,258	\$13,987,593

These costs and benefits are for one year -- upon the build out of each subdivision -- and were calculated using tax rates and budget information mostly for 2002 for cities and counties, fiscal year ending June 30,2003, for some taxing districts and school year 2002-2003 for school districts.

As shown above, using tax rates and budget information mostly for 2002-2003, annual revenues from the five subdivisions for local taxing districts exceeded the costs of providing services to the subdivisions by \$13.9 million. Similar excess annual revenues

from the subdivisions would be expected to continue into future years as long as the residential and nonresidential mix and the mix of revenues and expenditures for a taxing district remain about the same.

What are the excess revenues per residence? As shown in the table below, average annual excess revenues from new residences in the five subdivisions are about \$3,249.

Table 5A

Annual Excess Revenues Per Residence for Local Taxing Districts			
Subdivision	Total Excess Revenues	Number of Residences	Annual Excess Revenues Per Residence
Winghaven	\$6,443,837	1,875	\$3,437
Villages of Dardenne	\$2,744,844	1,479	\$1,856
Winter Valley	\$1,750,578	514	\$3,406
Chesterfield Farms	\$2,134,906	359	\$5,947
Summit Ridge	\$913,427	78	\$11,711
Total	\$13,987,593	4,305	\$3,249

Funding for Infrastructure and Public Improvements for New Subdivisions

Most local Missouri 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 subdivisions were dedicated to local governments and utilities.

As shown on the following page, the developers spent \$96.7 million to develop the five subdivisions and \$45.9 million of this amount was for infrastructure dedicated to local governments and utilities.

Table 6

Development Costs and Infrastructure Dedicated to Local Governments and Utilities		
Subdivision	Development Costs	Costs of Dedicated Infrastructure
Winghaven	\$36,000,000	\$17,000,000
Villages of Dardenne	\$35,500,000	\$20,706,000
Winter Valley	\$7,785,000	\$3,210,438
Chesterfield Farms	\$7,500,000	\$4,000,000
Summit Ridge	\$10,011,105	\$1,000,000
Total	\$96,796,105	\$45,916,438

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 subdivision, but these facilities are built to serve a broader benefit area. Similarly, schools are generally not built to serve a specific subdivision but a broader school attendance area.

In addition, impact fees from developers or builders may be collected by some taxing districts to finance public infrastructure that may be required for new subdivisions.

Further, bonds repaid with property taxes collected from property owners, including residents of the new subdivisions, typically finance the construction of public facilities, such as fire stations and schools. In addition, the additional tax revenues generated by these five subdivisions substantially increased the bonding capacity of local taxing districts.

Impact of New Subdivisions on Schools

Funding for the operations of Missouri public schools, costs of teacher salaries, debt service costs and payments of capital projects is from local property taxes and other local funds, along with state and federal funds. The amount of state funds is determined by the Missouri school foundation formula.

The formula creates a guaranteed amount of assessed valuation per eligible pupil, called a guaranteed tax base, and, in turn, a guaranteed level of funding per student across the state regardless of where the student lives or the total assessed valuation of real and personal property in that district. Generally, a school district with above average assessed value or taxable property in the district per student compared to state averages would receive less state funds than a district with below average assessed value or less property on the tax rolls.

School districts generally receive state funds, under the basic school funding formula, for school operations and teacher salaries. Local property taxes are also levied to fund school operations and teacher salaries but also for debt service and capital projects.

Additional classrooms and other school facilities are generally paid for with local property taxes collected for capital projects or through general obligation bonds repaid with local property taxes collected for debt service. Therefore, property taxes collected on new property added to school district tax rolls by new subdivisions pay for new classrooms and other instructional facilities necessary for new students from the subdivisions.

A study by James R. Moody & Associates, "Communities with Rapidly Expanding Residential Housing and Their Impact on Local School Districts, A Study of the Fort Zumwalt, Francis Howell, and Rockwood School District and The Impact of Rapid Growth on Those Districts", dated August 1998, concluded that new growth in the tax base in growing areas, such as in the St. Louis area, was adequate for the school districts to meet their capital needs.

New students, the Moody study concluded, are not a financial drain on districts in expanding communities. However, since the Missouri school foundation formula deducts local property taxes for a school district's total entitlement for operations to determine the level of state funds received, unless a school district's operating tax levy increases, wealthier school districts will receive the same amount of total state aid under the formula for a new student as for existing students.

Bonding Capacity Supported by the Subdivisions

Taxes collected from a debt service levy or contributions to a debt service fund of a taxing jurisdiction may pay the principal and interest on bonded indebtedness. The households in the new subdivision included in this study created revenues or potential revenues for debt service funds in each taxing jurisdiction. These revenues can be used to pay the principal and interest on additional bonds. The bonds could be used to finance capital improvements in the community, such as street improvements, parks, police and fire stations, new schools, etc.

The bonding capacity supported by all five subdivisions for those taxing districts with a separate debt service levy is shown below.

Table 7

Increase in Bonding Capacity by the Five Subdivisions for Local Taxing Districts with Debt Service Levies		
Subdivision	Amount of Increase in Bonding Capacity	Increase in Bonding Capacity by Each Residence
Winghaven	\$16,350,804	\$15,106
Villages of Dardenne	\$10,904,083	\$7,373
Winter Valley	\$1,034,166	\$2,012
Chesterfield Farms	\$2,739,620	\$7,631
Summit Ridge	\$675,821	\$8,664
Total	\$31,704,494	\$7,365

INTRODUCTION

This report presents the results of research performed by Impact DataSource of five new residential subdivisions in the St. Louis, Missouri area. The following subdivisions were included in the study:

- Winghaven,
- Villages of Dardenne,
- Winter Valley,
- Chesterfield Farms, and
- Summit Ridge

The research was conducted primarily during months of June through November, 2003.

Purpose of the Study

The purpose of the study was to determine the following:

- The overall economic benefits provided by new single-family subdivisions in the St. Louis area,
- The impact of this new housing on local taxes and other public revenues, and
- The impact of new housing on local governmental costs.

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

The answers to these questions and this report may aid communities in making decisions that maintain the economic viability for their community and its citizens, now and in the future.

Description of Research

The research consisted of a case study of five residential subdivisions in the St. Louis area.

The research included accumulating the following data:

- Costs and other data on the development and construction of each of the subdivisions from the developers and builders,
- Costs and other data on residences in each subdivision,
- Demographic characteristics of the residents of each subdivision,
- The annual revenues and expenditures from each city, county, school district and other local taxing district where the subdivisions are located, and

- Applicable current tax and other rates in each of the taxing districts.

For the most part, tax rates and budget information was for 2002 for cities and counties, fiscal year ending June 30, 2003, for some taxing districts and school year 2002-2003 for school districts.

The study also included discussions with state and local government officials, as well as with local developers and builders.

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

In addition, annual on-going public revenues and costs to provide services to subdivision residents were calculated. Annual public revenues, including property and sales taxes, were calculated based on the taxable value of new residences in the subdivisions and commercial property supported in the community and on average household incomes. The calculation of other revenues, such as miscellaneous taxes and user fees, included examining financial statements of each taxing district. From this information, other revenues were calculated based on average annual amounts that each taxing district receives from existing households.

Annual public costs, per household, were calculated using an average cost approach. The annual costs for each taxing district to provide services to residents in the subdivisions are assumed to be the same as the average costs for each taxing district to provide services to existing residents.

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

Using this method, the costs for each taxing district to provide public services to each household in the five subdivisions upon the build out were calculated. Calculations of average costs per household 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 five subdivisions.

Data used in this analysis was obtained from the developer and builders in each subdivision, from local taxing districts, and other sources. In addition, Impact DataSource used some estimates and assumptions.

Since the data used to calculate the fiscal impact of each subdivision was largely obtained from similar sources, the sources of data used for the Villages of Dardenne are shown on Appendix A to illustrate sources of data for all subdivisions. In addition, the calculations of fiscal impact are also explained on Appendix B.

Scope of the Research

The study included collecting and examining public revenues and expenditures of local taxing districts during their most recently completed year or 12 month period. For most districts, the most recently completed year was calendar year 2002 or the fiscal year ended June 30, 2003. These revenues and expenditures were for government operations and shown in funds, such as general funds, capital improvement funds, and debt service funds. These operations were largely funded by local tax collections and fees and paid for government services to local residents. These services included police, fire and medical services, parks and recreation, administrative services, public education and other public services.

The analysis was of the expected annual costs and benefits from the subdivisions upon their build out, using tax rates and the latest available budget information from each local taxing 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 each taxing district remain about the same.

The research did not include on-going revenues and expenditures of utility companies or those utility districts that do not collect property or other taxes. Utility districts that do not collect taxes are largely self-sustaining and funded by user fees. Such funds generally break even each year.

Contents of the Report

The report presents the following information:

- Local development policies,
- Types of economic impacts provided by the development and construction of the new subdivisions and by their residents,
- Types of taxes and fees collected by local taxing districts,
- The economic and fiscal impact of each subdivision,
- A fiscal impact summary,
- A discussion of the conduct of this analysis,
- A discussion of the bonding capacity created by the subdivisions,
- 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.

LOCAL DEVELOPMENT POLICIES

Most local Missouri 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. The following are some of the development and construction costs that were paid by developers, builders, and homeowners for subdivisions included in this study:

- Zoning and development fees,
- Water and sewer tap fees,
- Building permit and inspections,
- Traffic generation assessments,
- Streets in subdivision, including curb, gutter and street signs,
- Sidewalks and bike trails,
- Subdivision streets, and
- Connector streets.

Streets, sidewalks, drainage improvements, infrastructure and off-site improvements developed and paid for by developers in the subdivision 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 subdivisions.

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 subdivision, but these facilities are built to serve a broader benefit area. Similarly, schools are not built to serve a specific subdivision but a broader school attendance area.

In addition, impact fees from developers or builders may be collected by some taxing districts to finance some additional public infrastructure required to provide services to new subdivisions.

Further, bonds paid with property taxes collected from property owners, including residents of the new subdivisions, typically finance the construction of public facilities, such as fire stations and schools.

TYPES OF POSITIVE ECONOMIC IMPACTS PROVIDED BY THE SUBDIVISIONS

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

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

The economic impact from the development and construction of the new subdivisions and their residences, as well as the economic impact of the households in the subdivisions, translate into one-time and ongoing annual revenues and costs for local taxing districts.

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

The positive economic impact of the development of the subdivisions 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 subdivision ripples through each 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 subdivision 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, service companies, etc. 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 subdivisions and the construction of their residences -- regional economic multipliers were used. Regional economic multipliers for Missouri and counties in the state are available on the US Department of Commerce's Regional Input-Output Modeling System (RIMS II). The following multipliers were used in this analysis:

Spin-off sales in the county for every \$1 of development and construction cost in the new subdivision	\$0.53
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Number of spin-off jobs supported in the county for every construction job in the new subdivision	0.72
Amount paid to each worker in a spin-off job for every \$1 paid to a construction worker in the new subdivision	\$0.54

On-going Economic Impacts from Residents of the New Subdivisions

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 commercial property and personal property on local tax rolls.

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

TYPES OF REVENUES FOR LOCAL TAXING DISTRICTS

Development and Construction Fees and Costs

As discussed above, during the development and construction of subdivisions and their residences, fees paid by developers, builders and homeowners may include zoning fees, impact fees, development fees, inspection fees, building permits and other fees. These fees are generally paid to cities, counties and 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,
- Sales taxes,
- Fines,
- Licenses and permits,
- Charges for services, and
- Miscellaneous.

Property and sales taxes are the largest source of revenues for most local Missouri 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 (1) residential property and on an individual's personal property including cars and trucks, boats, trailers, etc. and (2) on commercial property. In addition, a surtax is collected on commercial property and distributed to taxing districts in a county.

Property taxes are collected on the assessed value of property and are stated as a rate per \$100 of valuation. Assessed value is a percent of market value and is determined by the classification of the property. Market value is the value in actual dollars of the property if it were sold on the open market.

Residential property is assessed at 19 percent of its market value; personal property is assessed at a third of its market value; and commercial property is assessed at 32 percent of its market value.

Retail sales are subject to sales tax. The state collects sales tax of 4.225% on retail sales and counties, cities and some other local taxing districts also collect a percentage or portion of a percent.

For example, retail sales in St. Louis County are subject to state sales tax (4.225%); a transportation sales tax (.5%); a mass transit sales tax for Metrolink (.25%); The Great Rivers District formerly known as the Metropolitan Park and Recreation District sales tax (.1%); and a

one percent local sales tax that is distributed among 91 municipalities in the county and St. Louis County. Some cities in the county also levy local option sales taxes.

WINGHAVEN

Description of the Subdivision

Winghaven is a master-planned, mixed-use community located on Highway 40 in O'Fallon, Missouri. The 1,100 acre community consists of commercial, retail, hi-tech, residential and recreational areas. Upon completion, the residential portion of Winghaven will include 1,875 residential units on 440 acres. The residential units include traditional and neo-traditional single-family detached homes, attached villas, row homes and apartments. Prices range from the low \$100,000 to more than \$800,000. The average residence has about two thousand square feet of living space and an estimated market value of \$250,000.

The residential portion of the subdivision is about ninety percent developed. The final ten percent of the land development will be completed in 2004, with residential construction to be completed in 2005.

About half of the homes in the subdivision are located in Ft. Zumwalt School District and the other half are located in Wentzville School District. Similarly, the subdivision is located in two fire protection districts -- Wentzville Fire Protection District and O'Fallon Fire Protection District.

Economic Impact of the Subdivision

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

One-Time Impacts during Construction

The one-time impacts from the spending by the subdivision's developer and builders during development and construction are shown on the following page.

Table 8

Direct Spending, Jobs and Salaries during Development and Construction of the Subdivision and its Residences	
<u>Development and construction spending:</u>	
Spending to develop and construct the subdivision	\$36,000,000
Spending to construct each residence	\$125,000
Number of residences constructed	1,875
Total spending to construct residences	\$234,375,000
Total development and construction spending	\$270,375,000
<u>Construction workers:</u>	
Percent of construction costs for labor	40%
Estimated labor costs or construction salaries	\$108,150,000
Length of development and construction period, in years	9
Average hourly wage of construction workers	\$11.50
Average annual salary of construction workers	\$23,920
Number of full-time equivalent construction workers employed during the construction period	502

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 subdivision and its residences the revenues will be received by developers, builders and other area businesses and the number of jobs and worker salaries will be created and supported as shown below.

Table 9

Total Revenues Generated and Jobs and Salaries Supported during Development and Construction of the Subdivision and its Residences			
	Economic Output	Jobs	Salaries
Direct	\$270,375,000	502	\$108,150,000
Indirect and induced	\$143,298,750	266	\$57,319,500
Total	\$413,673,750	768	\$165,469,500

Spending in the county subject to sales tax during development and construction of the subdivision is shown on the following page.

Table 10

Taxable Spending during Development and Construction of the Subdivision and its Residences	
<u>Purchases of construction materials:</u>	
Total development and construction spending	\$270,375,000
Percent of spending for materials	60%
Materials purchased	\$162,225,000
<u>Percent of materials purchased:</u>	
In the city, if the subdivision is located within the city limits	5%
In the county	75%
<u>Taxable spending by construction workers and indirect workers:</u>	
Construction worker salaries and salaries of indirect workers	\$165,469,500
Percent of workers salaries spent on taxable goods and services	45%
<u>Percent of spending by workers:</u>	
In the city, if the subdivision is located within the city limits	5%
In the county	10%
<u>Total taxable spending:</u>	
In the city, if the subdivision is located within the city limits	\$11,834,314
In the county	\$129,114,878

On-going Economic Impacts from Households in A Subdivision

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

These economic benefits are shown on the next page, beginning with property added to or supported on local tax rolls.

Table 11

Property Added to or Supported on Local Tax Rolls by the Subdivision	
<u>Residential property in the subdivision:</u>	
Number of residential properties	1,875
Average market value	\$250,000
Market value of residential property	\$468,750,000
Assessed value percentage for residential property	19%
Estimated total assessed value of residential property on local tax rolls	\$89,062,500
<u>Personal property of residents in the subdivision:</u>	
Number of residences	1,875
Estimated average personal property per residence	\$20,000
Market value of personal property in the subdivision	\$37,500,000
Assessed value percentage for personal property	33%
Estimated total assessed value of personal property on local tax rolls	\$12,375,000
<u>Retail and commercial property supported by household spending:</u>	
Average annual household income	\$65,000
Estimated percent of income spent in the county	65%
Total spending in area businesses	\$79,218,750
Average annual sales per square foot in area businesses	\$300
Total square footage of retail and commercial space devoted to residents of the subdivision	264,063
Estimated market value, per square foot, of retail and commercial property	\$200
Total market value of retail and commercial property supported by residents of the subdivision	\$52,812,600
Assessed value percentage for commercial property	32%
Estimated total assessed value of retail and commercial property on local tax rolls supported by residents of the subdivision	\$16,900,032
Total market value of residential, personal and commercial property added to or supported on local tax rolls	\$559,062,600
Total assessed value of residential, personal and commercial property on tax rolls as a result of the subdivision	\$118,337,532

In addition to residential, personal and commercial property being added to or supported on local tax rolls, the household incomes of residents of the subdivision are injected into the local economy. As shown on the following page, the spending of subdivision residents will create and support sales in area businesses, permanent jobs and salaries for those workers.

Table 12

Annual Local Sales, Personal Income and Jobs Created by the Subdivision	
<u>Local sales:</u>	
Estimated number of households in:	
Ft. Zumwalt School District (estimated by superintendent)	300
Wentzville School District	1,575
Total households	1,875
Estimated number of public school students per household:	
In Ft. Zumwalt School District	0.57
In Wentzville School District	0.51
Estimated total number of students who will attend local public schools:	
In Ft. Zumwalt School District	171
In Wentzville School District, according to Wentzville School District	250
Total students	421
Average annual household income	\$65,000
Estimated annual total personal income	\$121,875,000
Estimated percent of personal income spent:	
In the city, if the subdivision is located within the city limits	40%
In the county	65%
Annual spending in businesses by subdivision residents:	
In the city, if the subdivision is located within the city limits	\$48,750,000
In the county	\$79,218,750
<u>Jobs:</u>	
Number of jobs created for every \$1 million of sales	18
Number of jobs supported in the county	1,426
<u>Salaries of workers in jobs supported in the county</u>	
Estimated hourly wages for jobs supported	\$10.50
Average annual salaries for jobs supported	\$21,840
Estimated percent of these jobs held by residents of the subdivision	8%
Total annual salaries of workers not living in the subdivision supported in the county	\$28,652,333
Estimated percent of workers' salaries spent:	
In the city, if the subdivision is located within the city limits	40%
In the county	65%
Annual spending by workers:	
In the city, if the subdivision is located within the city limits	\$11,460,933
In the county	\$18,624,016
<u>Taxable spending:</u>	
Percent of spending by subdivision households and workers subject to sales tax	45%
Taxable spending by subdivision households and workers:	
In the city, if the subdivision is located within the city limits	\$27,094,920
In the county	\$44,029,245

The economic impact from the development and construction of the subdivision and its residences, as well as the economic impact of the households, translates into one-time and ongoing annual revenues for local taxing districts. These fiscal impacts are discussed next.

Fiscal Impact

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

One-Time Revenues During Construction

The subdivision provides one-time revenues for local taxing districts and utilities during development and construction of the subdivision and its residences, as shown on the following page:

Table 13

Revenues for Local Taxing Districts and Utilities During Construction and Development of the Subdivision and its Residences		
<u>City of O'Fallon:</u>		
Zoning fees		\$100,000
Development fees		\$1,000,000
Building permits		\$1,700,000
Sales tax on taxable spending:		
Taxable spending during development and construction	\$11,834,314	
The city's sales tax rate	1.5%	
Sales taxes collected by the city		\$177,515
Total revenues for the City of O'Fallon		\$2,977,515
<u>County:</u>		
Sales tax on taxable spending:		
Taxable spending during development and and construction	\$129,114,878	
The county's sales tax rate	1.6%	
Sales taxes collected by the county		\$2,065,838
<u>The Great Rivers Greenway District:</u>		
Sales tax on taxable spending:		
Taxable spending during development and and construction	\$129,114,878	
The district's sales tax rate	0.1%	
Sales taxes collected by the district		\$129,115
<u>Utilities:</u>		
Sewer and water tap fees paid to PWSD # 2		\$2,250,000
Total one-time revenues for local taxing districts and utilities		\$7,422,468

Dedicated Infrastructure

In addition to providing revenues for local taxing districts and utilities during development and construction, the developer provided the dedicated infrastructure to the City of O'Fallon, Public Sewer and Water District # 2 and Ameren UE, as shown on the following page:

Table 14

Dedicated Infrastructure	
<u>Description of infrastructure dedicated:</u>	
Sanitary sewers, storm sewers, streets, waterlines, electric service, sidewalks, street signs, landscaping, storm water detention facilities	
Cost of dedicated infrastructure	\$17,000,000
<u>Infrastructure dedicated to:</u>	
City of O'Fallon, Public Sewer and Water District # 2, and Ameren UE	

On-going Costs and Benefits from Households in the Subdivision

The on-going fiscal impact of the new subdivision consists of the annual costs and revenues for local taxing districts. The local taxing districts in which the subdivision is located include the following:

- St. Charles County,
- City of O'Fallon,
- Ft. Zumwalt School District,
- Wentzville School District,
- St. Charles Community College,
- Developmental Disabilities Resource Board,
- St. Charles Library District,
- St. Charles Ambulance District,
- Wentzville Fire Protection District, and
- The Great Rivers Greenway District.

Schedules of the annual on-going costs and benefits for each local taxing district are on the following pages.

On-going annual costs and benefits for St. Charles County are shown on the following page.

Table 15

St. Charles County Annual Costs and Benefits From Residences in the New Subdivision						
Fund	Revenues				Costs	Excess Revenues/ (Costs)
	Sales Taxes	Property Taxes	Other Revenues	Total		
General	\$330,219	\$65,086	\$130,473	\$525,778	\$526,100	(\$322)
Roads and bridges		\$266,259	\$0	\$266,259	\$202,748	\$63,512
Transportation	\$220,146		\$0	\$220,146	\$297,875	(\$77,728)
Assessment			\$11,741	\$11,741	\$33,544	(\$21,804)
Parks and recreation			\$89,817	\$89,817	\$76,344	\$13,473
Capital projects	\$110,073		\$0	\$110,073	\$135,436	(\$25,363)
All other funds		\$52,542	\$137,507	\$190,048	\$137,507	\$52,542
Total	\$660,439	\$383,887	\$369,537	\$1,413,862	\$1,409,553	\$4,309

On-going annual costs and benefits for the City of O'Fallon are shown below:

Table 16

City of O'Fallon Annual Costs and Benefits From Residences in the New Subdivision			
Expenditures		Revenues	
General	\$77,923	Sales taxes	\$406,424
Public safety	\$68,570	Property taxes	\$994,035
Highways and streets	\$184,561	Other taxes	\$66,040
Community development	\$33,956	Intergovernmental	\$135,074
Culture and recreation	\$42,017	Licenses and permits	\$14,636
Municipal court	\$1,951	Charges for service	\$9,366
Capital outlay	\$62,284	Fines and forfeitures	\$12,645
Debt service	\$79,176	Interest	\$11,311
		Miscellaneous	\$10,510
Total expenditures	\$550,439	Total revenues	\$1,660,042
Excess Revenues/(Costs)	\$1,109,603		

Table 17

On-going annual costs and benefits for the Ft. Zumwalt School District are shown below:

Ft. Zumwalt School District							
Annual Costs and Benefits From Residences in the New Subdivision							
Estimated number of students in the subdivision who will attend school at the district						171	
Revenues:							
	Property Taxes	Other Local Funds	County Funds	State Funds	Federal Funds	Other Funds	
General (incidental) fund	\$245,006	\$139,649	\$5,475	\$171,874	\$29,404	\$0	
Spec. revenue (teachers) fund	\$357,815	\$87,147	\$12,734	\$226,031	\$20,992	\$0	
Debt service fund	\$170,406	\$20,531	\$3,808	\$0	\$0	\$52,102	
Capital projects fund	\$32,188	\$3,944	\$719	\$646	\$0	\$167,250	
Subtotal	\$805,415	\$251,272	\$22,735	\$398,551	\$50,397	\$219,352	
Total all funds							\$1,747,722
Expenditures:							
General (incidental) fund		\$385,239					
Special revenue (teachers) fund		\$493,395					
Debt service fund		\$133,720					
Capital projects fund		\$128,866					
Total		\$1,141,220					
Excess revenues/(costs) by fund for students from the subdivision:							
	Total Revenues	Total Expenditures	Total Revenues/ (Costs)				Net
General (incidental) fund	\$591,408	\$385,239	\$206,170				
Special revenue (teachers) fund	\$704,719	\$493,395	\$211,324				
Debt service fund	\$246,847	\$133,720	\$113,127				
Capital projects fund	\$204,747	\$128,866	\$75,880				
Total	\$1,747,722	\$1,141,220	\$606,502				

On-going annual costs and benefits for Wentzville School District are shown below:

Table 18

Wentzville School District							
Annual Costs and Benefits From Residences in the New Subdivision							
Estimated number of students in the subdivision who will attend school in the district						250	
Revenues:							
	Property Taxes	Other Local Funds	County Funds	State Funds	Federal Funds	Other Funds	
General (incidental) fund	\$1,451,291	\$217,966	\$8,036	\$171,595	\$55,411	\$0	
Spec. revenue (teachers) fund	\$2,092,047	\$132,872	\$18,198	\$212,666	\$45,219	\$0	
Debt service fund	\$616,302	\$14,615	\$3,681	\$8,497	\$0	\$0	
Capital projects fund	\$29,821	\$32,920	\$517	\$3,096	\$0	\$916,627	
Subtotal	\$4,189,461	\$398,373	\$30,433	\$395,855	\$100,630	\$916,627	
Grand total all funds						\$6,031,378	
Expenditures:							
General (incidental) fund		\$656,736					
Special revenue (teachers) fund		\$782,460					
Debt service fund		\$136,121					
Capital projects fund		\$431,541					
Total		\$2,006,858					
Excess revenues/(costs) by fund for students from the subdivision:							
	Total	Total	Net				
	Revenues	Expenditures	Revenues/ (Costs)				
General (incidental) fund	\$1,904,300	\$656,736	\$1,247,564				
Special revenue (teachers) fund	\$2,501,002	\$782,460	\$1,718,542				
Debt service fund	\$643,096	\$136,121	\$506,975				
Capital projects fund	\$982,981	\$431,541	\$551,440				
Total	\$6,031,378	\$2,006,858	\$4,024,521				

On-going annual costs and benefits for St. Charles Community College are shown below:

Table 19

St. Charles Community College Annual Costs and Benefits From Residences in the New Subdivision					
Estimated number of residents of the subdivision who take credit or continuing education courses at the college					281
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
Unrestricted funds	\$193,482	\$126,014	\$319,496	\$170,483	\$149,013
Restricted funds		\$29,941	\$29,941	\$29,461	\$480
Plant funds	\$94,670	\$19,728	\$114,398	\$34,152	\$80,246
Total	\$288,152	\$175,683	\$463,835	\$234,096	\$229,739

On-going annual costs and benefits for the Developmental Disabilities Resource Board of St. Charles County are shown below:

Table 20

Developmental Disabilities Resource Board of St. Charles County Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General fund	\$168,276	\$4,069	\$172,345	\$132,027	\$40,319
Total	\$168,276	\$4,069	\$172,345	\$132,027	\$40,319

On-going annual costs and benefits for the St. Charles County Library District are shown below:

Table 21

St. Charles County Library District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General fund	\$262,828	\$9,146	\$271,974	\$220,010	\$51,964
Total	\$262,828	\$9,146	\$271,974	\$220,010	\$51,964

On-going annual costs and benefits for the St. Charles County Ambulance District are shown below:

Table 22

St. Charles County Ambulance District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General fund	\$157,981	\$62,383	\$220,363	\$178,406	\$41,957
Debt service	\$23,668	\$203	\$23,871	\$14,885	\$8,986
Total	\$181,648	\$62,586	\$244,234	\$193,290	\$50,944

On-going annual costs and benefits for the Wentzville Fire Protection District are shown below:

Table 23

Wentzville Fire Protection District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General fund	\$296,850	\$16,126	\$312,976	\$211,106	\$101,870
Total	\$296,850	\$16,126	\$312,976	\$211,106	\$101,870

On-going annual costs and benefits for the O'Fallon Fire Protection District are shown below:

Table 24

O'Fallon Fire Protection District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General fund	\$349,865	\$17,154	\$367,019	\$193,435	\$173,584
Pension fund	\$25,324	\$106	\$25,430	\$10,300	\$15,130
Total	\$375,189	\$17,260	\$392,449	\$203,734	\$188,715

On-going annual costs and benefits for The Great Rivers Greenway District are shown below:

Table 25

The Great Rivers Greenway District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Sales Taxes	Other Revenues	Total		
Operating fund	\$44,029	\$4,907	\$48,937	\$1,742	\$47,194
Capital fund			\$0	\$11,842	(\$11,842)
Total	\$44,029	\$4,907	\$48,937	\$13,584	\$35,353

Summary of Annual Costs and Benefits from the Subdivision

The annual costs and benefits for all taxing districts from the subdivision are shown below:

Table 26

Summary of Annual Costs and Benefits for Local Taxing Districts from Winghaven			
	Costs	Benefits	Excess Benefits/ (Costs)
St. Charles County	\$1,409,553	\$1,413,862	\$4,309
City of O'Fallon	\$550,439	\$1,660,042	\$1,109,603
Ft. Zumwalt School District	\$1,141,220	\$1,747,722	\$606,502
Wentzville School District	\$2,006,858	\$6,031,378	\$4,024,521
St. Charles Community College	\$234,096	\$463,835	\$229,739
Developmental Disabilities Resource Board	\$132,027	\$172,345	\$40,319
St. Charles Library District	\$220,010	\$271,974	\$51,964
St. Charles Ambulance District	\$193,290	\$244,234	\$50,944
Wentzville Fire Protection District	\$211,106	\$312,976	\$101,870
O'Fallon Fire Protection District	\$203,734	\$392,449	\$188,715
The Great Rivers Greenway District	\$13,584	\$48,937	\$35,353
Total	\$6,315,918	\$12,759,755	\$6,443,837

VILLAGES OF DARDENNE

Description of the Subdivision

The Villages of Dardenne is a 634 acre residential development located in Dardenne Prairie, Missouri. The subdivision has 1,479 lots for both single family detached residences and attached residential villas. The homes range in size from 1,445 to 3,400 square feet. The average market value of the homes is \$180,000.

The community was developed over eight years in multiple phases with built out expected in 2004 or possibly 2005. About 269 homes remain to be built and sold.

Economic Impact of the Subdivision

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

One-Time Impacts during Construction

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

Table 27

Direct Spending, Jobs and Salaries during Development and Construction of the Subdivision and its Residences	
<u>Development and construction spending:</u>	
Spending to develop and construct the subdivision	\$35,500,000
Spending to construct each residence	\$120,000
Number of residences constructed	1,479
Total spending to construct residences	\$177,480,000
Total development and construction spending	\$212,980,000
<u>Construction workers:</u>	
Percent of construction costs for labor	30%
Estimated labor costs or construction salaries	\$63,894,000
Length of development and construction period, in years	8
Average hourly wage of construction workers	\$11.50
Average annual salary of construction workers	\$23,920
Number of full-time equivalent construction workers employed during the construction period	334

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 subdivision 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.

Table 28

Total Revenues Generated and Jobs and Salaries Supported during Development and Construction of the Subdivision and its Residences			
	Economic Output	Jobs	Salaries
Direct	\$212,980,000	334	\$63,894,000
Indirect and induced	\$112,879,400	177	\$33,863,820
Total	\$325,859,400	511	\$97,757,820

Spending in the county subject to sales tax during development and construction of the subdivision is shown below.

Table 29

Taxable Spending during Development and Construction of the Subdivision and its Residences	
<u>Purchases of construction materials:</u>	
Total development and construction spending	\$212,980,000
Percent of spending for materials	70%
Materials purchased	\$149,086,000
Percent of materials purchased:	
In the city, if the subdivision is located within the city limits	0%
In the county	75%
<u>Taxable spending by construction workers and indirect workers:</u>	
Construction worker salaries and salaries of indirect workers	\$97,757,820
Percent of workers salaries spent on taxable goods and services	45%
Percent of spending by workers:	
In the city, if the subdivision is located within the city limits	0.5%
In the county	10%
Total taxable spending:	
In the city, if the subdivision is located within the city limits	\$219,955
In the county	\$116,213,602

On-going Economic Impacts from Households in the Subdivision

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 expand to meet these needs, new businesses may locate in the community and, overall, residents and their spending, support jobs and worker salaries in a community and businesses.

These economic benefits are shown below and on the following page, beginning with property added to or supported on local tax rolls, shown on the following page.

Table 30

Property Added to or Supported on Local Tax Rolls by the Subdivision	
<u>Residential property in the subdivision:</u>	
Number of residential properties	1,479
Average market value	\$150,000
Market value of residential property	\$221,850,000
Assessed value percentage for residential property	19%
Estimated total assessed value of residential property on local tax rolls	\$42,151,500
<u>Personal property of residents in the subdivision:</u>	
Number of residences	1,479
Estimated average personal property per residence	\$17,000
Market value of personal property in the subdivision	\$25,143,000
Assessed value percentage for personal property	33%
Estimated total assessed value of personal property on local tax rolls	\$8,297,190
<u>Commercial property in the subdivision:</u>	
Three swimming pools	\$975,000
Tennis court	\$50,000
Clubhouse	\$80,000
Total market value	\$1,105,000
Assessed value percentage for commercial property	32%
Estimated total assessed value of commercial property in the subdivision	\$353,600
<u>Retail and commercial property supported by household spending:</u>	
Average annual household income	\$65,000
Estimated percent of income spent in the county	60%
Total spending in area businesses	\$57,681,000
Average annual sales per square foot in area businesses	\$300
Total square footage of retail and commercial space supported by the subdivision	192,270
Estimated market value, per square foot, of retail and commercial property	\$200
Total market value of retail and commercial property supported by residents of the subdivision	\$38,454,000
Assessed value percentage for commercial property	32%
Estimated total assessed value of retail and commercial property on local tax rolls supported by residents of the subdivision	\$12,305,280
Total market value of residential, personal and commercial property added to or supported on local tax rolls	\$286,552,000
Total assessed value of residential, personal and commercial property on tax rolls as a result of the subdivision	\$63,107,570

In addition to residential, personal and commercial property being added to or supported on local tax rolls, the household incomes of residents are spent in the local economy. As shown below, the spending of subdivision residents will create or support sales in area businesses, permanent jobs and salaries for those workers.

Table 31

Annual Local Sales, Personal Income and Jobs Created by the Subdivision	
<u>Local sales:</u>	
Number of households	1,479
Estimated number of public school students per household	0.57
Estimated total number of students who will attend local public schools	842
Average annual household income	\$65,000
Estimated annual total personal income	\$96,135,000
Estimated percent of personal income spent:	
In the city, if the subdivision is located within the city limits	0.05%
In the county	60%
Annual spending in businesses by subdivision residents:	
In the city, if the subdivision is located within the city limits	\$48,068
In the county	\$57,681,000
<u>Jobs:</u>	
Number of jobs created for every \$1 million of sales	18
Number of jobs supported in the county	1,038
<u>Salaries of workers in jobs supported in the county</u>	
Estimated hourly wages for jobs supported	\$10.50
Average annual salaries for jobs supported	\$21,840
Estimated percent of these jobs held by residents of the subdivision	5%
Total annual salaries of workers not living in the subdivision supported in the county	\$21,536,424
Estimated percent of workers' salaries spent:	
In the city, if the subdivision is located within the city limits	0.05%
In the county	60%
Annual spending by workers:	
In the city, if the subdivision is located within the city limits	\$10,768
In the county	\$12,921,854
<u>Taxable spending:</u>	
Percent of spending by subdivision households and workers subject to sales tax	45%
Taxable spending by subdivision households and workers:	
In the city, if the subdivision is located within the city limits	\$26,476
In the county	\$31,771,284

The economic impact from the development and construction of the subdivision and its residences, as well as the economic impact of the households, translates into one-time and ongoing annual revenues for local taxing districts. These fiscal impacts are discussed next.

Fiscal Impact

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

One-Time Revenues During Construction

The subdivision provides one-time revenues for local taxing districts and utilities during development and construction of the subdivision and its residences, as shown on the following page.

Table 32

Revenues for Local Taxing Districts and Utilities During Construction and Development of the Subdivision and its Residences		
<u>City of Dardenne Prairie:</u>		
Building permits		\$813,450
Sales tax on taxable spending:		
Taxable spending during development and construction	\$219,955	
The city's sales tax rate for parks and storm water	0.50%	
Sales taxes collected by the city		\$1,100
Total revenues for the City		\$814,550
<u>County:</u>		
Sales tax on taxable spending:		
Taxable spending during development and and construction	\$116,213,602	
The county's sales tax rate	1.6%	
Sales taxes collected by the county		\$1,859,418
<u>The Great Rivers Greenway District:</u>		
Sales tax on taxable spending:		
Taxable spending during development and construction	\$116,213,602	
The district's sales tax rate	0.1%	
Sales taxes collected by the district		\$116,214
<u>Fire District:</u>		
Building permits		\$184,875
<u>Utilities:</u>		
Sewer and water tap fees paid to water and sewer districts		\$887,400
Total one-time revenues for local taxing districts and utilities		\$3,862,456

Dedicated Infrastructure

In addition to providing revenues for local taxing districts and utilities during development and construction, the developer provided the dedicated infrastructure to the city and utilities, as shown on the following page.

Table 33

Dedicated Infrastructure	
Description of infrastructure dedicated:	
Sanitary sewers, storm sewers, streets, waterlines, electric service, sidewalks, street signs, landscaping, storm water detention facilities	
Cost of dedicated infrastructure	\$20,706,000

On-going Costs and Benefits from Households in the Subdivision

The on-going fiscal impact of the new subdivision consists of the annual costs and revenues for local taxing districts. The local taxing districts in which the subdivision is located include the following:

- St. Charles County,
- City of Dardenne Prairie,
- Ft. Zumwalt School District,
- St. Charles Community College,
- Developmental Disabilities Resource Board,
- St. Charles Library District,
- St. Charles Ambulance District,
- O'Fallon Fire Protection District, and
- The Great Rivers Greenway District.

Schedules of the annual on-going costs and benefits for each local taxing district are shown on below and on the following pages.

On-going annual costs and benefits for the St. Charles County are shown below:

Table 34

St. Charles County						
Annual Costs and Benefits From Residences in the New Subdivision						
Fund	Revenues				Costs	Excess Revenues/ (Costs)
	Sales Taxes	Property Taxes	Other Revenues	Total		
General	\$238,285	\$34,709	\$102,917	\$525,778	\$414,988	\$110,790
Roads and bridges		\$141,992	\$0	\$266,259	\$159,927	\$106,332
Transportation	\$158,856		\$0	\$220,146	\$234,964	(\$14,817)
Assessment			\$9,261	\$11,741	\$26,460	(\$14,719)
Parks and recreation			\$70,847	\$89,817	\$60,220	\$29,596
Capital projects	\$79,428		\$0	\$110,073	\$106,832	\$3,241
All other funds		\$28,020	\$108,465	\$190,048	\$108,465	\$81,583
Total	\$476,569	\$204,721	\$291,491	\$1,413,862	\$1,111,856	\$302,007

Table 35

On-going annual costs and benefits for the City of Dardenne Prairie are shown below:

City of Dardenne Prairie Annual Costs and Benefits From Residences in the New Subdivision							
Fund	Sales Taxes	Property Taxes	Revenues		Total	Costs	Excess Revenues/ (Costs)
			Other Revenues				
General		\$874,040	\$225,611	\$1,099,650	\$266,885	\$832,765	
Special revenue fund for streets and highways fund		\$0	\$2,283,361	\$2,283,361	\$2,229,451	\$53,910	
Parks and storm water fund	\$132		\$0	\$132	\$0	\$132	
Total	\$132	\$874,040	\$2,508,972	\$3,383,144	\$2,496,336	\$886,808	

On-going annual costs and benefits for Fort Zumwalt School District are shown on the following page.

Table 36

Fort Zumwalt School District Annual Costs and Benefits From Residences in the New Subdivision						
Estimated number of students in the subdivision who will attend local public schools						842
Revenues:						
	Property Taxes	Other Local Funds	County Funds	State Funds	Federal Funds	Other Funds
General (incidental) fund	\$816,612	\$688,176	\$26,978	\$846,977	\$144,901	\$0
Spec. revenue (teachers) fund	\$1,192,607	\$429,452	\$62,750	\$103,449	\$103,449	\$0
Debt service fund	\$567,968	\$101,175	\$18,764	\$0	\$0	\$256,754
Capital projects fund	\$107,283	\$19,437	\$3,544	\$3,183	\$0	\$1,080,941
Subtotal	\$2,684,470	\$1,238,240	\$112,035	\$953,609	\$248,349	\$1,337,695
Total all funds						\$6,574,398
Expenditures:						
General (incidental) fund		\$1,898,412				
Special revenue (teachers) fund		\$2,431,393				
Debt service fund		\$658,957				
Capital projects fund		\$635,039				
Total		\$5,623,802				
Excess revenues/(costs) by fund for students from the subdivision:						
		Total	Total	Net		
		Revenues	Expenditures	Revenues/ (Costs)		
General (incidental) fund		\$2,523,644	\$1,898,412	\$625,231		
Special revenue (teachers) fund		\$1,891,705	\$2,431,393	(\$539,688)		
Debt service fund		\$944,662	\$658,957	\$285,704		
Capital projects fund		\$1,214,388	\$635,039	\$579,348		
Total		\$6,574,398	\$5,623,802	\$950,596		

On-going annual costs and benefits for the St. Charles Community College are shown below:

Table 37

St. Charles Community College Annual Costs and Benefits From Residences in the New Subdivision					
Estimated number of residents of the subdivision who take credit or continuing education courses at the college					222
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
Unrestricted funds	\$103,181	\$99,400	\$319,496	\$170,483	\$149,013
Restricted funds		\$23,617	\$29,941	\$29,461	\$480
Plant funds	\$50,486	\$15,562	\$114,398	\$34,152	\$80,246
Total	\$153,667	\$138,579	\$463,835	\$234,096	\$229,739

On-going annual costs and benefits for the Developmental Disabilities Resource Board of St. Charles County shown below:

Table 38

Developmental Disabilities Resource Board of St. Charles County Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General fund	\$89,739	\$3,210	\$172,345	\$104,143	\$68,203
Total	\$89,739	\$3,210	\$172,345	\$104,143	\$68,203

On-going annual costs and benefits for the St. Charles County Library District are shown below:

Table 39

St. Charles County Library District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General fund	\$140,162	\$7,214	\$271,974	\$173,544	\$98,430
Total	\$140,162	\$7,214	\$271,974	\$173,544	\$98,430

On-going annual costs and benefits for the St. Charles County Ambulance District are shown below:

Table 40

St. Charles County Ambulance District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General fund	\$84,249	\$49,207	\$220,363	\$140,727	\$79,637
Debt service	\$12,622	\$160	\$23,871	\$11,741	\$12,130
Total	\$96,870	\$49,368	\$244,234	\$152,467	\$91,766

On-going annual costs and benefits for the O'Fallon Fire Protection District are shown below:

Table 41

O'Fallon Fire Protection District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General fund	\$373,155	\$13,531	\$386,686	\$305,163	\$81,524
Pension fund	\$27,010	\$84	\$27,094	\$16,249	\$10,845
Total	\$400,165	\$13,615	\$413,780	\$321,411	\$92,368

On-going annual costs and benefits for The Great Rivers Greenway District are shown below:

Table 42

The Great Rivers Greenway District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Sales Taxes	Other Revenues	Total		
Operating fund	\$31,771	\$3,871	\$35,642	\$1,374	\$34,268
Capital fund				\$9,341	(\$9,341)
Total	\$31,771	\$3,871	\$35,642	\$10,715	\$24,927

Summary of Annual Costs and Benefits from the Subdivision

The annual costs and benefits for all taxing districts from the subdivision are shown below:

Table 43

Summary of Annual Costs and Benefits for Local Taxing Districts from Villages of Dardenne			
	Costs	Benefits	Excess Benefits/ (Costs)
St. Charles County	\$1,111,856	\$1,413,862	\$302,007
City of Dardenne Prairie	\$2,496,336	\$3,383,144	\$886,808
Fort Zumwalt School District	\$5,623,802	\$6,574,398	\$950,596
St. Charles Community College	\$234,096	\$463,835	\$229,739
Developmental Disabilities Resource Board	\$104,143	\$172,345	\$68,203
St. Charles Library District	\$173,544	\$271,974	\$98,430
St. Charles Ambulance District	\$152,467	\$244,234	\$91,766
O'Fallon Fire Protection District	\$321,411	\$413,780	\$92,368
The Great Rivers Greenway District	\$10,715	\$35,642	\$24,927
Total	\$10,228,370	\$12,973,215	\$2,744,844

WINTER VALLEY

Description of the Subdivision

Winter Valley is residential subdivision located in an unincorporated area of north Jefferson County, Missouri. The subdivision has 514 single-family homes on a 271 acre site. About 147 acres are common areas that are left in their natural state. The subdivision has about five miles of streets.

The homes range in price from \$120,000 to \$250,000 with an average market value of \$180,000. The subdivision is built out.

Economic Impact of the Subdivision

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

One-Time Impacts during Construction

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

Table 44

Direct Spending, Jobs and Salaries during Development and Construction of the Subdivision and its Residences	
<u>Development and construction spending:</u>	
Spending to develop and construct the subdivision	\$7,785,000
Spending to construct each residence	\$90,000
Number of residences constructed	514
Total spending to construct residences	\$46,260,000
Total development and construction spending	\$54,045,000
<u>Construction workers:</u>	
Percent of construction costs for labor	50%
Estimated labor costs or construction salaries	\$27,022,500
Length of development and construction period, in years	5
Average hourly wage of construction workers	\$11.50
Average annual salary of construction workers	\$23,920
Number of full-time equivalent construction workers employed during the construction period	226

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 subdivision 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.

Table 45

Total Revenues Generated and Jobs and Salaries Supported during Development and Construction of the Subdivision and its Residences			
	Economic Output	Jobs	Salaries
Direct	\$54,045,000	226	\$27,022,500
Indirect and induced	\$28,643,850	120	\$14,321,925
Total	\$82,688,850	346	\$41,344,425

Spending in the county subject to sales tax during development and construction of the subdivision is shown below.

Table 46

Taxable Spending during Development and Construction of the Subdivision and its Residences	
<u>Purchases of construction materials:</u>	
Total development and construction spending	\$54,045,000
Percent of spending for materials	50%
Materials purchased	\$27,022,500
<u>Percent of materials purchased:</u>	
In the city, if the subdivision is located within the city limits	0%
In the county	30%
<u>Taxable spending by construction workers and indirect workers:</u>	
Construction worker salaries and salaries of indirect workers	\$41,344,425
Percent of workers salaries spent on taxable goods and services	45%
<u>Percent of spending by workers:</u>	
In the city, if the subdivision is located within the city limits	0%
In the county	10%
<u>Total taxable spending:</u>	
In the city, if the subdivision is located within the city limits	\$0
In the county	\$9,967,249

On-going Economic Impacts from Households in the Subdivision

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 expand to meet these needs, new businesses may locate in the community and, overall, residents and their spending, support jobs and worker salaries in a community and businesses.

These economic benefits are shown on below and on the next page, beginning with property added to or supported on local tax rolls below.

Table 47

Property Added to or Supported on Local Tax Rolls by the Subdivision	
<u>Residential property in the subdivision:</u>	
Number of residential properties	514
Average market value	\$250,000
Market value of residential property	\$128,500,000
Assessed value percentage for residential property	19%
Estimated total assessed value of residential property on local tax rolls	\$24,415,000
<u>Personal property of residents in the subdivision:</u>	
Number of residences	514
Estimated average personal property per residence	\$22,000
Market value of personal property in the subdivision	\$11,308,000
Assessed value percentage for personal property	33%
Estimated total assessed value of personal property on local tax rolls	\$3,731,640
<u>Retail and commercial property supported by household spending:</u>	
Average annual household income	\$70,000
Estimated percent of income spent in the county	40%
Total spending in area businesses	\$14,392,000
Average annual sales per square foot in area businesses	\$300
Total square footage of retail and commercial space devoted to residents of the subdivision	47,973
Estimated market value, per square foot, of retail and commercial property	\$200
Total market value of retail and commercial property supported by residents of the subdivision	\$9,594,600
Assessed value percentage for commercial property	32%
Estimated total assessed value of retail and commercial property on local tax rolls supported by residents of the subdivision	\$3,070,272
Total market value of residential, personal and commercial property added to or supported on local tax rolls	\$149,402,600
Total assessed value of residential, personal and commercial property on tax rolls as a result of the subdivision	\$31,216,912

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 on the following page, the spending of subdivision residents will create and support sales in area businesses, permanent jobs and salaries for those workers.

Table 48

Annual Local Sales, Personal Income and Jobs Created by the Subdivision	
<u>Local sales:</u>	
Number of households	514
Estimated number of public school students per household	0.49
Estimated total number of students who will attend local public schools	252
Average annual household income	\$70,000
Estimated annual total personal income	\$35,980,000
Estimated percent of personal income spent:	
In the city, if the subdivision is located within the city limits	0%
In the county	40%
Annual spending in businesses by subdivision residents:	
In the city, if the subdivision is located within the city limits	\$0
In the county	\$14,392,000
<u>Jobs:</u>	
Number of jobs created for every \$1 million of sales	18
Number of jobs supported in the county	259
<u>Salaries of workers in jobs supported in the county</u>	
Estimated hourly wages for jobs supported	\$12.50
Average annual salaries for jobs supported	\$26,000
Estimated percent of these jobs held by residents of the subdivision	3%
Total annual salaries of workers not living in the subdivision supported in the county	\$6,531,980
Estimated percent of workers' salaries spent:	
In the city, if the subdivision is located within the city limits	0%
In the county	40%
Annual spending by workers:	
In the city, if the subdivision is located within the city limits	\$0
In the county	\$2,612,792
<u>Taxable spending:</u>	
Percent of spending by subdivision households and workers subject to sales tax	45%
Taxable spending by subdivision households and workers:	
In the city, if the subdivision is located within the city limits	\$0
In the county	\$7,652,156

The economic impact from the development and construction of the subdivision and its residences, as well as the economic impact of the households, translates into one-time and ongoing annual

revenues for local taxing districts. These fiscal impacts are discussed next.

Fiscal Impact

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

One-Time Revenues During Construction

The subdivision provides one-time revenues for local taxing districts and utilities during development and construction of the subdivision and its residences, as shown below:

Table 49

Revenues for Local Taxing Districts and Utilities During Construction and Development of the Subdivision and its Residences		
<u>County:</u>		
Zoning fees		\$4,500
Development fees		\$128,500
Building permits		\$154,200
Sales tax on taxable spending:		
Taxable spending during development and and construction	\$9,967,249	
The county's sales tax rate	1.5%	
Sales taxes collected by the county		\$149,509
Total payments to the county		\$436,709
<u>Fire district:</u>		
Fire permits		\$110,510
<u>Utilities:</u>		
Water connection fees paid to C-3 water district		\$128,500
Total one-time revenues for local taxing districts and utilities		\$675,719

Dedicated Infrastructure

In addition to providing revenues for local taxing districts and utilities during development and construction, the developer provided the following dedicated infrastructure to Northeast Sewer District, C-3 Water District, the subdivision homeowners' association and Jefferson County:

Table 50

Dedicated Infrastructure	
<u>Description of infrastructure dedicated:</u>	
Sanitary sewers, storm sewers, streets, waterlines, electric service, sidewalks, street signs, landscaping, storm water detention facilities	
Cost of dedicated infrastructure	\$3,210,438
<u>Infrastructure dedicated to:</u>	
Northeast Sewer District, C-3 Water District, the subdivision homeowners' association and Jefferson County	

On-going Costs and Benefits from Households in New Subdivision

The on-going fiscal impact of the new subdivision consists of the annual costs and revenues for local taxing districts. The local taxing districts in which the subdivision is located include the following:

- Jefferson County,
- Fox School District,
- Jefferson College,
- Fox-Windsor subdistrict of the Jefferson County Library District,
- Rock Township Ambulance District,
- Springdale Fire Protection District, and
- Special School District of St. Louis County.

Schedules of the annual on-going costs and benefits for each local taxing district are on the following pages.

On-going annual costs and benefits for the Jefferson County are shown below:

Table 51

Jefferson County			
Annual Costs and Benefits From Residences in the New Subdivision			
Expenditures		Revenues	
Current:		Sales taxes	\$114,782
General county government	\$45,785	Property taxes	\$161,298
Financial administration	\$2,264	Grants, distribution and reimbursements	\$31,154
Property valuation and recordings	\$8,778	Fees, licenses and permits	\$57,365
Administration of justice and law enforcement	\$87,952	Interest	\$1,435
Health and welfare	\$16,031	Other	\$4,094
Maintenance of roads	\$52,579	Total revenues	\$370,129
Park maintenance	\$4,016		
Other	\$132		
Debt service:			
Principal payments	\$3,232		
Interest and finance charges	\$1,439		
Capital outlay:			
Construct. of roads & bridges	\$33,173		
Property, equip. and buildings	\$20,110		
Total expenditures	\$275,490		
Excess Revenues/(Costs)	\$94,638		

On-going annual costs and benefits for the Fox School District are shown below:

Table 52

Fox School District							
Annual Costs and Benefits From Residences in the New Subdivision							
Estimated number of students in the subdivision who will attend local public schools						252	
Revenues:							
	Property Taxes	Other Local Funds	County Funds	State Funds	Federal Funds	Other Funds	
General (incidental) fund	\$1,008,119	\$357,447	\$31,486	\$819,983	\$82,721	\$0	
Spec. revenue (teachers) fund	\$0	\$108	\$5,849	\$7,219	\$24,841	\$0	
Debt service fund	\$87,407	\$3,862	\$2,730	\$0	\$0	\$0	
Capital projects fund	\$0	\$8,516	\$1	\$1,607	\$2,304	\$134,143	
Sub total	\$1,095,526	\$369,932	\$40,066	\$828,809	\$109,867	\$134,143	
Total all funds							\$2,578,343
Expenditures:							
General (incidental) fund		\$578,313					
Special revenue (teachers) fund		\$807,083					
Debt service fund		\$39,678					
Capital projects fund		\$364,372					
Total		\$1,789,446					
Excess revenues/(costs) by fund for students from the subdivision:							
	Total Revenues	Total Expenditures	Net Revenues/ (Costs)				
General (incidental) fund	\$2,299,756	\$578,313	\$1,721,443				
Special revenue (teachers) fund	\$38,017	\$807,083	(\$769,066)				
Debt service fund	\$93,999	\$39,678	\$54,322				
Capital projects fund	\$146,571	\$364,372	(\$217,801)				
Total	\$2,578,343	\$1,789,446	\$788,897				

On-going annual costs and benefits for Jefferson College are shown below:

Table 53

Jefferson College					
Annual Costs and Benefits From Residences in the New Subdivision					
Estimated number of residents of the subdivision who courses at the college					77
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
Unrestricted funds	\$108,729	\$19,793	\$128,521	\$29,689	\$98,832
Restricted funds		\$13,675	\$13,675	\$13,675	\$0
Plant funds		\$360	\$360	\$1,260	(\$900)
Total	\$108,729	\$33,828	\$142,556	\$44,624	\$97,932

On-going annual costs and benefits for the Fox-Windsor Subdistrict of the Jefferson County Library District are shown below:

Table 54

Fox-Windsor Subdistrict of the Jefferson County Library District					
Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General fund	\$57,907	\$622	\$58,529	\$11,237	\$47,292
Total	\$57,907	\$622	\$58,529	\$11,237	\$47,292

On-going annual costs and benefits for the Rock Township Ambulance District are shown below:

Table 55

Rock Township Ambulance District Annual Costs and Benefits From Residences in the New Subdivision						
Fund	Revenues				Costs	Excess Revenues/ (Costs)
	Sales Taxes	Property Taxes	Other Revenues	Total		
General fund	\$19,130	\$70,051	\$14,032	\$84,083	\$28,065	\$56,018
Total	\$19,130	\$70,051	\$14,032	\$84,083	\$28,065	\$56,018

On-going annual costs and benefits for the Springdale Fire Protection District are shown below:

Table 56

Springdale Fire Protection District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
All funds	\$542,956	\$9,186	\$552,142	\$66,929	\$485,213
Total	\$542,956	\$9,186	\$552,142	\$66,929	\$485,213

On-going annual costs and benefits for the Special School District of St. Louis County are shown below:

Table 57

Special School District of St. Louis County Annual Costs and Benefits From Residences in the New Subdivision						
Estimated number of students in the subdivision who will attend the special school						26
Revenues:						
	Property Taxes	Other Local Funds	County Funds	State Funds	Federal Funds	Other Funds
General (incidental) fund	\$146,407	\$10,376	\$1,442	\$30,405	\$4,143	\$55
Spec. revenue (teachers) fund	\$115,503	\$10,931	\$1,147	\$26,438	\$24,187	\$0
Debt service fund	\$0	\$0	\$0	\$0	\$0	\$0
Capital projects fund	\$3,122	\$81	\$31	\$123	\$14	\$2,647
Subtotal	\$265,032	\$21,387	\$2,620	\$56,965	\$28,344	\$2,702
Total for all funds						\$377,050
Expenditures:						
General (incidental) fund		\$86,450				
Special revenue (teachers) fund		\$100,217				
Debt service fund		\$0				
Capital projects fund		\$9,796				
Total		\$196,462				
Excess revenues/(costs) by fund for students from the subdivision:						
	Total Revenues	Total Expenditures	Net Revenues/ (Costs)			
General (incidental) fund	\$192,828	\$86,450	\$106,377			
Special revenue (teachers) fund	\$178,205	\$100,217	\$77,989			
Debt service fund	\$0	\$0	\$0			
Capital projects fund	\$6,017	\$9,796	(\$3,779)			
Total	\$377,050	\$196,462	\$180,588			

Summary of Annual Costs and Benefits from the Subdivision

The annual costs and benefits for all taxing districts from the subdivision are shown below:

Table 58

Summary of Annual Costs and Benefits for Local Taxing Districts from Winter Valley			
	Costs	Benefits	Excess Benefits/ (Costs)
Jefferson County	\$275,490	\$370,129	\$94,638
Fox School District	\$1,789,446	\$2,578,343	\$788,897
Jefferson College	\$44,624	\$142,556	\$97,932
Jefferson County Library District	\$11,237	\$58,529	\$47,292
Rock Township Ambulance District	\$28,065	\$84,083	\$56,018
Springdale Fire Protection District	\$66,929	\$552,142	\$485,213
Special School District of St. Louis County	\$196,462	\$377,050	\$180,588
Total	\$2,412,253	\$4,162,832	\$1,750,578

CHESTERFIELD FARMS

Description of the Subdivision

Chesterfield Farms and Chesterfield Farms Estates are a 359 home development in Chesterfield, Missouri at the corner of Baxter and Wild Horse Creek Road. The community consists of single family homes sold during construction for \$200,000 to \$250,000 and currently reselling for up to \$350,000. The subdivision, on 108 acres, also has a clubhouse, pool and tennis courts.

Economic Impact of the Subdivision

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

One-Time Impacts during Construction

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

Table 59

Direct Spending, Jobs and Salaries during Development and Construction of the Subdivision and its Residences	
<u>Development and construction spending:</u>	
Spending to develop and construct the subdivision	\$7,500,000
Spending to construct each residence	\$95,000
Number of residences constructed	359
Total spending to construct residences	\$34,105,000
Total development and construction spending	\$41,605,000
<u>Construction workers:</u>	
Percent of construction costs for labor	50%
Estimated labor costs or construction salaries	\$20,802,500
Length of development and construction period, in years	5
Average hourly wage of construction workers	\$11.50
Average annual salary of construction workers	\$23,920
Number of full-time equivalent construction workers employed during the construction period	174

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 subdivision 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.

Table 60

Total Revenues Generated and Jobs and Salaries Supported during Development and Construction of the Subdivision and its Residences			
	Economic Output	Jobs	Salaries
Direct	\$41,605,000	174	\$20,802,500
Indirect and induced	\$22,050,650	92	\$11,025,325
Total	\$63,655,650	266	\$31,827,825

Spending in the county subject to sales tax during development and construction of the subdivision is shown below.

Table 61

Taxable Spending during Development and Construction of the Subdivision and its Residences	
<u>Purchases of construction materials:</u>	
Total development and construction spending	\$41,605,000
Percent of spending for materials	50%
Materials purchased	\$20,802,500
<u>Percent of materials purchased:</u>	
In the city, if the subdivision is located within the city limits	15%
In the county	90%
<u>Taxable spending by construction workers and indirect workers:</u>	
Construction worker salaries and salaries of indirect workers	\$31,827,825
Percent of workers salaries spent on taxable goods and services	45%
<u>Percent of spending by workers:</u>	
In the city, if the subdivision is located within the city limits	10%
In the county	60%
<u>Total taxable spending:</u>	
In the city, if the subdivision is located within the city limits	\$4,552,627
In the county	\$27,315,763

On-going Economic Impacts from Households in the Subdivision

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 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 a community and businesses.

These economic benefits begin on the next page with property added to or supported on local tax rolls.

Table 62

Property Added to or Supported on Local Tax Rolls by the Subdivision	
<u>Residential property in the subdivision:</u>	
Number of residential properties	359
Average market value	\$275,000
Market value of residential property	\$98,725,000
Assessed value percentage for residential property	19%
Estimated total assessed value of residential property on local tax rolls	\$18,757,750
<u>Personal property of residents in the subdivision:</u>	
Number of residences	359
Estimated average personal property per residence	\$35,000
Market value of personal property in the subdivision	\$12,565,000
Assessed value percentage for personal property	33%
Estimated total assessed value of personal property on local tax rolls	\$4,146,450
<u>Commercial property in the subdivision:</u>	
Clubhouse, pool and tennis courts and land in the subdivision	\$1,800,000
Assessed value percentage for commercial property	32%
Estimated total assessed value of commercial property in the subdivision	\$576,000
<u>Retail and commercial property supported by household spending:</u>	
Average annual household income	\$92,500
Estimated percent of income spent in the county	60%
Total spending in area businesses	\$19,924,500
Average annual sales per square foot in area businesses	\$300
Total square footage of retail and commercial space devoted to residents of the subdivision	66,415
Estimated market value, per square foot, of retail and commercial property	\$200
Total market value of retail and commercial space property supported by residents of the subdivision	\$13,283,000
Assessed value percentage for commercial property	32%
Estimated total assessed value of retail and commercial property on local tax rolls supported by residents of the subdivision	\$4,250,560
Total market value of residential, personal and commercial property added to or supported on local tax rolls	\$126,373,000
Total assessed value of property on local tax rolls as a result of the subdivision:	
Residential	\$18,757,750
Personal	\$4,146,450
Commercial	\$4,826,560
Total	\$27,730,760

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 subdivision residents will create and support sales in area businesses, permanent jobs and salaries for those workers.

Table 63

Annual Local Sales, Personal Income and Jobs Created by the Subdivision	
<u>Local sales:</u>	
Number of households	359
Estimated number of public school students per household	0.58
Estimated total number of students who will attend local public schools	208
Average annual household income	\$92,500
Estimated annual total personal income	\$33,207,500
Estimated percent of personal income spent:	
In the city, if the subdivision is located within the city limits	20%
In the county	60%
Annual spending in businesses by subdivision residents:	
In the city, if the subdivision is located within the city limits	\$6,641,500
In the county	\$19,924,500
<u>Jobs:</u>	
Number of jobs created for every \$1 million of sales	22
Number of jobs supported in the county	146
<u>Salaries of workers in jobs supported in the county</u>	
Estimated hourly wages for jobs supported	\$13.50
Average annual salaries for jobs supported	\$28,080
Estimated percent of these jobs held by residents of the subdivision	1%
Total annual salaries supported in the county	\$4,058,683
Estimated percent of workers' salaries spent:	
In the city, if the subdivision is located within the city limits	20%
In the county	60%
Annual spending by workers:	
In the city, if the subdivision is located within the city limits	\$811,737
In the county	\$2,435,210
<u>Taxable spending:</u>	
Percent of spending by subdivision households and workers subject to sales tax	45%
Taxable spending by subdivision households and workers:	
In the city, if the subdivision is located within the city limits	\$3,353,956
In the county	\$10,061,869

The economic impact from the development and construction of the subdivision and its residences, as well as the economic impact of the households, translates into one-time and ongoing annual revenues for local taxing districts. These fiscal impacts are discussed next.

Fiscal Impact

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

One-Time Revenues During Construction

The subdivision provides one-time revenues for local taxing districts and utilities during development and construction of the subdivision and its residences, as shown on the following page.

Table 64

Revenues for Local Taxing Districts and Utilities During Construction and Development of the Subdivision and its Residences		
<u>City of Chesterfield:</u>		
Sales tax on taxable spending:		
Taxable spending during development and construction	\$4,552,627	
The city's sales tax rate	0.5%	
Sales taxes collected by the city		\$22,763
Total revenues for the City		\$22,763
<u>County:</u>		
Sales tax on taxable spending:		
Taxable spending during development and and construction	\$27,315,763	
The county's sales tax rate	1.85%	
Sales taxes collected by the county		\$505,342
Building permits		\$179,500
Total revenues for the County		\$684,842
<u>The Great Rivers Greenway District:</u>		
Sales tax on taxable spending:		
Taxable spending during development and and construction	\$27,315,763	
The district's sales tax rate	0.1%	
Sales taxes collected by the district		\$27,316
<u>Monarch Fire District (formerly Chesterfield Fire District)</u>		\$32,310
Total one-time revenues for local taxing districts and utilities		\$767,231

Dedicated Infrastructure

In addition to providing revenues for local taxing districts and utilities during development and construction, the developer provided the dedicated infrastructure to the City of Chesterfield, the Metropolitan St. Louis Sewer District and utility companies, as shown below.

Table 65

Dedicated Infrastructure	
<u>Description of infrastructure dedicated:</u>	
Sanitary sewers, storm sewers, streets, waterlines, electric service, sidewalks, street signs, landscaping, storm water detention facilities	
Cost of dedicated infrastructure	\$4,000,000
<u>Infrastructure dedicated to:</u>	
City of Chesterfield, Metropolitan St. Louis Sewer District and utility companies	

On-going Costs and Benefits from Households in the Subdivision

The on-going fiscal impact of the new subdivision consists of the annual costs and revenues for local taxing districts. The local taxing districts in which the subdivision is located include the following:

- St. Louis County,
- City of Chesterfield,
- Rockwood School District,
- St. Louis Community College,
- Productive Living Board for St. Louis County Citizens (sheltered workshop),
- St. Louis County Library District,
- Monarch Fire Protection District,
- Special School District of St. Louis County,
- Metropolitan St. Louis Sewer District,
- Metropolitan Zoological Park and Museum District, and
- The Great Rivers Greenway District.

Schedules of the annual on-going costs and benefits for each local taxing district are on the following pages.

On-going annual costs and benefits for St. Louis County are shown below:

Table 66

St. Louis County			
Annual Costs and Benefits From Residences in the New Subdivision			
Expenditures		Revenues	
Current:			
General government	\$53,841	Sales taxes	\$75,464
Public safety	\$76,789	Property taxes	\$160,838
Human resources	\$10,184	Utility gross receipts	\$54,457
Highways and traffic	\$48,656	Convention and recreation	\$22,747
Health	\$46,128	Emergency telephone	\$4,459
Parks and recreation	\$20,379	Licenses and permits	\$31,195
Transportation	\$63,891	Assessments and tax collection fees	\$63,411
Convention and recreation	\$5,583	Fines and forfeitures	\$8,644
Debt service:		Investment earnings	\$42,744
Principal retired	\$6,698	Rents and concessions	\$4,865
Interest and fiscal charges	\$8,899	Intergovernmental	\$152,245
Capital outlay	\$10,503	Charges for services	\$117,285
Total expenditures	\$351,550	Fees	\$44,004
		Other	\$23,840
		Total revenues	\$806,199
Excess Revenues/(Costs)	\$454,649		

On-going annual costs and benefits for the City of Chesterfield are shown below:

Table 67

City of Chesterfield			
Annual Costs and Benefits From Residences in the New Subdivision			
Expenditures		Revenues	
General government	\$32,105	Sales taxes	\$16,770
Parks and recreation	\$23,365	Distribution from County's 1% sales tax	\$5,031
Judicial	\$2,008	Property taxes	\$16,638
Planning	\$7,274	Charges for service	\$34,527
Public works	\$46,377	Federal and state grants	\$5,873
Public safety	\$71,299	Taxes other than sales and property	\$122,934
Community Development	\$0	Investment income	\$14,758
Interest and fiscal charges	\$50,862	Sale of capital assets	\$2,557
		Miscellaneous	\$18,149
Total expenditures	\$233,291	Total revenues	\$237,237
Excess Revenues/(Costs)	\$3,947		

On-going annual costs and benefits for Rockwood School District are shown below:

Table 68

Rockwood School District							
Annual Costs and Benefits From Residences in the New Subdivision							
Estimated number of students in the subdivision who will attend local public schools						208	
Revenues:							
	Property Taxes	Other Local Funds	County Funds	State Funds	Federal Funds	Other Funds	
General (incidental) fund	\$385,458	\$237,968	\$6,308	\$76,080	\$25,383	\$0	
Spec. revenue (teachers) fund	\$571,531	\$172,486	\$10,320	\$83,974	\$7,356	\$0	
Debt service fund	\$207,981	\$32,664	\$4,195	\$0	\$0	\$205,791	
Capital projects fund	\$61,008	\$9,985	\$861	\$162,153	\$126	\$363,532	
Subtotal	\$1,225,977	\$453,104	\$21,684	\$322,208	\$32,866	\$569,323	
Total all funds						\$2,625,161	
Expenditures:							
General (incidental) fund		\$513,300					
Special revenue (teachers) fund		\$571,969					
Debt service fund		\$289,073					
Capital projects fund		\$251,896					
Total		\$1,626,237					
Excess revenues/(costs) by fund for students from the subdivision:							
	Total Revenues	Total Expenditures	Net Revenues/ (Costs)				
General (incidental) fund	\$731,197	\$513,300	\$217,898				
Special revenue (teachers) fund	\$845,667	\$571,969	\$273,698				
Debt service fund	\$450,631	\$289,073	\$161,558				
Capital projects fund	\$597,666	\$251,896	\$345,770				
Total	\$2,625,161	\$1,626,237	\$998,924				

On-going annual costs and benefits for St. Louis Community College are shown below:

Table 69

St. Louis Community College Annual Costs and Benefits From Residences in the New Subdivision					
Estimated number of residents of the subdivision who take credit or continuing education courses at the college					36
Expenditures			Revenues		
Salaries	\$98,368		Property taxes		\$64,114
Benefits	\$20,613		Maintenance fees		\$21,724
Supplies and other services	\$42,775		Bookstore and vending		\$12,574
Utilities	\$3,668		Contracts & grants from private sources		\$7,983
Travel	\$1,505		Other operating revenues		\$1,248
Repairs and maintenance	\$3,603		Local tax revenues excluding prop. taxes		\$5,644
Financial aid and scholarships	\$15,347		State aid and grants		\$49,502
Depreciation	\$8,835		Investment income		\$3,143
Total expenditures	\$194,713		Vocational funding		\$762
			Gifts & grants from government sources		\$32,637
			Gifts and grants from private sources		\$101
			Interest		(\$429)
			Other non operating revenues		\$237
			Capital appropriations		\$2,811
			Capital gifts and grants		\$704
			Additions to permanent endowments		\$63
			Total revenues		\$202,817
Excess Revenues/(Costs)	\$8,104				

On-going annual costs and benefits for the Productive Living Board for St. Louis County Citizens are shown below:

Table 70

Productive Living Board for St. Louis County Citizens Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General fund	\$23,571	\$1,312	\$24,883	\$14,673	\$10,210
Total	\$23,571	\$1,312	\$24,883	\$14,673	\$10,210

On-going annual costs and benefits for the St. Louis County Library District are shown below:

Table 71

St. Louis County Library District					
Annual Costs and Benefits From Residences in the New Subdivision					
Expenditures			Revenues		
Current Operating:					
Salaries	\$12,273		Property taxes		\$38,823
Payroll taxes & emp. benefits	\$2,992		Athlete and entertainment tax		\$71
Library collections & maint.	\$4,326		Financial institution tax		\$0
Equipment and office supplies	\$487		State aid and grants		\$426
Utilities	\$840		Other grants		\$9
Mobile operations	\$58		Fines and fees		\$684
Insurance	\$194		Interest		\$257
Building maint. & operation	\$1,780		Contributions		\$490
Professional fees	\$46		Sale of surplus materials		\$45
Miscellaneous	\$67		Membership		\$6
Capital Outlay:					
Automotive	\$18		Copier income		\$126
Furniture	\$270		Database copies		\$65
Equipment and office supplies	\$127		Microfilm		\$12
Technology	\$238		Reciprocal agreements		\$0
Expansion and development	\$448		Other agreements		\$0
Building	\$1,137		Miscellaneous		\$14
Total expenditures	\$25,302		Loss on investments		(\$0)
			Total revenues		\$41,028
Excess Revenues/(Costs)	\$15,726				

On-going annual costs and benefits for the Monarch Fire Protection District are shown below:

Table 72

Monarch Fire Protection District					
Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General		\$2,123	\$2,123	\$53,424	
Dispatch		(\$15,363)	(\$15,363)	\$2,704	
Pension		\$11	\$11	\$127,555	
Ambulance		\$1,057	\$1,057	\$30,379	
Debt service		\$40	\$40	\$2,429	
Total	\$297,566	(\$12,133)	\$285,434	\$216,491	\$68,942

On-going annual costs and benefits for the Special School District of St. Louis County are shown below:

Table 73

Special School District of St. Louis County Annual Costs and Benefits From Residences in the New Subdivision						
Estimated number of students in the subdivision who will attend the special school						18
Revenues:						
	Property Taxes	Other Local Funds	County Funds	State Funds	Federal Funds	Other Funds
General (incidental) fund	\$130,057	\$7,247	\$1,007	\$21,236	\$2,894	\$38
Spec. revenue (teachers) fund	\$102,604	\$7,634	\$801	\$18,466	\$16,893	\$0
Debt service fund	\$0	\$0	\$0	\$0	\$0	\$0
Capital projects fund	\$2,773	\$56	\$21	\$86	\$10	\$1,849
Subtotal	\$235,434	\$14,938	\$1,830	\$39,787	\$19,797	\$1,887
Total all funds						\$313,673
Expenditures:						
General (incidental) fund		\$60,381				
Special revenue (teachers) fund		\$69,996				
Debt service fund		\$0				
Capital projects fund		\$6,842				
Total		\$137,218				
Excess revenues/(costs) by fund for students from the subdivision:						
	Total Revenues	Total Expenditures	Net Revenues/ (Costs)			
General (incidental) fund	\$162,479	\$60,381	\$102,099			
Special revenue (teachers) fund	\$146,398	\$69,996	\$76,402			
Debt service fund	\$0	\$0	\$0			
Capital projects fund	\$4,795	\$6,842	(\$2,046)			
Total	\$313,673	\$137,218	\$176,455			

On-going annual costs and benefits for the Metropolitan St. Louis Sewer District are shown below:

Table 74

Metropolitan St. Louis Sewer District Annual Costs and Benefits From Residences in the New Subdivision					
Expenditures			Revenues		
Operating:					
Pumping and treatment	\$11,045		Property taxes		\$5,269
Collection system maint.	\$2,693		Operating revenues:		
Engineering	\$3,894		Sewer service charges		\$98,882
General and administrative	\$439		Provision for doubtful ser. charge accts		(\$2,656)
Depreciation	\$756		Licenses, permits and other fees		\$4,557
Other	\$53		Other		\$1,783
Nonoperating expenses:			Nonoperating revenues:		
Interest expense	\$1,602		Investment income		\$7,684
Net loss on disposal and sale of utility plant	\$41		Recovery of doubtful clean water capital improvement surcharge accounts		\$186
Nonrecurring projects and studies	\$60		Grant revenue		\$5,209
Other	\$60		Other		\$2,651
Total expenditures	\$20,643		Total revenues		\$123,564
Excess Revenues/(Costs)	\$102,921				

On-going annual costs and benefits for the Metropolitan Zoological Park and Museum District are shown below:

Table 75

Metropolitan Zoological Park and Museum District Annual Costs and Benefits From Residences in the New Subdivision					
	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
All institutions	\$317,240	\$4,592	\$321,832	\$35,203	\$286,629
Total	\$317,240	\$4,592	\$321,832	\$35,203	\$286,629

On-going annual costs and benefits for The Great Rivers Greenway District are shown below:

Table 76

The Great Rivers Greenway District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Sales Taxes	Other Revenues	Total		
Operating fund	\$10,062	\$940	\$11,001	\$334	\$10,668
Capital fund				\$2,267	(\$2,267)
Total	\$10,062	\$940	\$11,001	\$2,601	\$8,401

Summary of Annual Costs and Benefits from the Subdivision

The annual costs and benefits for all taxing districts from the subdivision are shown below:

Table 77

Summary of Annual Costs and Benefits for Local Taxing Districts from Chesterfield Farms			
	Costs	Benefits	Excess Benefits/ (Costs)
St. Louis County	\$351,550	\$806,199	\$454,649
City of Chesterfield	\$233,291	\$237,237	\$3,947
Rockwood School District	\$1,626,237	\$2,625,161	\$998,924
St. Louis Community College	\$194,713	\$202,817	\$8,104
Productive Living Board for St. Louis County Citizens	\$14,673	\$24,883	\$10,210
St. Louis County Library District	\$25,302	\$41,028	\$15,726
Monarch Fire Protection District	\$216,491	\$285,434	\$68,942
Special School District of St. Louis County	\$137,218	\$313,673	\$176,455
Metropolitan St. Louis Sewer District	\$20,643	\$123,564	\$102,921
Metropolitan Zoological Park and Museum District	\$35,203	\$321,832	\$286,629
The Great Rivers Greenway District	\$2,601	\$11,001	\$8,401
Total	\$2,857,922	\$4,992,829	\$2,134,906

SUMMIT RIDGE

Description of the Subdivision

The Villas at Summit Ridge and Summit Ridge, a twelve acre residential development, are at the intersection of Country Home Drive and Summit Place Court in an unincorporated area of southwest St. Louis County, Missouri. The community consists of 22 single family residences and 56 attached villa residences. The average selling price of the residences was \$160,000 with living areas ranging from 900 to 1,600 square feet. The subdivision was developed, built and residences were sold over a two year period.

Economic Impact of the Subdivision

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

One-Time Impacts during Construction

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

Table 78

Direct Spending, Jobs and Salaries during Development and Construction of the Subdivision and its Residences	
<u>Development and construction spending:</u>	
Spending to develop and construct the subdivision	\$1,431,105
Spending to construct each residence	\$110,000
Number of residences constructed	78
Total spending to construct residences	\$8,580,000
Total development and construction spending	\$10,011,105
<u>Construction workers:</u>	
Percent of construction costs for labor	50%
Estimated labor costs or construction salaries	\$5,005,553
Length of development and construction period, in years	2
Average hourly wage of construction workers	\$11.50
Average annual salary of construction workers	\$23,920
Number of full-time equivalent construction workers employed during the construction period	105

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 subdivision 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.

Table 79

Total Revenues Generated and Jobs and Salaries Supported during Development and Construction of the Subdivision and its Residences			
	Economic Output	Jobs	Salaries
Direct	\$10,011,105	105	\$5,005,553
Indirect and induced	\$5,305,886	56	\$2,652,943
Total	\$15,316,991	161	\$7,658,496

Spending in the county subject to sales tax during development and construction of the subdivision is shown below.

Table 80

Taxable Spending during Development and Construction of the Subdivision and its Residences	
<u>Purchases of construction materials:</u>	
Total development and construction spending	\$10,011,105
Percent of spending for materials	50%
Materials purchased	\$5,005,553
Percent of materials purchased:	
In the city, if the subdivision is located within the city limits	0%
In the county	90%
<u>Taxable spending by construction workers and indirect workers:</u>	
Construction worker salaries and salaries of indirect workers	\$7,658,496
Percent of workers salaries spent on taxable goods and services	45%
Percent of spending by workers:	
In the city, if the subdivision is located within the city limits	0%
In the county	60%
Total taxable spending:	
In the city, if the subdivision is located within the city limits	\$0
In the county	\$6,572,791

On-going Economic Impacts from Households in the Subdivision

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 expand to meet these needs, new businesses may locate in the community and, overall, residents and their spending, support jobs and worker salaries in a community and businesses.

These economic benefits are shown on the next page, beginning with property added to or supported on local tax rolls.

Table 81

Property Added to or Supported on Local Tax Rolls by the Subdivision	
<u>Residential property in the subdivision:</u>	
Number of residential properties	78
Average market value	\$167,000
Market value of residential property	\$13,026,000
Assessed value percentage for residential property	19%
Estimated total assessed value of residential property on local tax rolls	\$2,474,940
<u>Personal property of residents in the subdivision:</u>	
Number of residences	78
Estimated average personal property per residence	\$20,000
Market value of personal property in the subdivision	\$1,560,000
Assessed value percentage for personal property	33%
Estimated total assessed value of personal property on local tax rolls	\$514,800
<u>Value of common areas in the development:</u>	
Market value of commercial property in the subdivision	\$750,000
Assessed value percentage for personal property	32%
Estimated total assessed value of commercial property on local tax rolls	\$240,000
<u>Retail and commercial property supported by household spending:</u>	
Average annual household income	\$65,000
Estimated percent of income spent in the county	60%
Total spending in area businesses	\$3,042,000
Average annual sales per square foot in area businesses	\$300
Total square footage of retail and commercial space devoted to residents of the subdivision	10,140
Estimated market value, per square foot, of retail and commercial property	\$200
Total market value of retail and commercial space supported by residents of the subdivision	\$2,028,000
Assessed value percentage for commercial property	32%
Estimated total assessed value of retail and commercial property on local tax rolls supported by residents of the subdivision	\$648,960
Total market value of residential, personal and commercial property added to or supported on local tax rolls	\$16,614,000
Total assessed value of property on local tax rolls as a result of the subdivision:	
Residential	\$13,026,000
Personal	\$514,800
Commercial	\$888,960
Total	\$14,429,760

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 subdivision residents will create and support sales in area businesses, permanent jobs and salaries for those workers.

Table 82

Annual Local Sales, Personal Income and Jobs Created by the Subdivision	
<u>Local sales:</u>	
Number of households	78
Estimated number of public school students per household	0.28
Estimated total number of students who will attend local public schools	22
Average annual household income	\$65,000
Estimated annual total personal income	\$5,070,000
Estimated percent of personal income spent:	
In the city, if the subdivision is located within the city limits	0%
In the county	60%
Annual spending in businesses by subdivision residents:	
In the city, if the subdivision is located within the city limits	\$0
In the county	\$3,042,000
<u>Jobs:</u>	
Number of jobs created for every \$1 million of sales	22
Number of jobs supported in the county	67
<u>Salaries of workers in jobs supported in the county</u>	
Estimated hourly wages for jobs supported	\$13.50
Average annual salaries for jobs supported	\$28,080
Estimated percent of these jobs held by residents of the subdivision	0.01%
Total annual salaries of workers not living in the subdivision supported in the county	\$1,881,172
Estimated percent of workers' salaries spent:	
In the city, if the subdivision is located within the city limits	0%
In the county	60%
Annual spending by workers:	
In the city, if the subdivision is located within the city limits	\$0
In the county	\$1,128,703
<u>Taxable spending:</u>	
Percent of spending by subdivision households and workers subject to sales tax	45%
Taxable spending by subdivision households and workers:	
In the city, if the subdivision is located within the city limits	\$0
In the county	\$1,876,816

The economic impact from the development and construction of the subdivision and its residences, as well as the economic impact of the households, translates into one-time and ongoing annual revenues for local taxing districts. These fiscal impacts are discussed next.

Fiscal Impact

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

One-Time Revenues During Construction

The subdivision provides one-time revenues for local taxing districts and utilities during development and construction of the subdivision and its residences, as shown below:

Table 83

Revenues for Local Taxing Districts and Utilities During Construction and Development of the Subdivision and its Residences		
<u>County:</u>		
Sales tax on taxable spending:		
Taxable spending during development and and construction	\$6,572,791	
The county's sales tax rate	1.85%	
Sales taxes collected by the county		\$121,597
Traffic generation assessment		\$13,000
Inspection fees		\$8,500
Building permits		\$23,400
Total revenues for the County		\$166,497
<u>The Great Rivers Greenway District:</u>		
Sales tax on taxable spending:		
Taxable spending during development and and construction	\$6,572,791	
The district's sales tax rate	0.1%	
Sales taxes collected by the district		\$6,573
<u>Fenton Fire Protection District:</u>		
Fire permits		\$9,750
Total one-time revenues for local taxing districts and utilities		\$182,819

Dedicated Infrastructure

In addition to providing revenues for local taxing districts and utilities during development and construction, the developer provided the dedicated infrastructure to St. Louis County, Metropolitan St. Louis Sewer District and utility companies, as shown below.

Table 84

Dedicated Infrastructure	
<u>Description of infrastructure dedicated:</u>	
Sanitary sewers, storm sewers, streets, waterlines, electric service, sidewalks, street signs, landscaping, storm water detention facilities	
Cost of dedicated infrastructure	\$1,000,000
<u>Infrastructure dedicated to:</u>	
St. Louis County, Metropolitan St. Louis Sewer District and utility companies	

On-going Costs and Benefits from Households in the Subdivision

The on-going fiscal impact of the new subdivision consists of the annual costs and revenues for local taxing districts. The local taxing districts in which the subdivision is located include the following:

- St. Louis County,
- Lindbergh School District,
- St. Louis Community College,
- Productive Living Board for St. Louis County Citizens (sheltered workshop),
- St. Louis County Library District,
- Fenton Fire Protection District.
- Special School District of St. Louis County,
- Metropolitan St. Louis Sewer District,
- Metropolitan Zoological Park and Museum District, and
- The Great Rivers Greenway District formerly known as the Metropolitan Park and Recreation District.

Schedules of the annual on-going costs and benefits for each local taxing district are on the following pages.

On-going annual costs and benefits for St. Louis County are shown below:

Table 85

St. Louis County			
Annual Costs and Benefits From Residences in the New Subdivision			
Expenditures		Revenues	
Current:			
General government	\$11,698	Sales taxes	\$14,076
Public safety	\$16,684	Property taxes	\$83,693
Human resources	\$2,213	Utility gross receipts	\$11,832
Highways and traffic	\$10,571	Convention and recreation	\$4,942
Health	\$10,022	Emergency telephone	\$969
Parks and recreation	\$4,428	Licenses and permits	\$6,778
Transportation	\$13,882	Assessments and tax collection fees	\$13,777
Convention and recreation	\$1,213	Fines and forfeitures	\$1,878
Debt service:		Investment earnings	\$9,287
Principal retired	\$1,455	Rents and concessions	\$1,057
Interest and fiscal charges	\$1,933	Intergovernmental	\$33,078
Capital outlay	\$2,282	Charges for services	\$25,482
Total expenditures	\$76,381	Fees	\$9,561
		Other	\$5,180
		Total revenues	\$221,590
Excess Revenues/(Costs)	\$145,209		

On-going annual costs and benefits for the Lindbergh School District are shown below:

Table 86

Lindbergh School District							
Annual Costs and Benefits From Residences in the New Subdivision							
Estimated number of students in the subdivision who will attend local public schools						22	
Revenues:							
	Property Taxes	Other Local Funds	County Funds	State Funds	Federal Funds	Other Funds	
General (incidental) fund	\$144,298	\$23,225	\$1,016	\$6,964	\$5,926	\$0	
Spec. revenue (teachers) fund	\$201,007	\$23,818	\$1,503	\$7,597	\$0	\$0	
Debt service fund	\$40,403	\$1,271	\$340	\$0	\$0	\$0	
Capital projects fund	\$14,430	\$1,244	\$101	\$754	\$0	\$27	
Subtotal	\$400,137	\$49,557	\$2,960	\$15,315	\$5,926	\$27	
Total revenues for all funds						\$473,922	
Expenditures:							
General (incidental) fund	\$59,189						
Special revenue (teachers) fund	\$78,937						
Debt service fund	\$8,817						
Capital projects fund	\$18,731						
Total	\$165,674						
Excess revenues/(costs) by fund for students from the subdivision:							
	Total	Total	Net				
	Revenues	Expenditures	Revenues/ (Costs)				
General (incidental) fund	\$181,429	\$59,189	\$122,240				
Spec. revenue (teachers) fund	\$233,924	\$78,937	\$154,987				
Debt service fund	\$42,014	\$8,817	\$33,197				
Capital projects fund	\$16,555	\$18,731	(\$2,176)				
Total	\$473,922	\$165,674	\$308,248				

On-going annual costs and benefits for St. Louis Community College are shown below:

Table 87

St. Louis Community College Annual Costs and Benefits From Residences in the New Subdivision					
Estimated number of residents of the subdivision who take credit or continuing education courses at the college					6
<u>Expenditures</u>			<u>Revenues</u>		
Salaries	\$17,098		Property taxes		\$33,362
Benefits	\$3,583		Maintenance fees		\$3,776
Supplies and other services	\$7,435		Bookstore and vending		\$2,186
Utilities	\$638		Contracts & grants from private sources		\$1,388
Travel	\$262		Other operating revenues		\$217
Repairs and maintenance	\$626		Local tax revenues excluding prop. taxes		\$981
Financial aid and scholarships	\$2,668		State aid and grants		\$8,604
Depreciation	\$1,536		Investment income		\$546
Total expenditures	\$33,844		Vocational funding		\$132
			Gifts & grants from government sources		\$5,673
			Gifts and grants from private sources		\$18
			Interest		(\$75)
			Other non operating revenues		\$41
			Capital appropriations		\$489
			Capital gifts and grants		\$122
			Additions to permanent endowments		\$11
			Total revenues		\$57,470
Excess Revenues/(Costs)	\$23,626				

On-going annual costs and benefits for the Productive Living Board for St. Louis County Citizens are shown below:

Table 88

Productive Living Board for St. Louis County Citizens Annual Costs and Benefits From Residences in the New Subdivision					
Fund	<u>Revenues</u>			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General fund	\$12,265	\$285	\$12,550	\$3,188	\$9,362
Total	\$12,265	\$285	\$12,550	\$3,188	\$9,362

On-going annual costs and benefits for the St. Louis Library District are shown below:

Table 88

St. Louis County Library District Annual Costs and Benefits From Residences in the New Subdivision					
Expenditures			Revenues		
Current Operating:					
Salaries	\$2,666		Property taxes		\$20,202
Payroll taxes & empl. benefits	\$650		Athlete and entertainment tax		\$15
Library collections and maint.	\$940		Financial institution tax		\$0
Equipment and office supplies	\$106		State aid and grants		\$93
Utilities	\$182		Other grants		\$2
Mobile operations	\$13		Fines and fees		\$149
Insurance	\$42		Interest		\$56
Building maint. & operation	\$387		Contributions		\$106
Professional fees	\$10		Sale of surplus materials		\$10
Miscellaneous	\$15		Membership		\$1
Capital Outlay:					
Automotive	\$4		Copier income		\$27
Furniture	\$59		Database copies		\$14
Equipment and office supplies	\$28		Microfilm		\$3
Technology	\$52		Reciprocal agreements		\$0
Expansion and development	\$97		Other agreements		\$0
Building	\$247		Miscellaneous		\$3
Total expenditures	\$5,497		Loss on investments		(\$0)
			Total revenues		\$20,681
Excess Revenues/(Costs)	\$15,183				

On-going annual costs and benefits for the Fenton Fire District are shown below:

Table 89

Fenton Fire Protection District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Property Taxes	Other Revenues	Total		
General		\$1,655		\$4,453	
Dispatch		\$130		\$451	
Pension		\$435		\$1,207	
Ambulance		\$1,268		\$2,993	
Debt service		\$0		\$0	
Total	\$113,136	\$3,489	\$116,624	\$9,103	\$107,521

On-going annual costs and benefits for the Special School District of St. Louis County are shown below

Table 90

Special School District of St. Louis County						
Annual Costs and Benefits From Residences in the New Subdivision						
Estimated number of students in the subdivision who will attend the special school						4
Revenues:						
	Property Taxes	Other Local Funds	County Funds	State Funds	Federal Funds	Other Funds
General (incidental) fund	\$67,676	\$1,575	\$219	\$4,614	\$629	\$8
Spec. revenue (teachers) fund	\$53,390	\$1,659	\$174	\$4,012	\$3,670	\$0
Debt service fund	\$0	\$0	\$0	\$0	\$0	\$0
Capital projects fund	\$2,773	\$12	\$5	\$19	\$2	\$402
Subtotal	\$123,839	\$3,246	\$398	\$8,645	\$4,301	\$410
Total revenues all funds						\$140,838
Expenditures:						
General (incidental) fund	\$13,119					
Special revenue (teachers) fund	\$15,208					
Debt service fund	\$0					
Capital projects fund	\$1,486					
Total	\$29,813					
Excess revenues/(costs) by fund for students from the subdivision:						
	Total Revenues	Total Expenditures	Net Revenues/ (Costs)			
General (incidental) fund	\$74,720	\$13,119	\$61,601			
Special revenue (teachers) fund	\$62,905	\$15,208	\$47,697			
Debt service fund	\$0	\$0	\$0			
Capital projects fund	\$3,212	\$1,486	\$1,726			
Total	\$140,838	\$29,813	\$111,024			

On-going annual costs and benefits for the Metropolitan St. Louis Sewer District are shown below:

Table 91

Metropolitan St. Louis Sewer District					
Annual Costs and Benefits From Residences in the New Subdivision					
Expenditures			Revenues		
Operating:					
Pumping and treatment	\$2,400		Property taxes		\$12,842
Collection system maint.	\$585		Operating revenues:		
Engineering	\$846		Sewer service charges		\$21,484
General and administrative	\$95		Provision for doubtful serv. charge accts		(\$577)
Depreciation	\$164		Licenses, permits and other fees		\$990
Other	\$11		Other		\$387
Nonoperating expenses:					
Interest expense	\$348		Nonoperating revenues:		\$0
Net loss on disposal and sale of utility plant	\$9		Investment income		\$1,669
Nonrecurring projects and studies	\$13		Recovery of doubtful clean water capital improvement surcharge accounts		\$40
Other	\$13		Grant revenue		\$1,132
Total expenditures	\$4,485		Other		\$576
			Total revenues		\$38,545
Excess Revenues/(Costs)	\$34,059				

On-going annual costs and benefits for the Metropolitan Zoological Park and Museum District are shown below:

Table 92

Metropolitan Zoological Park and Museum District					
Annual Costs and Benefits From Residences in the New Subdivision					
	Revenues			Costs	Excess Revenues/(Costs)
	Property Taxes	Other Revenues	Total		
All institutions	\$165,076	\$998	\$166,074	\$7,649	\$158,426
Total	\$165,076	\$998	\$166,074	\$7,649	\$158,426

On-going annual costs and benefits for The Great Rivers Greenway District are shown below:

Table 93

The Great Rivers Greenway District Annual Costs and Benefits From Residences in the New Subdivision					
Fund	Revenues			Costs	Excess Revenues/ (Costs)
	Sales Taxes	Other Revenues	Total		
Operating fund	\$1,129	\$204	\$1,333	\$72	\$1,260
Capital fund				\$493	(\$493)
Total	\$1,129	\$204	\$1,333	\$565	\$768

Summary of Annual Costs and Benefits from the Subdivision

The annual costs and benefits for all taxing districts from the subdivision are shown below:

Table 94

Summary of Annual Costs and Benefits for Local Taxing Districts from Summit Ridge			
	Costs	Benefits	Excess Benefits/ (Costs)
St. Louis County	\$76,381	\$221,590	\$145,209
Lindbergh School District	\$165,674	\$473,922	\$308,248
St. Louis Community College	\$33,844	\$57,470	\$23,626
Productive Living Board for St. Louis Cnty Citizens	\$3,188	\$12,550	\$9,362
St. Louis County Library District	\$5,497	\$20,681	\$15,183
Fenton Fire Protection District	\$9,103	\$116,624	\$107,521
Special School District of St. Louis County	\$29,813	\$140,838	\$111,024
Metropolitan St. Louis Sewer District	\$4,485	\$38,545	\$34,059
Metropolitan Zoological Park and Museum District	\$7,649	\$166,074	\$158,426
The Great Rivers Greenway District	\$565	\$1,333	\$768
Total	\$336,200	\$1,249,628	\$913,427

SUMMARY OF THE FISCAL IMPACT OF FIVE SUBDIVISIONS

One-Time Impacts During Development and Construction

The development and construction of the five subdivisions resulted in the following one-time economic impacts in St. Charles, Jefferson and St. Louis Counties:

Table 96

Economic Impacts During Development and Construction of the Five Subdivisions						
		Villages of	Winter Valley	Chesterfield Farms	Summit Ridge	Total
	Winghaven	Dardenne				
Number of residences	1,875	1,479	514	359	78	4,305
Market value of new residential property on local tax rolls	\$468,750,000	\$221,850,000	\$128,500,000	\$98,725,000	\$13,026,000	\$930,851,000
Assessed value of new residential property on local tax rolls	\$89,062,500	\$42,151,500	\$24,415,000	\$18,757,750	\$2,474,940	\$176,861,690
Revenues for developers, builders, and other businesses	\$413,673,750	\$325,859,400	\$82,688,850	\$63,655,650	\$15,316,991	\$901,194,641
Number of construction jobs created and supported:						
Direct	502	334	226	174	105	1,341
Indirect	266	177	120	92	56	711
Total	768	511	346	266	161	2,052
Construction worker salaries:						
Direct	\$108,150,000	\$63,894,000	\$27,022,500	\$20,802,500	\$5,005,553	\$224,874,553
Indirect	\$57,319,500	\$33,863,820	\$14,321,925	\$11,025,325	\$2,652,943	\$119,183,513
Total	\$165,469,500	\$97,757,820	\$41,344,425	\$31,827,825	\$7,658,496	\$344,058,066
Taxable spending in the county	\$129,114,878	\$116,213,602	\$9,967,249	\$27,315,763	\$6,572,791	\$289,184,282

This economic activity during development and construction translated into additional revenues for local taxing districts and utilities as shown on the following page.

Table 97

Revenues for Local Taxing Districts and Utilities During Development and Construction of the Five Subdivisions						
	Winghaven	Villages of Dardenne	Winter Valley	Chesterfield Farms	Summit Ridge	Total
Revenues for cities:						
Sales tax collections	\$177,515	\$1,100		\$22,763		\$201,378
Zoning and development fees, and building permits	\$2,800,000	\$813,450				\$3,613,450
Total city revenues	\$2,977,515	\$814,550	\$0	\$22,763		\$3,814,828
Revenues for counties:						
Sales tax collections	\$2,065,838	\$1,859,418	\$149,509	\$505,342	\$121,597	\$4,701,703
Building permits, fees and assessments			\$287,200	\$179,500	\$44,900	\$511,600
Total county revenues	\$2,065,838	\$1,859,418	\$436,709	\$684,842	\$166,497	\$5,213,303
Sales tax collections for The Great Rivers Greenway Dist.	\$129,115	\$116,214		\$27,316	\$6,573	\$279,217
Revenues for fire districts from permits	\$0	\$184,875	\$110,510	\$32,310	\$9,750	\$337,445
Sewer and water tap fees paid to utilities	\$2,250,000	\$887,400	\$128,500			\$3,265,900
Total	\$7,422,468	\$3,862,456	\$675,719	\$767,231	\$182,819	\$12,910,692

On-Going Annual Impacts From Households in the Subdivisions

Once the subdivisions were or are completed, the property and spending of residents of the five subdivisions will have the economic impact, as shown on the following page.

Table 98

Economic Impacts of Households in the Five Subdivisions						
	Winghaven	Villages of Dardenne	Winter Valley	Chesterfield Farms	Summit Ridge	Total
Number of residences	1,875	1,479	514	359	78	4,305
Number of public school students	421	842	252	208	22	1,745
Market value of property in the subdivisions or supported by in the area by residents:						
Residential property	\$468,750,000	\$221,850,000	\$128,500,000	\$98,725,000	\$13,026,000	\$930,851,000
Personal property	\$37,500,000	\$25,143,000	\$11,308,000	\$12,565,000	\$514,800	\$87,030,800
Commercial property	\$52,812,600	\$39,559,000	\$9,594,600	\$15,083,000	\$888,960	\$117,938,160
Total	\$559,062,600	\$286,552,000	\$149,402,600	\$126,373,000	\$14,429,760	\$1,135,819,960
Annual personal income of residents of the subdivisions	\$121,875,000	\$96,135,000	\$35,980,000	\$33,207,500	\$5,070,000	\$292,267,500
Number of jobs supported by the spending of residents	1,426	1,038	259	146	67	2,936
Annual salaries of workers in these jobs	\$28,652,333	\$21,536,424	\$6,531,980	\$4,058,683	\$1,881,172	\$62,660,592
Annual taxable spending by residents and workers:						
In the city, if the subdivision is located in a city's corporate limits	\$27,094,920	\$26,476	\$0	\$3,353,956	\$0	\$30,475,352
In the county	\$44,029,245	\$31,771,284	\$7,652,156	\$10,061,869	\$1,876,816	\$95,391,372

The economic impact of residents of the five subdivisions translates into the annual costs and benefits for local taxing districts, as shown on the following page.

Table 99

Annual Costs and Benefits for Local Taxing Districts from the Five Subdivisions				
	Costs	Benefits	Total Excess Benefits/ (Costs)	Excess Benefits Per Residence
Winghaven:				
St. Charles County	\$1,409,553	\$1,413,862	\$4,309	\$2
City of O'Fallon	\$550,439	\$1,660,042	\$1,109,603	\$592
Ft. Zumwalt School District	\$1,141,220	\$1,747,722	\$606,502	\$323
Wentzville School District	\$2,006,858	\$6,031,378	\$4,024,521	\$2,146
St. Charles Community College	\$234,096	\$463,835	\$229,739	\$123
Developmental Disabilities Resource Board	\$132,027	\$172,345	\$40,319	\$22
St. Charles Library District	\$220,010	\$271,974	\$51,964	\$28
St. Charles Ambulance District	\$193,290	\$244,234	\$50,944	\$27
Wentzville Fire Protection District	\$211,106	\$312,976	\$101,870	\$54
O'Fallon Fire Protection District	\$203,734	\$392,449	\$188,715	\$101
The Great Rivers Greenway District:	\$13,584	\$48,937	\$35,353	\$19
Total	\$6,315,918	\$12,759,755	\$6,443,837	
Villages of Dardenne:				
St. Charles County	\$1,111,856	\$1,413,862	\$302,007	\$204
City of Dardenne Prairie	\$2,496,336	\$3,383,144	\$886,808	\$600
Fort Zumwalt School District	\$5,623,802	\$6,574,398	\$950,596	\$643
St. Charles Community College	\$234,096	\$463,835	\$229,739	\$155
Developmental Disabilities Resource Board	\$104,143	\$172,345	\$68,203	\$46
St. Charles Library District	\$173,544	\$271,974	\$98,430	\$67
St. Charles Ambulance District	\$152,467	\$244,234	\$91,766	\$62
O'Fallon Fire Protection District	\$321,411	\$413,780	\$92,368	\$62
The Great Rivers Greenway District:	\$10,715	\$35,642	\$24,927	\$17
Total	\$10,228,370	\$12,973,215	\$2,744,844	
Winter Valley:				
Jefferson County	\$275,490	\$370,129	\$94,638	\$184
Fox School District	\$1,789,446	\$2,578,343	\$788,897	\$1,535
Jefferson College	\$44,624	\$142,556	\$97,932	\$191
Jefferson County Library District	\$11,237	\$58,529	\$47,292	\$92
Rock Township Ambulance District	\$28,065	\$84,083	\$56,018	\$109
Springdale Fire Protection District	\$66,929	\$552,142	\$485,213	\$944
Special School District of St. Louis County	\$196,462	\$377,050	\$180,588	\$351
Total	\$2,412,253	\$4,162,832	\$1,750,578	

Table 100

Annual Costs and Benefits for Local Taxing Districts from the Five Subdivisions				
	Costs	Benefits	Total Excess Benefits/ (Costs)	Excess Benefits Per Residence
Chesterfield Farms:				
St. Louis County	\$351,550	\$806,199	\$454,649	\$1,266
City of Chesterfield	\$233,291	\$237,237	\$3,947	\$11
Rockwood School District	\$1,626,237	\$2,625,161	\$998,924	\$2,783
St. Louis Community College	\$194,713	\$202,817	\$8,104	\$23
Productive Living Board for St. Louis County Citizens	\$14,673	\$24,883	\$10,210	\$28
St. Louis County Library District	\$25,302	\$41,028	\$15,726	\$44
Monarch Fire Protection District	\$216,491	\$285,434	\$68,942	\$192
Special School District of St. Louis County	\$137,218	\$313,673	\$176,455	\$492
Metropolitan St. Louis Sewer District	\$20,643	\$123,564	\$102,921	\$287
Metropolitan Zoological Park and Museum District	\$35,203	\$321,832	\$286,629	\$798
The Great Rivers Greenway District:	\$2,601	\$11,001	\$8,401	\$23
Total	\$2,857,922	\$4,992,829	\$2,134,906	
Summit Ridge:				
St. Louis County	\$76,381	\$221,590	\$145,209	\$1,862
Lindbergh School District	\$165,674	\$473,922	\$308,248	\$3,952
St. Louis Community College	\$33,844	\$57,470	\$23,626	\$303
Productive Living Board for St. Louis County Citizens	\$3,188	\$12,550	\$9,362	\$120
St. Louis County Library District	\$5,497	\$20,681	\$15,183	\$195
Fenton Fire Protection District	\$9,103	\$116,624	\$107,521	\$1,378
Special School District of St. Louis County	\$29,813	\$140,838	\$111,024	\$1,423
Metropolitan St. Louis Sewer District	\$4,485	\$38,545	\$34,059	\$437
Metropolitan Zoological Park and Museum District	\$7,649	\$166,074	\$158,426	\$2,031
The Great Rivers Greenway District:	\$565	\$1,333	\$768	\$10
Total	\$336,200	\$1,249,628	\$913,427	
Total for five subdivisions	\$22,150,664	\$36,138,258	\$13,987,593	

Out of the five subdivisions studied, annual revenues for all 30 taxing districts outpaced the annual public costs to provide services to the subdivisions, as shown above.

CONDUCT OF THIS ANALYSIS

Accumulation of Data for the Study

Information on each subdivision included in this study was obtained from developers and builders. This information included a description of the subdivision, number of residences, taxing districts, household income, development and construction costs, amounts of building permits, etc.

Tax rates and financial information on local taxing districts were obtained from state agencies and local taxing districts.

Sales tax rates were obtained from the Missouri Department of Revenue. Property tax rates were obtained from counties or from local taxing districts. Further, annual financial statements for local taxing districts were obtained from the local taxing districts. Annual financial statements for school districts, Annual Secretary of the Board Reports, were obtained from the Missouri Department of Elementary and Secondary Education. These reports are annually submitted to the Department by each school district and were obtained for school year 2002-2003.

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 local taxing districts is discussed below.

An Explanation of the Calculation of Annual On-Going Costs and Benefits for Local Taxing Districts

Annual revenues for local taxing districts from new subdivisions, with the exception of school districts, were calculated as follows:

1. Annual property tax collections for each taxing district were calculated on homes in the new subdivisions, other property in the subdivisions and on retail and other commercial property supported in the community by the spending of residents in the subdivisions.
2. Annual sales taxes for each taxing district were calculated based on the estimated taxable spending of residents of the subdivisions and on the spending of workers in jobs in the community supported by the spending of subdivision residents.
3. Annual revenues for each taxing district from sources other than property and sales taxes were calculated using an average revenue approach. This approach assumes that each taxing district will receive the same other revenues, each year, for each household in the new subdivision as each district receives from each existing household. Therefore, other annual revenues were calculated by multiplying the number of households in the subdivision by the average annual revenues received by a taxing district from each existing household.

Annual costs were calculated based on an average cost approach -- using the assumption that

it will cost a taxing district the same amount to provide services to each home in the new subdivisions, each year, as it costs the taxing district to provide services to an average existing household.

Annual public costs for the new subdivisions were calculated by multiplying the average cost for each existing household by the number of households in the subdivision. Annual property and sales tax collections and annual revenues from other local sources and annual costs were calculated by fund, source or category shown in financial statements provided by each local taxing district.

A Discussion of School Funding

Funding for the operations of Missouri public schools, costs of teacher salaries, debt service costs and payments of capital projects is from local property taxes and other local funds, along with state and federal funds. The amount of state funds is determined by the Missouri school foundation formula.

The formula creates a guaranteed amount of assessed valuation per eligible pupil, called a guaranteed tax base, and, in turn, a guaranteed level of funding per student across the state regardless of where the student lives or the total assessed valuation of real and personal property in that district. Generally, a school district with above average assessed value or taxable property in the district per student compared to state averages would receive less state funds than a district with below average assessed value or less property on the tax rolls.

School districts generally receive state funds, under the basic school funding formula, for school operations and teacher salaries. Local property taxes are also levied to fund school operations and teacher salaries but also for debt service and capital projects.

Additional classrooms and other school facilities are generally paid for with local property taxes collected for capital projects or through general obligation bonds repaid with local property taxes collected for debt service. Therefore, property taxes collected on new property added to school district tax rolls by new subdivisions pay for new classrooms and other instructional facilities necessary for students from the subdivisions.

A study by James R. Moody & Associates, "Communities with Rapidly Expanding Residential Housing and Their Impact on Local School Districts, A Study of the Fort Zumwalt, Francis Howell, and Rockwood School District and The Impact of Rapid Growth on Those Districts", dated August 1998, concluded that new growth in the tax base in growing areas, such as in the St. Louis area, was adequate for the school districts to meet their capital needs.

Fort Zumwalt and Rockwood School Districts are two of the school districts serving students in two of the subdivisions included in this Moody study.

The James R. Moody & Associates study also concluded that the average new residence in the rapidly expanding communities included in his study generates new property tax revenues for local schools at least equal to the average property taxes from existing residences. In addition,

he concluded that the average assessed valuation per student is increasing, which means that there is more local property tax revenue to fund facilities and operations.

New students, he concluded, are not a financial drain on districts in expanding communities. However, since the Missouri school foundation formula deducts local property taxes for a school district's total entitlement for operations to determine the level of state funds received, unless a school district's operating tax levy increases, wealthier school districts will receive the same amount of total state aid under the formula for a new student as for existing students.

The Calculation of Annual Revenues and Costs for School Districts

This analysis sought to answer the question "What annual cost will each school district incur to provide services to the new students in the subdivisions 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 subdivision and on resulting personal property and commercial property supported in the community.
2. Revenues from other local sources -- local revenues other than property taxes -- were calculated using an average revenue approach. This approach assumes that the school district will receive the same other local revenues for each student in the new subdivision as it receives for each existing student enrolled. Therefore, other local revenues were calculated by multiplying the number of students in the subdivision by the other local revenues that the school district receives for each existing student.
3. Similarly, funds received for each student in a new subdivision from the state, county distributions, federal grants and aid and from other sources, were calculated using an average revenue approach. This approach assumes, as discussed above, that the school district will receive the same aid per student from these sources as it receives from existing students.

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

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

Data used in this analysis was obtained from the developer and builders in each subdivision, from local taxing districts, and other sources. In addition, Impact DataSource used some estimates and assumptions.

Since the data used to calculate the fiscal impact of each subdivision was largely obtained from similar sources, the sources of data used for the Villages of Dardenne are shown on Appendix A to illustrate sources of data for all subdivisions. In addition, the calculations of fiscal impact are also explained on Appendix B.

BONDING CAPACITY SUPPORTED BY THE SUBDIVISION

Taxes collected from a debt service levy or contributions to a debt service fund of a taxing jurisdiction may pay the principal and interest on bonded indebtedness. The households in the new subdivision included in this study created revenues or potential revenues for debt service funds in each taxing jurisdiction. These revenues can be used to pay the principal and interest on additional bonds. The bonds could be used to finance capital improvements in the community, such as street improvements, parks, police and fire stations, new schools, etc.

An Example

To illustrate, the City of O'Fallon has a \$.330 tax levy per \$100 of valuation. Winghaven, a subdivision included in this analysis, created and supports residential, personal and commercial property with an assessed value of \$123,537,532. Therefore, on a general obligation bond with a 20-year term and interest rate of six percent, this debt service levy would support bonded indebtedness for the City of O'Fallon of the following amount:

Table 101

Bonded Indebtedness for the City of O'Fallon Supported by Winghaven	
Assessed value of residential, personal and commercial property supported by the subdivision	\$118,337,532
Debt service levy per \$100 of valuation	\$0.330
Annual property taxes for debt service	\$390,514
Bonded indebttness supported by debt service levy repaying 20-year, 6% bonds	\$4,620,389
Number of new residences in the subdivision	1,875
Bonded indebttness supported by the City of O'Fallon debt service levy per household	\$2,464

Bonding Capacity Supported by All Five Subdivisions

The five subdivisions support the bonding capacity of local taxing districts. The bonding capacity supported in those local taxing districts for which Impact DataSource could identify a separate debt service levy, or in the case of St. Charles County, a capital projects sales tax is shown on the following page, assuming that the local taxing district issues general obligation bonds with a 20-year term and interest rate of six percent:

Table 102

Bonding Capacity Supported by the Five Subdivisions for Local Taxing Districts With Separate Debt Service Levies			
	Amount of Bonding Capacity Supported	Number of Residences	Bonding Capacity Supported by Each Residence
Winghaven:			
St. Charles County	\$1,302,337	1,875	\$695
City of O'Fallon	\$4,620,389	1,875	\$2,464
Ft. Zumwalt School District	\$2,016,170	300	\$6,721
Wentzville School District	\$7,291,814	1,575	\$4,630
St. Charles Community College	\$1,120,094	1,875	\$597
Total	\$16,350,804		\$15,106
Villages of Dardenne:			
St. Charles County	\$3,437,471	1,479	\$2,324
Fort Zumwalt School District	\$6,719,951	1,479	\$4,544
St. Charles Community College	\$597,329	1,479	\$404
St. Charles Ambulance District	\$149,332	1,479	\$101
Total	\$10,904,083		\$7,373
Winter Valley:			
Fox School District	\$1,034,166	514	\$2,012
Total	\$1,034,166		\$2,012
Chesterfield Farms:			
St. Louis County	\$278,883	359	\$777
Rockwood School District	\$2,460,737	359	\$6,854
Total	\$2,739,620		\$7,631
Summit Ridge:			
St. Louis County	\$157,383	78	\$2,018
Lindbergh School District	\$518,438	78	\$6,647
Total	\$675,821		\$8,664
Total increase in bonding capacity by five subdivisions	\$31,704,494	4,305	\$7,365

ABOUT IMPACT DATASOURCE

This study was conducted by Impact DataSource, a ten-year-old Austin, Texas economic consulting, research and analysis firm. The firm has conducted fiscal impact analyses of over 1,000 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 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 subdivisions are on the following pages.

Appendix A

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

Winghaven

St. Charles County

Number of households in the County 101,826 in 2000

Property tax rates:

General fund	0.055
Road and bridges	0.225
Dispatch and alarm fund (all other funds)	0.044

Sales tax rate:

General fund	0.75%
Transportation	0.50%
Capital projects	0.25%

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$40,815,724	70%	\$28,571,007	\$281
Roads and bridges	\$15,729,500	70%	\$11,010,650	\$108
Transportation	\$23,109,624	70%	\$16,176,737	\$159
Assessment	\$2,602,425	70%	\$1,821,698	\$18
Parks and recreation	\$4,877,698	85%	\$4,146,043	\$41
Capital projects	\$10,507,361	70%	\$7,355,153	\$72
All other funds	\$10,668,000	70%	\$7,467,600	\$73
Total	\$108,310,332		\$76,548,887	\$752

Revenues (includes all annual revenues, except property and sales taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General (24.8% from other revenues)	\$10,122,300	70%	\$7,085,610	\$70
Roads and bridges	\$0		\$0	\$0
Transportation	\$0		\$0	\$0
Assessment (35% from other revenues)	\$910,849	70%	\$637,594	\$6
Parks and recreation (collected for residents)	\$4,877,698	100%	\$4,877,698	\$48
Capital projects	\$0		\$0	\$0
All other funds	\$10,668,000	70%	\$7,467,600	\$73
Total	\$26,578,846		\$20,068,502	\$197

Source: County revenue and expenditure information is from the County's annual financial report for the fiscal year ended December 31, 2002. Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

City of O'Fallon

Estimated number of households in 2002

20,000

Property tax rates:

General fund	0.375
Parks	0.135
Debt service	0.330
Total	0.840

Sales tax rate:

General fund	1.00%
Transportation	0.50%
Total	1.50%

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$7,052,982	60%	\$4,231,789	\$42
Public safety	\$6,206,412	60%	\$3,723,847	\$37
Highways and streets	\$16,704,991	60%	\$10,022,995	\$98
Community development	\$3,073,456	60%	\$1,844,074	\$18
Culture and recreation	\$3,042,469	75%	\$2,281,852	\$22
Municipal court	\$176,629	60%	\$105,977	\$1
Capital outlay	\$5,637,438	60%	\$3,382,463	\$33
Debt service	\$7,166,385	60%	\$4,299,831	\$42
Total	\$49,060,762		\$29,892,828	\$294

Revenues (includes all annual revenues, except property and sales taxes):

Revenue sources	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
Taxes (estimated 25% other than sales and prop.)	\$5,977,368	60%	\$3,586,421	\$35
Intergovernmental	\$7,335,515	100%	\$7,335,515	\$72
Licenses and permits	\$1,324,749	60%	\$794,849	\$8
Charges for service	\$847,710	60%	\$508,626	\$5
Fines and forfeitures	\$1,144,546	60%	\$686,728	\$7
Interest	\$1,023,825	60%	\$614,295	\$6
Miscellaneous	\$951,323	60%	\$570,794	\$6
Total	\$18,605,036		\$14,097,227	\$138

Source: Revenue and expenditure information is from the City's transmittal letter of its comprehensive annual financial report for the fiscal year ended December 31, 2002, from the director of finance to the mayor, board of aldermen, city administrator and citizens of O'Fallon. Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

Ft. Zumwalt School District

Eligible pupils in the district 16,397 in school year 2002-2003

Property tax rates:

General (incidental) fund	1.2940
Special revenue (teachers) fund	1.8898
Debt service fund	0.9000
Capital projects fund	0.1700
Total	4.2538

Annual expenditures:

Fund	Amount	Marginal Cost Percentage to Provide Services to New Students	Marginal Costs	Marginal Costs Per Pupil
General (incidental) fund	\$49,292,588	75%	\$36,969,441	\$2,255
Special revenue (teachers) fund	\$63,131,526	75%	\$47,348,644	\$2,888
Debt service fund	\$17,109,930	75%	\$12,832,447	\$783
Capital projects fund	\$12,366,674	100%	\$12,366,674	\$754
Total	\$141,900,717			\$6,679

Revenues (includes all annual revenues, except property taxes):

Revenue sources	General (Incidental) Fund	Special Revenue (Teachers) Fund	Debt Service Fund	Capital Projects Fund	Total
Local revenues, excluding property taxes	\$14,890,492	\$9,292,319	\$2,189,199	\$420,566	\$26,792,575
County revenues	\$583,740	\$1,357,754	\$406,000	\$76,689	\$2,424,183
State revenues	\$16,493,927	\$21,691,084	\$0	\$61,980	\$38,246,991
Federal revenues	\$2,821,780	\$2,014,545	\$0	\$0	\$4,836,325
Other revenue			\$5,000,000	\$16,050,105	\$21,050,105
Receipts other districts	\$41,195				\$41,195
Total	\$34,831,134	\$34,355,703	\$7,595,198	\$16,609,340	\$93,391,374

Percent of local, county, and other revenues collected from or for residents of the district:

Local revenues, excluding property taxes	90%	90%	90%	90%
County revenues	90%	90%	90%	90%
Other revenue	100%	100%	100%	100%
Receipts other districts	0%	0%	0%	0%

Revenues from or for residents:

Local revenues, excluding property taxes	\$13,401,442	\$8,363,087	\$1,970,279	\$378,509	\$24,113,318
County revenues	\$525,366	\$1,221,979	\$365,400	\$69,020	\$2,181,764
State revenues	\$16,493,927	\$21,691,084	\$0	\$61,980	\$38,246,991
Federal revenues	\$2,821,780	\$2,014,545	\$0	\$0	\$4,836,325
Other revenue	\$0	\$0	\$5,000,000	\$16,050,105	\$21,050,105
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$33,242,516	\$33,290,695	\$7,335,679	\$16,559,614	\$90,428,503

Revenues, other than local property taxes, per pupil:

Local revenues, excluding property taxes	\$817	\$510	\$120	\$23	\$1,471
County revenues	\$32	\$75	\$22	\$4	\$133
State revenues	\$1,006	\$1,323	\$0	\$4	\$2,333
Federal revenues	\$172	\$123	\$0	\$0	\$295
Other revenue	\$0	\$0	\$305	\$979	\$1,284
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$2,027	\$2,030	\$447	\$1,010	\$5,515

Source: Revenue and expenditure information and tax rates are from the district's Annual Secretary of the Board Report (ASBR) submitted to the Missouri Department of Elementary and Secondary Education for school fiscal year 2002-2003. Percentages are Impact DataSource estimates.

Wentzville School District

Eligible pupils in the district 6,273 in school year 2002-2003

Property tax rates:

General (incidental) fund	1.4600
Special revenue (teachers) fund	2.1046
Debt service fund	0.6200
Capital projects fund	0.0300
Total	4.2146

Annual expenditures:

Fund	Amount	New Students	Marginal Costs	Marginal Costs Per Pupil
General (incidental) fund	\$21,971,748	75%	\$16,478,811	\$2,627
Special revenue (teachers) fund	\$26,177,969	75%	\$19,633,476	\$3,130
Debt service fund	\$4,554,073	75%	\$3,415,555	\$544
Capital projects fund	\$10,828,237	100%	\$10,828,237	\$1,726
Total	\$63,532,026			\$10,128

Revenues (includes all annual revenues, except property and sales taxes):

Revenue sources	General (Incidental) Fund	Special Revenue (Teachers) Fund	Debt Service Fund	Capital Projects Fund	Total
Local revenues, excluding property taxes	\$6,076,884	\$3,704,466	\$407,473	\$917,818	\$11,106,641
County revenues	\$224,051	\$507,364	\$102,634	\$14,427	\$848,477
State revenues	\$4,305,668	\$5,336,219	\$213,218	\$77,679	\$9,932,785
Federal revenues	\$1,390,369	\$1,134,632			\$2,525,001
Other revenue				\$23,000,000	\$23,000,000
Receipts other districts		\$43,697			\$43,697
Total	\$11,996,972	\$10,726,378	\$723,325	\$24,009,925	\$47,456,600

Percent of local, county, and other revenues collected from or for residents of the district:

Local revenues, excluding property taxes	90%	90%	90%	90%
County revenues	90%	90%	90%	90%
Other revenue	100%	100%	100%	100%
Receipts other districts	0%	0%	0%	0%

Revenues from or for residents:

Local revenues, excluding property taxes	\$5,469,195	\$3,334,019	\$366,726	\$826,036	\$9,995,977
County revenues	\$201,646	\$456,628	\$92,370	\$12,985	\$763,629
State revenues	\$4,305,668	\$5,336,219	\$213,218	\$77,679	\$9,932,785
Federal revenues	\$1,390,369	\$1,134,632	\$0	\$0	\$2,525,001
Other revenue	\$0	\$0	\$0	\$23,000,000	\$23,000,000
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$11,366,879	\$10,261,499	\$672,314	\$23,916,700	\$46,217,392

Revenues, other than local property taxes, per pupil:

Local revenues, excluding property taxes	\$872	\$531	\$58	\$132	\$1,593
County revenues	\$32	\$73	\$15	\$2	\$122
State revenues	\$686	\$851	\$34	\$12	\$1,583
Federal revenues	\$222	\$181	\$0	\$0	\$403
Other revenue	\$0	\$0	\$0	\$3,667	\$3,667
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$1,812	\$1,636	\$107	\$3,813	\$7,368

Source: Revenue and expenditure information and tax rates are from the district's Annual Secretary of the Board Report (ASBR) submitted to the Missouri Department of Elementary and Secondary Education for school fiscal year 2002-2003.

Percentages are Impact DataSource estimates.

St. Charles Community College

Number of students at the college:

Taking credit courses	9,849	2002-2003
Taking continuing education courses	33,000	2002-2003

Total	42,849
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Property tax rates:

Operating tax levy	0.164
Debt service levy	0.080

Annual expenditures:

Fund	Amount	Expenditures
		Per Student
Unrestricted funds	\$25,973,402	\$606
Restricted funds	\$4,488,432	\$105
Plant funds	\$5,203,133	\$121
Total	\$35,664,967	\$832

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Revenues
		Per Student
Unrestricted funds	\$19,198,523	\$448
Restricted funds	\$4,561,562	\$106
Plant funds	\$3,005,612	\$70
Total	\$26,765,697	\$625

Source: Revenue and expenditure information is from the College's annual financial report for the fiscal year ended June 30, 2003. Enrollment and tax rates were obtained from the College. Percentages are Impact DataSource estimates.

Developmental Disabilities Resource Board

Number of households in the district 101,826 in 2000

Property tax rates:

General fund 0.142

Annual expenditures:

Fund	Amount	Percent of Expenditures		
		for Residences	for Residences	Per Household
General	\$7,170,000	100%	\$7,170,000	\$70
Total	\$7,170,000		\$7,170,000	\$70

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues		
		from Residences	From Residences	Per Household
General	\$221,000	100%	\$221,000	\$2
Total	\$221,000		\$221,000	\$2

Source: Revenue and expenditure information is from the Resource Board for their fiscal year ended June 30, 2003. Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

St. Charles County Library District

Number of households in the district 101,826 in 2000

Property tax rates:

General fund 0.222

Annual expenditures:

Fund	Amount	Percent of Expenditures		
		for Residences	for Residences	Per Household
General	\$11,948,103	100%	\$11,948,103	\$117
Total	\$11,948,103		\$11,948,103	\$117

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$903,080	55%	\$496,694	\$5
Total	\$903,080		\$496,694	\$5

Source: Revenue and expenditure information is from the Library District for their fiscal year ended June 30, 2003.

Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

St. Charles Ambulance District

Number of households in the district 101,826 in 2000

Property tax rates:

General fund	0.134
Debt service fund	0.020

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$10,198,659	95%	\$9,688,726	\$95
Debt service	\$850,880	95%	\$808,336	\$8
Total	\$11,049,539		\$10,497,062	\$103

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$3,566,127	95%	\$3,387,821	\$33.27
Debt service	\$11,624	95%	\$11,043	\$0.11
Total	\$3,577,751		\$3,398,863	\$33.38

Source: Revenue and expenditure information is from the Ambulance District 2002.

Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

Wentzville Fire Protection District

Estimated population of the district

40,000

 Estimated number of households in the district (population/2.78)

14,388

 in 2003

Property tax rates:

General fund

0.5017

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$3,600,000	90%	\$3,240,000	\$225
Total	\$3,600,000		\$3,240,000	\$225

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$330,000	75%	\$247,500	\$17
Total	\$330,000		\$247,500	\$17

Source: Revenue and expenditure information is from the Fire District for their fiscal year ended June 30, 2003.

Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

O'Fallon Fire Protection District

Estimated population of the district

60,000

 Estimated number of households in the district (population/2.78)

21,583

 in 2003

Property tax rates:

General fund

0.5913

 Pension fund

0.0428

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$4,947,971	90%	\$4,453,174	\$206
Pension	\$263,462	90%	\$237,115	\$11
Total	\$5,211,433		\$4,690,290	\$217

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$263,279	75%	\$197,459	\$9
Pension	\$1,626	75%	\$1,219	\$0
Total	\$263,279		\$197,459	\$9

Source: Revenue and expenditure information is from the Fire District for their fiscal year ended June 30, 2003. Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

The Great Rivers Greenway District (Great Rivers Greenway)

Number of households in the District (St. Charles and St. Louis Counties) 506,433

Sales tax rate 0.10%

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
Operating expenses	\$588,200	80%	\$470,560	\$1
Capital expenditures	\$3,998,043	80%	\$3,198,434	\$6
Total	\$4,586,243		\$3,668,994	\$7

Revenues (includes all annual revenues, except sales taxes):

Revenue sources	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
Federal financial assistance	\$1,000,000	95%	\$950,000	\$2
Investment income	\$394,382	95%	\$374,663	\$1
Miscellaneous income	\$864	95%	\$821	\$0
Total	\$1,395,246		\$1,325,484	\$3

Source: Revenue and expenditure information is from the District's 2002 Annual Report. Tax rates were obtained from the District. Percentages are Impact DataSource estimates.

Villages of Dardenne

St. Charles County

Number of households in the County

101,826

 in 2000

Property tax rates:

General fund	0.055
Road and bridges	0.225
Dispatch and alarm fund (all other funds)	0.044

Sales tax rate:

General fund	0.75%
Transportation	0.50%
Capital projects	0.25%

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$40,815,724	70%	\$28,571,007	\$281
Roads and bridges	\$15,729,500	70%	\$11,010,650	\$108
Transportation	\$23,109,624	70%	\$16,176,737	\$159
Assessment	\$2,602,425	70%	\$1,821,698	\$18
Parks and recreation	\$4,877,698	85%	\$4,146,043	\$41
Capital projects	\$10,507,361	70%	\$7,355,153	\$72
All other funds	\$10,668,000	70%	\$7,467,600	\$73
Total	\$108,310,332		\$76,548,887	\$752

Revenues (includes all annual revenues, except property and sales taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General (24.8% from other revenues)	\$10,122,300	70%	\$7,085,610	\$70
Roads and bridges	\$0		\$0	\$0
Transportation	\$0		\$0	\$0
Assessment (35% from other revenues)	\$910,849	70%	\$637,594	\$6
Parks and recreation (collected for residents)	\$4,877,698	100%	\$4,877,698	\$48
Capital projects	\$0		\$0	\$0
All other funds	\$10,668,000	70%	\$7,467,600	\$73
Total	\$26,578,846		\$20,068,502	\$197

Source: County revenue and expenditure information is from the County's annual financial report for the fiscal year ended December 31, 2002. Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

City of Dardenne Prairie

Population	4,384	in 2000
Number of households	1,431	

Property tax rates:

General fund	1.385
Total	1.385

Sales tax rate:

Parks and storm water fund	0.50%
Transportation	0.00%
Total	0.50%

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$344,298	75%	\$258,223	\$180
Special revenue fund for streets & highways fund	\$2,876,128	75%	\$2,157,096	\$1,507
Parks and storm water fund	\$0	75%	\$0	\$0
Total	\$3,220,425.84		\$2,415,319	\$1,688

Revenues (includes all annual revenues, except property and sales taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General fund	\$291,051	75%	\$218,289	\$153
Special revenue fund for streets & highways fund	\$2,945,675	75%	\$2,209,256	\$1,544
Parks and storm water fund	\$0	75%	\$0	\$0
Total	\$3,236,726		\$2,427,545	\$1,696

Source: Revenue and expenditure information is from the City' for 2002.

Tax rates were obtained from the City. Percentages are Impact DataSource estimates.

Ft. Zumwalt School District

Eligible pupils in the district 16,397 in school year 2002-2003

Property tax rates:

General (incidental) fund	1.2940
Special revenue (teachers) fund	1.8898
Debt service fund	0.9000
Capital projects fund	0.1700
Total	4.2538

Annual expenditures:

Fund	Amount	Marginal Cost Percentage to Provide Services to New Students	Marginal Costs	Marginal Costs Per Pupil
General (incidental) fund	\$49,292,588	75%	\$36,969,441	\$2,255
Special revenue (teachers) fund	\$63,131,526	75%	\$47,348,644	\$2,888
Debt service fund	\$17,109,930	75%	\$12,832,447	\$783
Capital projects fund	\$12,366,674	100%	\$12,366,674	\$754
Total	\$141,900,717			\$6,679

Revenues (includes all annual revenues, except property taxes):

Revenue sources	General (Incidental) Fund	Special Revenue (Teachers) Fund	Debt Service Fund	Capital Projects Fund	Total
Local revenues, excluding property taxes	\$14,890,492	\$9,292,319	\$2,189,199	\$420,566	\$26,792,575
County revenues	\$583,740	\$1,357,754	\$406,000	\$76,689	\$2,424,183
State revenues	\$16,493,927	\$21,691,084	\$0	\$61,980	\$38,246,991
Federal revenues	\$2,821,780	\$2,014,545	\$0	\$0	\$4,836,325
Other revenue			\$5,000,000	\$16,050,105	\$21,050,105
Receipts other districts	\$41,195				\$41,195
Total	\$34,831,134	\$34,355,703	\$7,595,198	\$16,609,340	\$93,391,374

Percent of local, county, and other revenues collected from or for residents of the district:

Local revenues, excluding property taxes	90%	90%	90%	90%
County revenues	90%	90%	90%	90%
Other revenue	100%	100%	100%	100%
Receipts other districts	0%	0%	0%	0%

Revenues from or for residents:

Local revenues, excluding property taxes	\$13,401,442	\$8,363,087	\$1,970,279	\$378,509	\$24,113,318
County revenues	\$525,366	\$1,221,979	\$365,400	\$69,020	\$2,181,764
State revenues	\$16,493,927	\$21,691,084	\$0	\$61,980	\$38,246,991
Federal revenues	\$2,821,780	\$2,014,545	\$0	\$0	\$4,836,325
Other revenue	\$0	\$0	\$5,000,000	\$16,050,105	\$21,050,105
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$33,242,516	\$33,290,695	\$7,335,679	\$16,559,614	\$90,428,503

Revenues, other than local property taxes, per pupil:

Local revenues, excluding property taxes	\$817	\$510	\$120	\$23	\$1,471
County revenues	\$32	\$75	\$22	\$4	\$133
State revenues	\$1,006	\$1,323	\$0	\$4	\$2,333
Federal revenues	\$172	\$123	\$0	\$0	\$295
Other revenue	\$0	\$0	\$305	\$979	\$1,284
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$2,027	\$2,030	\$447	\$1,010	\$5,515

Source: Revenue and expenditure information and tax rates are from the district's Annual Secretary of the Board Report (ASBR) submitted to the Missouri Department of Elementary and Secondary Education for school fiscal year 2002-2003.

Percentages are Impact DataSource estimates.

St. Charles Community College

Number of students at the college:

Taking credit courses	9,849	2002-2003
Taking continuing education courses	33,000	2002-2004
Total	42,849	

Property tax rates:

Operating tax levy	0.164
Debt service levy	0.080

Annual expenditures:

Fund	Amount	Expenditures
		Per Student
Unrestricted funds	\$25,973,402	\$606
Restricted funds	\$4,488,432	\$105
Plant funds	\$5,203,133	\$121
Total	\$35,664,967	\$832

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Revenues Per Student
Unrestricted funds	\$19,198,523	\$448
Restricted funds	\$4,561,562	\$106
Plant funds	\$3,005,612	\$70
Total	\$26,765,697	\$625

Source: Revenue and expenditure information is from the College's annual financial report for the fiscal year ended June 30, 2003. Enrollment and tax rates were obtained from the College. Percentages are Impact DataSource estimates.

Developmental Disabilities Resource Board

Number of households in the district 101,826 in 2000

Property tax rates:

General fund 0.142

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$7,170,000	100%	\$7,170,000	\$70
Total	\$7,170,000		\$7,170,000	\$70

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$221,000	100%	\$221,000	\$2
Total	\$221,000		\$221,000	\$2

Source: Revenue and expenditure information is from the Resource Board for their fiscal year ended June 30, 2003. Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

St. Charles County Library District

Number of households in the district 101,826 in 2000

Property tax rates:

General fund 0.222

Annual expenditures:

Fund	Amount	Percent of		
		Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$11,948,103	100%	\$11,948,103	\$117
Total	\$11,948,103		\$11,948,103	\$117

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of		
		Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$903,080	55%	\$496,694	\$5
Total	\$903,080		\$496,694	\$5

*Source: Revenue and expenditure information is from the Library District for their fiscal year ended June 30, 2003.
Tax rates were obtained from the County. Percentages are Impact DataSource estimates.*

St. Charles Ambulance District

Number of households in the district 101,826 in 2000

Property tax rates:

General fund 0.134
Debt service fund 0.020

Annual expenditures:

Fund	Amount	Percent of		
		Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$10,198,659	95%	\$9,688,726	\$95
Debt service	\$850,880	95%	\$808,336	\$8
Total	\$11,049,539		\$10,497,062	\$103

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$3,566,127	95%	\$3,387,821	\$33.27
Debt service	\$11,624	95%	\$11,043	\$0.11
Total	\$3,577,751		\$3,398,863	\$33.38

Source: Revenue and expenditure information is from the Ambulance District 2002.

Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

O'Fallon Fire Protection District

Estimated population of the district	60,000	
Estimated number of households in the district (population/2.78)	21,583	in 2003

Property tax rates:

General fund	0.5913
Pension fund	0.0428

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$4,947,971	90%	\$4,453,174	\$206
Pension	\$263,462	90%	\$237,115	\$11
Total	\$5,211,433		\$4,690,290	\$217

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$263,279	75%	\$197,459	\$9
Pension	\$1,626	75%	\$1,219	\$0
Total	\$263,279		\$197,459	\$9

Source: Revenue and expenditure information is from the Fire District for their fiscal year ended June 30, 2003.

Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

The Great Rivers Greenway District

Number of households in the District 506,433
 (St. Charles and St. Louis Counties)

Sales tax rate 0.10%

Annual expenditures:

Fund	Amount	Percent of		
		Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
Operating expenses	\$588,200	80%	\$470,560	\$1
Capital expenditures	\$3,998,043	80%	\$3,198,434	\$6
Total	\$4,586,243		\$3,668,994	\$7

Revenues (includes all annual revenues, except sales taxes):

Revenue sources	Amount	Percent of		
		Revenues from Residences	Revenues From Residences	Revenues Per Household
Federal financial assistance	\$1,000,000	95%	\$950,000	\$2
Investment income	\$394,382	95%	\$374,663	\$1
Miscellaneous income	\$864	95%	\$821	\$0
Total	\$1,395,246		\$1,325,484	\$3

Source: Revenue and expenditure information is from the District's 2002 Annual Report. Tax rates were obtained from the District. Percentages are Impact DataSource estimates.

Winter Valley

Jefferson County

Number of households in the County

71,567

 in 2000

Property tax rates:

Parks and recreation	0.0297
Road and bridge	0.2096
Health	0.0792
Developmentally disabled	0.0991
Mental health	0.0991
Total	0.5167

Sales tax rate:

General fund	0.50%
Law enforcement	0.50%
Road and bridge	0.50%
Total	1.50%

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
Current:				
General county government	\$8,499,896	75%	\$6,374,922	\$89
Financial administration	\$420,268	75%	\$315,201	\$4
Property valuation and recording	\$1,629,552	75%	\$1,222,164	\$17
Administration of justice and law enforcement	\$15,307,606	80%	\$12,246,085	\$171
Health and welfare	\$2,349,511	95%	\$2,232,035	\$31
Maintenance of roads	\$9,761,052	75%	\$7,320,789	\$102
Park maintenance	\$621,361	90%	\$559,225	\$8
Other	\$24,429	75%	\$18,322	\$0
Debt service:				
Principal payments	\$600,000	75%	\$450,000	\$6
Interest and finance charges	\$267,086	75%	\$200,315	\$3
Capital outlay:				
Construction of roads and bridges	\$6,158,525	75%	\$4,618,894	\$65
Property, equipment and buildings	\$3,733,430	75%	\$2,800,073	\$39
Total	\$49,372,716		\$38,358,024	\$536

Revenues (includes all annual revenues, except property and sales taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
Grants, distribution and reimbursements	\$5,783,628	75%	\$4,337,721	\$61
Fees, licenses and permits	\$10,649,722	75%	\$7,987,292	\$112
Interest	\$266,406	75%	\$199,805	\$3
Other	\$760,072	75%	\$570,054	\$8
Total	\$17,459,828		\$13,094,871	\$183

Source: County revenue and expenditure information is from the County's annual financial report for the fiscal year ended December 31, 2002. Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

Fox School District

Eligible pupils in the district 10,708 in school year 2002-2003

Property tax rates:

General (incidental) fund	3.2294
Special revenue (teachers) fund	-
Debt service fund	0.2800
Capital projects fund	-
Total	3.5094

Annual expenditures:

Fund	Amount	Marginal Cost Percentage to Provide Services to New Students	Marginal Costs	Marginal Costs Per Pupil
General (incidental) fund	\$32,764,970	75%	\$24,573,727	\$2,295
Special revenue (teachers) fund	\$45,726,164	75%	\$34,294,623	\$3,203
Debt service fund	\$2,247,972	75%	\$1,685,979	\$157
Capital projects fund	\$15,482,913	100%	\$15,482,913	\$1,446
Total	\$96,222,019			\$7,101

Revenues (includes all annual revenues, except property taxes):

Revenue sources	General (Incidental) Fund	Special Revenue (Teachers) Fund	Debt Service Fund	Capital Projects Fund	Total
Local revenues, excluding property taxes	\$16,876,299	\$5,081	\$182,328	\$402,048	\$17,465,757
County revenues	\$1,486,551	\$276,153	\$128,897	\$64	\$1,891,664
State revenues	\$34,842,780	\$306,749	\$0	\$68,273	\$35,217,802
Federal revenues	\$3,514,974	\$1,055,565	\$0	\$97,922	\$4,668,461
Other revenue				\$5,700,000	\$5,700,000
Receipts other districts	\$8,374				\$8,374
Total	\$56,728,977	\$1,643,549	\$311,225	\$6,268,307	\$64,952,058

Percent of local, county, and other revenues collected from or for residents of the district:

Local revenues, excluding property taxes	90%	90%	90%	90%
County revenues	90%	90%	90%	90%
Other revenue	100%	100%	100%	100%
Receipts other districts	0%	0%	0%	0%

Revenues from or for residents:

Local revenues, excluding property taxes	\$15,188,669	\$4,573	\$164,095	\$361,843	\$15,719,181
County revenues	\$1,337,895	\$248,538	\$116,007	\$57	\$1,702,497
State revenues	\$34,842,780	\$306,749	\$0	\$68,273	\$35,217,802
Federal revenues	\$3,514,974	\$1,055,565	\$0	\$97,922	\$4,668,461
Other revenue	\$0	\$0	\$0	\$5,700,000	\$5,700,000
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$54,884,319	\$1,615,425	\$280,102	\$6,228,096	\$63,007,942

Revenues, other than local property taxes, per pupil:

Local revenues, excluding property taxes	\$1,418	\$0	\$15	\$34	\$1,468
County revenues	\$125	\$23	\$11	\$0	\$159
State revenues	\$3,254	\$29	\$0	\$6	\$3,289
Federal revenues	\$328	\$99	\$0	\$9	\$436
Other revenue	\$0	\$0	\$0	\$532	\$532
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$5,126	\$151	\$26	\$582	\$5,884

Source: Revenue and expenditure information and tax rates are from the district's Annual Secretary of the Board Report (ASBR) submitted to the Missouri Department of Elementary and Secondary Education for school fiscal year 2002-2003.

Percentages are Impact DataSource estimates.

Jefferson College

Number of students at the college 4,013

Property tax rates:

Total levy 0.348

Annual expenditures:

Fund	Amount	Expenditures
		Per Student
Unrestricted funds	\$16,500,000	\$385
Restricted funds	\$7,600,000	\$177
Plant funds	\$700,000	\$16
Total	\$24,800,000	\$579

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Revenues
		Per Student
Unrestricted funds	\$11,000,000	\$257
Restricted funds	\$7,600,000	\$177
Plant funds	\$200,000	\$5
Total	\$18,800,000	\$439

Source: Revenue and expenditure information is from the College's Vice President, Finance and Administration for the fiscal year ended June 30, 2003. Enrollment rates were obtained from the College's website and tax rates were obtained from the College. Percentages are Impact DataSource estimates.

Jefferson County Library District

Number of households in the district 71,567 in 2000

Property tax rates:

General fund 0.186

Annual expenditures:

Fund	Amount	Percent of	Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
		Expenditures for Residences			
General	\$1,564,636	100%	\$1,564,636	\$22	
Total	\$1,564,636		\$1,564,636	\$22	

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$115,458	75%	\$86,594	\$1
Total	\$115,458		\$86,594	\$1

Source: Revenue and expenditure information is from the Library District for their fiscal year ended June 30, 2003.

Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

Rock Township Ambulance District

Estimated population of the district	150,000	in 2003
Estimated number of households in the district (population/2.76)	54,348	

Property tax rate:

Total levy	0.224
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Sales tax rate:

Total rate	0.25%
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Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$3,123,588	95%	\$2,967,409	\$55
Total	\$3,123,588		\$2,967,409	\$55

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$1,561,794	95%	\$1,483,704	\$27.30
Total	\$1,561,794		\$1,483,704	\$27.30

Source: Revenue and expenditure information is from the Ambulance District for 2002.

Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

Springdale Fire Protection District

Estimated population of the district

35,000

 Estimated number of households in the district (population/2.78)

12,590

 in 2003

Property tax rates:

Total levy

1.7393

Estimated annual expenditures:

Fund	Amount	Percent of	Expenditures	Expenditures
		Expenditures	for	for
		for	Residences	Per
		Residences	Residences	Household
All funds	\$1,821,514	90%	\$1,639,362	\$130
Total	\$1,821,514		\$1,639,362	\$130

Estimated revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of	Revenues	Revenues
		Revenues	from	From
		from	Residences	Per
		Residences	Residences	Household
All funds	\$300,000	75%	\$225,000	\$18
Total	\$300,000		\$225,000	\$18

Source: Property tax revenues were obtained from Jefferson County the fiscal year ended June 30, 2003. Revenues other than property taxes were estimated by Impact DataSource based on revenues received by similar fire districts included in this study. Property tax rates were obtained from the county. Percentages are Impact DataSource estimates.

Special School District of St. Louis County

Students served by the district

28,000

 in school year 2002-2003

Property tax rates:

General (incidental) fund	0.4690
Special revenue (teachers) fund	0.3700
Debt service fund	-
Capital projects fund	0.0100
Total	0.8490

Annual expenditures:

Fund	Amount	Marginal Cost Percentage to Provide Services to New Students		Marginal Costs Per Pupil
		Students	Marginal Costs	
General (incidental) fund	\$125,582,690	75%	\$94,187,017	\$3,364
Special revenue (teachers) fund	\$145,580,560	75%	\$109,185,420	\$3,899
Debt service fund	\$0	75%	\$0	\$0
Capital projects fund	\$10,672,238	100%	\$10,672,238	\$381
Total	\$281,835,488			\$7,644

Revenues (includes all annual revenues, except property taxes):

Revenue sources	General	Special	Debt Service	Capital	Total
	(Incidental) Fund	Revenue (Teachers) Fund		Projects Fund	
Local revenues, excluding property taxes	\$12,560,841	\$13,232,047	\$0	\$97,452	\$25,890,340
County revenues	\$1,745,863	\$1,388,194	\$0	\$37,230	\$3,171,287
State revenues	\$33,125,528	\$28,804,214	\$0	\$133,471	\$62,063,213
Federal revenues	\$4,513,644	\$26,351,796	\$0	\$15,629	\$30,881,070
Other revenue	\$59,553	\$0	\$0	\$2,884,178	\$2,943,731
Receipts other districts	\$4,672,006	\$8,935,099	\$0	\$0	\$13,607,106
Total	\$56,677,436	\$78,711,351	\$0	\$3,167,960	\$138,556,747

Percent of local, county, and other revenues collected from or for residents of the district:

Local revenues, excluding property taxes	90%	90%	90%	90%
County revenues	90%	90%	90%	90%
Other revenue	100%	100%	100%	100%
Receipts other districts	0%	0%	0%	0%

Revenues from or for residents:

Local revenues, excluding property taxes	\$11,304,757	\$11,908,843	\$0	\$87,707	\$23,301,306
County revenues	\$1,571,277	\$1,249,375	\$0	\$33,507	\$2,854,158
State revenues	\$33,125,528	\$28,804,214	\$0	\$133,471	\$62,063,213
Federal revenues	\$4,513,644	\$26,351,796	\$0	\$15,629	\$30,881,070
Other revenue	\$59,553	\$0	\$0	\$2,884,178	\$2,943,731
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$50,574,759	\$68,314,228	\$0	\$3,154,492	\$122,043,479

Revenues, other than local property taxes, per pupil:

Local revenues, excluding property taxes	\$404	\$425	\$0	\$3	\$832
County revenues	\$56	\$45	\$0	\$1	\$102
State revenues	\$1,183	\$1,029	\$0	\$5	\$2,217
Federal revenues	\$161	\$941	\$0	\$1	\$1,103
Other revenue	\$2	\$0	\$0	\$103	\$105
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$1,806	\$2,440	\$0	\$113	\$4,359

Source: Revenue and expenditure information and tax rates are from the district's Annual Secretary of the Board Report (ASBR) submitted to the Missouri Department of Elementary and Secondary Education for school fiscal year 2002-2003. Percentages are Impact DataSource estimates.

Chesterfield Farms

St. Louis County

Number of households in the County 404,607 in 2000

Property tax rates:

General government	0.190
Highways and traffic	0.105
Health	0.165
Parks and recreation	0.035
Debt service fund	0.085
Total	0.580

Sales tax rate, amount retained by county:

Transportation	0.50%
Mass transit	0.25%
Total rate retained by the County	0.75%

Annual expenditures:

	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
Current:				
General government	\$80,907,950	75%	\$60,680,963	\$150
Public safety	\$115,392,468	75%	\$86,544,351	\$214
Human resources	\$15,303,534	75%	\$11,477,651	\$28
Highways and traffic	\$76,162,146	72%	\$54,836,745	\$136
Health	\$51,988,316	100%	\$51,988,316	\$128
Parks and recreation	\$22,967,959	100%	\$22,967,959	\$57
Transportation	\$75,796,966	95%	\$72,007,118	\$178
Convention and recreation	\$8,390,000	75%	\$6,292,500	\$16
Debt service:				
Principal retired	\$10,065,054	75%	\$7,548,791	\$19
Interest and fiscal charges	\$13,372,498	75%	\$10,029,374	\$25
Capital outlay	\$15,782,807	75%	\$11,837,105	\$29
Total	\$486,129,698		\$396,210,871	\$979

Revenues (includes all annual revenues, except property and sales taxes):

Fund	Amount	Percent of		
		Revenues from Residences	Revenues From Residences	Revenues Per Household
Utility gross receipts	\$20,594,783	75%	\$15,446,087	\$152
Convention and recreation	\$8,602,678	75%	\$6,452,009	\$63
Emergency telephone	\$1,686,254	75%	\$1,264,691	\$12
Licenses and permits	\$11,797,343	75%	\$8,848,007	\$87
Assessments and tax collection fees	\$23,981,026	75%	\$17,985,770	\$177
Fines and forfeitures	\$3,269,135	75%	\$2,451,851	\$24
Investment earnings	\$16,165,236	75%	\$12,123,927	\$119
Rents and concessions	\$1,840,051	75%	\$1,380,038	\$14
Intergovernmental	\$57,576,547	75%	\$43,182,410	\$424
Charges for services	\$44,355,133	75%	\$33,266,350	\$327
Fees	\$16,641,739	75%	\$12,481,304	\$123
Other	\$9,015,747	75%	\$6,761,810	\$66
Total	\$215,525,672		\$161,644,254	\$634

Source: County revenue and expenditure information is from the County's annual financial report for the fiscal year ended December 31, 2002. Tax rates were obtained from the County's website. Percentages are Impact DataSource estimates.

City of Chesterfield

Population	46,802	in 2000
Estimated number of households (population/2.51)	18,646	

Property tax rates:

Total levy	0.060
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Sales tax rate:

Capital improvements	0.50%
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Annual expenditures:

	Amount	Percent of		
		Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General government	\$2,779,184	60%	\$1,667,510	\$89
Parks and recreation	\$1,733,646	70%	\$1,213,552	\$65
Judicial	\$173,865	60%	\$104,319	\$6
Planning	\$629,707	60%	\$377,824	\$20
Public works	\$16,058,649	15%	\$2,408,797	\$129
Public safety	\$6,733,157	55%	\$3,703,236	\$199
Community Development	\$177,757	0%	\$0	\$0
Interest and fiscal charges	\$6,604,298	40%	\$2,641,719	\$142
Total	\$34,890,263		\$12,116,959	\$650

Revenues (includes all annual revenues, except property and sales taxes):

Revenue sources	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
Charges for service	\$2,391,047	75%	\$1,793,285	\$96
Federal and state grants	\$406,720	75%	\$305,040	\$16
Taxes other than sales and property taxes	\$8,513,493	75%	\$6,385,120	\$342
Investment income	\$1,022,026	75%	\$766,520	\$41
Sale of capital assets	\$177,094	75%	\$132,821	\$7
Miscellaneous	\$1,256,870	75%	\$942,653	\$51
Total	\$13,767,250		\$10,325,438	\$554

The revenues and expenditures above as "Amount" are the combined financial activity for the City of Chesterfield. They include the financial activities for the Chesterfield Valley Tax Increment Financing District -- a separate taxing district that has a 7.6 tax levy. Chesterfield Farms is not in that district. The above percentages of revenues and expenditures is intended to reflect the portion of total city financial activities in the city and not included in the TIF that are attributable to residences in the city, including Chesterfield Farms.

Source: Revenue and expenditure information is from the City's comprehensive annual financial report for the fiscal year ended December 31, 2002. Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

Rockwood School District

Eligible pupils in the district 22,034 in school year 2003-2004

Property tax rates:

General (incidental) fund	1.3900
Special revenue (teachers) fund	2.0610
Debt service fund	0.7500
Capital projects fund	0.2200
Total	4.4210

Annual expenditures:

Fund	Amount	Marginal Cost Percentage to Provide Services to New Students	Marginal Costs	Marginal Costs Per Pupil
General (incidental) fund	\$72,500,269	75%	\$54,375,202	\$2,468
Special revenue (teachers) fund	\$80,786,911	75%	\$60,590,183	\$2,750
Debt service fund	\$40,829,655	75%	\$30,622,241	\$1,390
Capital projects fund	\$26,684,073	100%	\$26,684,073	\$1,211
Total	\$220,800,908			\$7,818

Revenues (includes all annual revenues, except property and sales taxes):

Revenue sources	General (Incidental) Fund	Special Revenue (Teachers) Fund	Debt Service Fund	Capital Projects Fund	Total
Local revenues, excluding property taxes	\$28,009,557	\$20,302,125	\$3,844,666	\$1,175,296	\$53,331,643
County revenues	\$742,474	\$1,214,671	\$493,720	\$101,360	\$2,552,225
State revenues	\$8,059,411	\$8,895,577	\$0	\$222,347	\$17,177,335
Federal revenues	\$2,688,908	\$779,255	\$0	\$13,400	\$3,481,563
Other revenue	\$0	\$0	\$21,800,000	\$38,509,971	\$60,309,971
Receipts other districts	\$44,099	\$0	\$0	\$0	\$44,099
Total	\$39,544,449	\$31,191,627	\$26,138,386	\$40,022,374	\$136,896,836

Percent of local, county, and other revenues collected from or for residents of the district:

Local revenues, excluding property taxes	90%	90%	90%	90%
County revenues	90%	90%	90%	90%
Other revenue	100%	100%	100%	100%
Receipts other districts	0%	0%	0%	0%

Revenues from or for residents:

Local revenues, excluding property taxes	\$25,208,601	\$18,271,912	\$3,460,199	\$1,057,766	\$47,998,479
County revenues	\$668,227	\$1,093,204	\$444,348	\$91,224	\$2,297,003
State revenues	\$8,059,411	\$8,895,577	\$0	\$222,347	\$17,177,335
Federal revenues	\$2,688,908	\$779,255	\$0	\$13,400	\$3,481,563
Other revenue	\$0	\$0	\$21,800,000	\$38,509,971	\$60,309,971
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$36,625,147	\$29,039,948	\$25,704,547	\$39,894,709	\$131,264,350

Revenues, other than local property taxes, per pupil:

Local revenues, excluding property taxes	\$1,144	\$829	\$157	\$48	\$2,178
County revenues	\$30	\$50	\$20	\$4	\$104
State revenues	\$366	\$404	\$0	\$10	\$780
Federal revenues	\$122	\$35	\$0	\$1	\$158
Other revenue	\$0	\$0	\$989	\$1,748	\$2,737
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$1,662	\$1,318	\$1,167	\$1,811	\$5,957

Source: Revenue and expenditure information and tax rates are from the district's Annual Secretary of the Board Report (ASBR) submitted to the Missouri Department of Elementary and Secondary Education for school fiscal year 2002-2003.

Percentages are Impact DataSource estimates.

St. Louis Community College

Number of students at the college:

Total 32,500 2003-2004

Property tax rates:

Total levy 0.2312

Annual expenditures:

	Expenditures	
	Amount	Per Student
Salaries	\$89,051,600	\$2,740
Benefits	\$18,660,438	\$574
Supplies and other services	\$38,723,563	\$1,191
Utilities	\$3,320,431	\$102
Travel	\$1,362,561	\$42
Repairs and maintenance	\$3,261,394	\$100
Financial aid and scholarships	\$13,893,704	\$427
Depreciation	\$7,998,568	\$246
Total	\$176,272,259	\$5,424

Revenues (includes all annual revenues, except property taxes):

Fund	Revenues	
	Amount	Per Student
Maintenance fees	\$19,666,601	\$605
Bookstore and vending	\$11,383,097	\$350
Contracts and grants from private sources	\$7,226,797	\$222
Other operating revenues	\$1,129,617	\$35
Local tax revenues excluding property taxes	\$5,109,740	\$157
State aid and grants	\$44,814,016	\$1,379
Investment income	\$2,845,128	\$88
Vocational funding	\$689,889	\$21
Gifts and grants from government sources	\$29,545,789	\$909
Gifts and grants from private sources	\$91,219	\$3
Interest	(\$388,500)	(\$12)
Other non operating revenues	\$214,519	\$7
Capital appropriations	\$2,545,224	\$78
Capital gifts and grants	\$636,915	\$20
Additions to permanent endowments	\$56,886	\$2
Total	\$125,566,937	\$3,864

Source: Revenue and expenditure information is from the College's annual financial report for the fiscal year ended June 30, 2002. Enrollment was obtained from the College and tax rates were obtained from the County. Percentages are Impact DataSource estimates.

Productive Living Board for St. Louis County Citizens (sheltered workshop)

Number of households in the district 404,607 in 2000

Property tax rates:

General fund 0.085

Annual expenditures:

Fund	Amount	Percent of	Expenditures	Expenditures
		Expenditures	for	for
		Residences	Residences	Per Household
General	\$16,537,000	100%	\$16,537,000	\$41
Total	\$16,537,000		\$16,537,000	\$41

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of	Revenues	Revenues
		Revenues	from	From
		Residences	Residences	Per Household
General	\$1,971,000	75%	\$1,478,250	\$4
Total	\$1,971,000		\$1,478,250	\$4

Source: Revenue and expenditure information is from the Sheltered Workshop for their fiscal year ended June 30, 2003. Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

St. Louis County Library District

Number of households in the district 404,607 in 2000

Property tax rates:

Total levy 0.140

Annual expenditures:

	Amount	Expenditures Per Household
Current Operating:		
Salaries	\$13,831,660	\$34
Payroll taxes and employee benefits	\$3,372,248	\$8
Library collections and maintenance	\$4,875,946	\$12
Equipment and office supplies	\$549,294	\$1
Utilities	\$946,645	\$2
Mobile operations	\$65,777	\$0
Insurance	\$218,804	\$1
Building maintenance and operation	\$2,006,431	\$5
Professional fees	\$51,637	\$0
Miscellaneous	\$75,325	\$0
Capital Outlay:		
Automotive	\$20,040	\$0
Furniture	\$304,032	\$1
Equipment and office supplies	\$143,116	\$0
Technology	\$268,640	\$1
Expansion and development	\$505,176	\$1
Building	\$1,281,897	\$3
Total expenditures	\$28,516,668	\$70

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percentage of Revenues from Residences	Revenue from Residences	Revenues Per Household
Athlete and entertainment tax	\$200,000	40%	\$80,000	\$0
Financial institution tax	\$55,325	0%	\$0	\$0
State aid and grants	\$480,419	100%	\$480,419	\$1
Other grants	\$13,969	75%	\$10,477	\$0
Fines and fees	\$771,179	100%	\$771,179	\$2
Interest	\$386,870	75%	\$290,153	\$1
Contributions	\$1,103,666	50%	\$551,833	\$1
Sale of surplus materials	\$101,936	50%	\$50,968	\$0
Membership	\$6,780	100%	\$6,780	\$0
Copier income	\$141,611	100%	\$141,611	\$0
Database copies	\$72,746	100%	\$72,746	\$0
Microfilm	\$13,741	100%	\$13,741	\$0
Reciprocal agreements	\$53,729	0%	\$0	\$0
Other agreements	\$50,200	0%	\$0	\$0
Miscellaneous	\$31,337	50%	\$15,669	\$0
Loss on investments	(\$3)	75%	(2)	(\$0)
Total	\$3,483,505		\$2,485,573	\$6

Source: Revenue and expenditure information is from the Library District for their fiscal year ended June 30, 2003.

Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

Monarch Fire Protection District

Estimated number of households in the district 55,000 in 2003

Property tax rates:

Residential property	1.0510
Personal property	1.1240
Commercial property	1.1150

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$9,094,235	90%	\$8,184,812	\$149
Dispatch	\$460,272	90%	\$414,245	\$8
Pension	\$21,713,155	90%	\$19,541,840	\$355
Ambulance	\$4,899,067	95%	\$4,654,114	\$85
Debt service	\$413,538	90%	\$372,184	\$7
Total	\$36,580,267		\$33,167,194	\$603

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$433,583	75%	\$325,187	\$6
Dispatch	(\$3,138,148)	75%	(\$2,353,611)	(\$43)
Pension	\$2,216	75%	\$1,662	\$0
Ambulance	\$170,460	95%	\$161,937	\$3
Debt service	\$8,087	75%	\$6,065	\$0
Total	(\$2,523,802)		\$325,187	(\$34)

Source: Revenue and expenditure information is from the Fire District for their fiscal year ended June 30, 2003.

Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

Special School District of St. Louis County

Students served by the district 28,000 in school year 2002-2003

Property tax rates:

General (incidental) fund	0.4690
Special revenue (teachers) fund	0.3700
Debt service fund	-
Capital projects fund	0.0100
Total	0.8490

Annual expenditures:

Fund	Amount	Marginal Cost Percentage to Provide Services to New Students		Marginal Costs Per Pupil
		Amount	Percentage	
General (incidental) fund	\$125,582,690	75%	\$94,187,017	\$3,364
Special revenue (teachers) fund	\$145,580,560	75%	\$109,185,420	\$3,899
Debt service fund	\$0	75%	\$0	\$0
Capital projects fund	\$10,672,238	100%	\$10,672,238	\$381
Total	\$281,835,488			\$7,644

Revenues (includes all annual revenues, except property taxes):

Revenue sources	General	Special	Debt Service	Capital	Total
	(Incidental) Fund	Revenue (Teachers) Fund		Projects Fund	
Local revenues, excluding property taxes	\$12,560,841	\$13,232,047	\$0	\$97,452	\$25,890,340
County revenues	\$1,745,863	\$1,388,194	\$0	\$37,230	\$3,171,287
State revenues	\$33,125,528	\$28,804,214	\$0	\$133,471	\$62,063,213
Federal revenues	\$4,513,644	\$26,351,796	\$0	\$15,629	\$30,881,070
Other revenue	\$59,553	\$0	\$0	\$2,884,178	\$2,943,731
Receipts other districts	\$4,672,006	\$8,935,099	\$0	\$0	\$13,607,106
Total	\$56,677,436	\$78,711,351	\$0	\$3,167,960	\$138,556,747

Percent of local, county, and other revenues collected from or for residents of the district:

Local revenues, excluding property taxes	90%	90%	90%	90%
County revenues	90%	90%	90%	90%
Other revenue	100%	100%	100%	100%
Receipts other districts	0%	0%	0%	0%

Revenues from or for residents:

Local revenues, excluding property taxes	\$11,304,757	\$11,908,843	\$0	\$87,707	\$23,301,306
County revenues	\$1,571,277	\$1,249,375	\$0	\$33,507	\$2,854,158
State revenues	\$33,125,528	\$28,804,214	\$0	\$133,471	\$62,063,213
Federal revenues	\$4,513,644	\$26,351,796	\$0	\$15,629	\$30,881,070
Other revenue	\$59,553	\$0	\$0	\$2,884,178	\$2,943,731
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$50,574,759	\$68,314,228	\$0	\$3,154,492	\$122,043,479

Revenues, other than local property taxes, per pupil:

Local revenues, excluding property taxes	\$404	\$425	\$0	\$3	\$832
County revenues	\$56	\$45	\$0	\$1	\$102
State revenues	\$1,183	\$1,029	\$0	\$5	\$2,217
Federal revenues	\$161	\$941	\$0	\$1	\$1,103
Other revenue	\$2	\$0	\$0	\$103	\$105
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$1,806	\$2,440	\$0	\$113	\$4,359

Source: Revenue and expenditure information and tax rates are from the district's Annual Secretary of the Board Report (ASBR) submitted to the Missouri Department of Elementary and Secondary Education for school fiscal year 2002-2003. Percentages are Impact DataSource estimates.

Metropolitan St. Louis Sewer District

Number of households in the district 404,607 in 2000

Property tax rates:

MSD extension	0.019
Total levy	0.019

Annual expenditures:

	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
Operating:				
Pumping and treatment	\$13,831,660	90%	\$12,448,494	\$31
Collection system maintenance	\$3,372,248	90%	\$3,035,023	\$8
Engineering	\$4,875,946	90%	\$4,388,351	\$11
General and administrative	\$549,294	90%	\$494,365	\$1
Depreciation	\$946,645	90%	\$851,981	\$2
Other	\$65,777	90%	\$59,199	\$0
Nonoperating expenses:				
Interest expense	\$2,006,431	90%	\$1,805,788	\$4
Net loss on disposal and sale of utility plant	\$51,637	90%	\$46,473	\$0
Nonrecurring projects and studies	\$75,325	90%	\$67,793	\$0
Other	\$75,326	90%	\$67,793	\$0
Total expenditures	\$25,850,289		\$23,265,260	\$58

Revenues (includes all annual revenues, except property taxes):

	Amount	Percentage of Revenues from Residences	Revenue from Residences	Revenues Per Household
Operating revenues:				
Sewer service charges	\$123,827,113	90%	\$111,444,402	\$275
Provision for doubtful service charge accounts	(\$3,326,297)	90%	(\$2,993,667)	(\$7)
Licenses, permits and other fees	\$5,706,843	90%	\$5,136,159	\$13
Other	\$2,232,268	90%	\$2,009,041	\$5
Nonoperating revenues:				
Investment income	\$9,622,027	90%	\$8,659,824	\$21
Recovery of doubtful clean water capital improvement surcharge accounts	\$233,006	90%	\$209,705	\$1
Grant revenue	\$6,522,849	90%	\$5,870,564	\$15
Other	\$3,319,268	90%	\$2,987,341	\$7
Total	\$148,137,077		\$133,323,369	\$330

Source: Revenue and expenditure information is from the Sewer District for their fiscal year ended June 30, 2003.

Tax rates were obtained from the County. Percentage are Impact DataSource estimates.

Metropolitan Zoological Park and Museum District

Number of households in the district 404,607 in 2000

Property tax rates:

Zoo	0.0620
Art Museum	0.0620
Science Center	0.3200
Botanical Gardens	0.3200
Missouri History Museum	0.3800
Total	1.1440

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
Estimated expenditures all institutions	\$52,900,000	75%	\$39,675,000	\$98
Total	\$52,900,000		\$39,675,000	\$98

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$6,900,000	75%	\$5,175,000	\$13
Total	\$6,900,000		\$5,175,000	\$13

Source: Revenue and expenditure information is from the Zoo Museum District for their fiscal year ended June 30, 2003.

Tax rates were obtained from the County. Percentage are Impact DataSource estimates.

The Great Rivers Greenway District

Number of households in the District 506,433
 (St. Charles and St. Louis Counties)

Sales tax rate 0.10%

Annual expenditures:

Fund	Amount	Percent of		
		Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
Operating expenses	\$588,200	80%	\$470,560	\$1
Capital expenditures	\$3,998,043	80%	\$3,198,434	\$6
Total	\$4,586,243		\$3,668,994	\$7

Revenues (includes all annual revenues, except sales taxes):

Revenue sources	Amount	Percent of		
		Revenues from Residences	Revenues From Residences	Revenues Per Household
Federal financial assistance	\$1,000,000	95%	\$950,000	\$2
Investment income	\$394,382	95%	\$374,663	\$1
Miscellaneous income	\$864	95%	\$821	\$0
Total	\$1,395,246		\$1,325,484	\$3

Source: Revenue and expenditure information is from the District's 2002 Annual Report. Tax rates were obtained from the District. Percentage are Impact DataSource estimates.

Summit Ridge

St. Louis County

Number of households in the County 404,607 in 2000

Property tax rates:

General government	0.190
Highways and traffic	0.105
Health	0.165
Parks and recreation	0.035
Debt service fund	0.085
Total	0.580

Sales tax rate, amount retained by county:

Transportation	0.50%
Mass transit	0.25%
Total rate retained by the County	0.75%

Annual expenditures:

	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
Current:				
General government	\$80,907,950	75%	\$60,680,963	\$150
Public safety	\$115,392,468	75%	\$86,544,351	\$214
Human resources	\$15,303,534	75%	\$11,477,651	\$28
Highways and traffic	\$76,162,146	72%	\$54,836,745	\$136
Health	\$51,988,316	100%	\$51,988,316	\$128
Parks and recreation	\$22,967,959	100%	\$22,967,959	\$57
Transportation	\$75,796,966	95%	\$72,007,118	\$178
Convention and recreation	\$8,390,000	75%	\$6,292,500	\$16
Debt service:				
Principal retired	\$10,065,054	75%	\$7,548,791	\$19
Interest and fiscal charges	\$13,372,498	75%	\$10,029,374	\$25
Capital outlay	\$15,782,807	75%	\$11,837,105	\$29
Total	\$486,129,698		\$396,210,871	\$979

Revenues (includes all annual revenues, except property and sales taxes):

	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
Utility gross receipts	\$20,594,783	75%	\$15,446,087	\$152
Convention and recreation	\$8,602,678	75%	\$6,452,009	\$63
Emergency telephone	\$1,686,254	75%	\$1,264,691	\$12
Licenses and permits	\$11,797,343	75%	\$8,848,007	\$87
Assessments and tax collection fees	\$23,981,026	75%	\$17,985,770	\$177
Fines and forfeitures	\$3,269,135	75%	\$2,451,851	\$24
Investment earnings	\$16,165,236	75%	\$12,123,927	\$119
Rents and concessions	\$1,840,051	75%	\$1,380,038	\$14
Intergovernmental	\$57,576,547	75%	\$43,182,410	\$424
Charges for services	\$44,355,133	75%	\$33,266,350	\$327
Fees	\$16,641,739	75%	\$12,481,304	\$123
Other	\$9,015,747	75%	\$6,761,810	\$66
Total	\$215,525,672		\$161,644,254	\$634

Source: County revenue and expenditure information is from the County's annual financial report for the fiscal year ended December 31, 2002. Tax rates were obtained from the County's website. Percentage are Impact DataSource estimates.

Lindbergh School District

Eligible pupils in the district 4,914 in school year 2002-2003

Property tax rates:

General (incidental) fund	1.0000
Special revenue (teachers) fund	1.3930
Debt service fund	0.2800
Capital projects fund	0.1000
Total	2.7730

Annual expenditures:

Fund	Amount	Marginal Cost Percentage to Provide Services to New Students	Marginal Costs	Marginal Costs Per Pupil
General (incidental) fund	\$17,627,490	75%	\$13,220,617	\$2,690
Special revenue (teachers) fund	\$23,508,912	75%	\$17,631,684	\$3,588
Debt service fund	\$2,625,885	75%	\$1,969,413	\$401
Capital projects fund	\$4,183,827	100%	\$4,183,827	\$851
Total	\$47,946,114			\$7,531

Revenues (includes all annual revenues, except property and sales taxes):

Revenue sources	General (Incidental) Fund	Special Revenue (Teachers) Fund	Debt Service Fund	Capital Projects Fund	Total
Local revenues, excluding property taxes	\$5,764,015	\$5,911,097	\$315,372	\$308,676	\$12,299,160
County revenues	\$252,192	\$372,968	\$84,362	\$25,032	\$734,553
State revenues	\$1,555,446	\$1,696,980	\$0	\$168,308	\$3,420,734
Federal revenues	\$1,323,744	\$0	\$0	\$0	\$1,323,744
Other revenue	\$0	\$0	\$0	\$6,093	\$6,093
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$8,895,397	\$7,981,045	\$399,734	\$508,108	\$17,784,284

Percent of local, county, and other revenues collected from or for residents of the district:

Local revenues, excluding property taxes	90%	90%	90%	90%
County revenues	90%	90%	90%	90%
Other revenue	100%	100%	100%	100%
Receipts other districts	0%	0%	0%	0%

Revenues from or for residents:

Local revenues, excluding property taxes	\$5,187,614	\$5,319,988	\$283,835	\$277,808	\$11,069,244
County revenues	\$226,973	\$335,671	\$75,926	\$22,529	\$661,098
State revenues	\$1,555,446	\$1,696,980	\$0	\$168,308	\$3,420,734
Federal revenues	\$1,323,744	\$0	\$0	\$0	\$1,323,744
Other revenue	\$0	\$0	\$0	\$6,093	\$6,093
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$8,293,776	\$7,352,638	\$359,760	\$474,738	\$16,480,913

Revenues, other than local property taxes, per pupil:

Local revenues, excluding property taxes	\$1,056	\$1,083	\$58	\$57	\$2,253
County revenues	\$46	\$68	\$15	\$5	\$135
State revenues	\$317	\$345	\$0	\$34	\$696
Federal revenues	\$269	\$0	\$0	\$0	\$269
Other revenue	\$0	\$0	\$0	\$1	\$1
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$1,688	\$1,496	\$73	\$97	\$3,354

Source: Revenue and expenditure information and tax rates are from the district's Annual Secretary of the Board Report (ASBR) submitted to the Missouri Department of Elementary and Secondary Education for school fiscal year 2002-2003.

Percentage are Impact DataSource estimates.

St. Louis Community College

Number of students at the college:

Total 32,500 2003-2004

Property tax rates:

Total levy 0.2312

Annual expenditures:

	Expenditures	
	Amount	Per Student
Salaries	\$89,051,600	\$2,740
Benefits	\$18,660,438	\$574
Supplies and other services	\$38,723,563	\$1,191
Utilities	\$3,320,431	\$102
Travel	\$1,362,561	\$42
Repairs and maintenance	\$3,261,394	\$100
Financial aid and scholarships	\$13,893,704	\$427
Depreciation	\$7,998,568	\$246
Total	\$176,272,259	\$5,424

Revenues (includes all annual revenues, except property taxes):

Fund	Revenues	
	Amount	Per Student
Maintenance fees	\$19,666,601	\$605
Bookstore and vending	\$11,383,097	\$350
Contracts and grants from private sources	\$7,226,797	\$222
Other operating revenues	\$1,129,617	\$35
Local tax revenues excluding property taxes	\$5,109,740	\$157
State aid and grants	\$44,814,016	\$1,379
Investment income	\$2,845,128	\$88
Vocational funding	\$689,889	\$21
Gifts and grants from government sources	\$29,545,789	\$909
Gifts and grants from private sources	\$91,219	\$3
Interest	(\$388,500)	(\$12)
Other non operating revenues	\$214,519	\$7
Capital appropriations	\$2,545,224	\$78
Capital gifts and grants	\$636,915	\$20
Additions to permanent endowments	\$56,886	\$2
Total	\$125,566,937	\$3,864

Source: Revenue and expenditure information is from the College's annual financial report for the fiscal year ended June 30, 2002. Enrollment was obtained from the College and tax rates were obtained from the County. Percentage are Impact DataSource estimates.

Productive Living Board for St. Louis County Citizens (sheltered workshop)

Number of households in the district 404,607 in 2000

Property tax rates:

General fund 0.085

Annual expenditures:

Fund	Amount	Percent of	Expenditures	Expenditures
		Expenditures	for	for
		Residences	Residences	Per Household
General	\$16,537,000	100%	\$16,537,000	\$41
Total	\$16,537,000		\$16,537,000	\$41

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of	Revenues	Revenues
		Revenues	from	From
		Residences	Residences	Per Household
General	\$1,971,000	75%	\$1,478,250	\$4
Total	\$1,971,000		\$1,478,250	\$4

Source: Revenue and expenditure information is from the Sheltered Workshop for their fiscal year ended June 30, 2003. Tax rates were obtained from the County. Percentage are Impact DataSource estimates.

St. Louis County Library District

Number of households in the district 404,607 in 2000

Property tax rates:

Total levy 0.140

Annual expenditures:

	Expenditures	
	Amount	Per Household
Current Operating:		
Salaries	\$13,831,660	\$34
Payroll taxes and employee benefits	\$3,372,248	\$8
Library collections and maintenance	\$4,875,946	\$12
Equipment and office supplies	\$549,294	\$1
Utilities	\$946,645	\$2
Mobile operations	\$65,777	\$0
Insurance	\$218,804	\$1
Building maintenance and operation	\$2,006,431	\$5
Professional fees	\$51,637	\$0
Miscellaneous	\$75,325	\$0
Capital Outlay:		
Automotive	\$20,040	\$0
Furniture	\$304,032	\$1
Equipment and office supplies	\$143,116	\$0
Technology	\$268,640	\$1
Expansion and development	\$505,176	\$1
Building	\$1,281,897	\$3
Total expenditures	\$28,516,668	\$70

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percentage of Revenues from Residences	Revenue	Revenues
			from Residences	Per Household
Athlete and entertainment tax	\$200,000	40%	\$80,000	\$0
Financial institution tax	\$55,325	0%	\$0	\$0
State aid and grants	\$480,419	100%	\$480,419	\$1
Other grants	\$13,969	75%	\$10,477	\$0
Fines and fees	\$771,179	100%	\$771,179	\$2
Interest	\$386,870	75%	\$290,153	\$1
Contributions	\$1,103,666	50%	\$551,833	\$1
Sale of surplus materials	\$101,936	50%	\$50,968	\$0
Membership	\$6,780	100%	\$6,780	\$0
Copier income	\$141,611	100%	\$141,611	\$0
Database copies	\$72,746	100%	\$72,746	\$0
Microfilm	\$13,741	100%	\$13,741	\$0
Reciprocal agreements	\$53,729	0%	\$0	\$0
Other agreements	\$50,200	0%	\$0	\$0
Miscellaneous	\$31,337	50%	\$15,669	\$0
Loss on investments	(\$3)	75%	(2)	(\$0)
Total	\$3,483,505		\$2,485,573	\$6

Source: Revenue and expenditure information is from the Library District for their fiscal year ended June 30, 2003.

Tax rates were obtained from the County. Percentage are Impact DataSource estimates.

Fenton Fire Protection District

Estimated number of households in the district 55,000 in 2003

Property tax rates:

Residential property	0.7700
Personal property	0.8580
Commercial property	0.9470

Annual expenditures:

Fund	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
General	\$3,488,603	90%	\$3,139,743	\$57
Dispatch	\$353,040	90%	\$317,736	\$6
Pension	\$945,808	90%	\$851,228	\$15
Ambulance	\$2,221,348	95%	\$2,110,280	\$38
Debt service	\$0	90%	\$0	\$0
Total	\$7,008,799		\$6,418,986	\$117

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$1,555,529	75%	\$1,166,647	\$21
Dispatch	\$122,629	75%	\$91,972	\$2
Pension	\$409,421	75%	\$307,066	\$6
Ambulance	\$941,474	95%	\$894,400	\$16
Debt service	\$0	75%	\$0	\$0
Total	\$3,029,053		\$1,166,647	\$45

Source: Revenue and expenditure information is from the Fire District for their fiscal year ended June 30, 2003.

Tax rates were obtained from the County. Percentage are Impact DataSource estimates.

Special School District of St. Louis County

Students served by the district 28,000 in school year 2002-2003

Property tax rates:

General (incidental) fund	0.4690
Special revenue (teachers) fund	0.3700
Debt service fund	-
Capital projects fund	0.0100
Total	0.8490

Annual expenditures:

Fund	Amount	Marginal Cost Percentage to Provide Services to New Students			Marginal Costs Per Pupil
		Amount	Percentage	Costs	
General (incidental) fund	\$125,582,690	75%	\$94,187,017	\$3,364	
Special revenue (teachers) fund	\$145,580,560	75%	\$109,185,420	\$3,899	
Debt service fund	\$0	75%	\$0	\$0	
Capital projects fund	\$10,672,238	100%	\$10,672,238	\$381	
Total	\$281,835,488			\$7,644	

Revenues (includes all annual revenues, except property taxes):

Revenue sources	General	Special	Debt Service	Capital	Total
	(Incidental) Fund	Revenue (Teachers) Fund		Projects Fund	
Local revenues, excluding property taxes	\$12,560,841	\$13,232,047	\$0	\$97,452	\$25,890,340
County revenues	\$1,745,863	\$1,388,194	\$0	\$37,230	\$3,171,287
State revenues	\$33,125,528	\$28,804,214	\$0	\$133,471	\$62,063,213
Federal revenues	\$4,513,644	\$26,351,796	\$0	\$15,629	\$30,881,070
Other revenue	\$59,553	\$0	\$0	\$2,884,178	\$2,943,731
Receipts other districts	\$4,672,006	\$8,935,099	\$0	\$0	\$13,607,106
Total	\$56,677,436	\$78,711,351	\$0	\$3,167,960	\$138,556,747

Percent of local, county, and other revenues collected from or for residents of the district:

Local revenues, excluding property taxes	90%	90%	90%	90%
County revenues	90%	90%	90%	90%
Other revenue	100%	100%	100%	100%
Receipts other districts	0%	0%	0%	0%

Revenues from or for residents:

Local revenues, excluding property taxes	\$11,304,757	\$11,908,843	\$0	\$87,707	\$23,301,306
County revenues	\$1,571,277	\$1,249,375	\$0	\$33,507	\$2,854,158
State revenues	\$33,125,528	\$28,804,214	\$0	\$133,471	\$62,063,213
Federal revenues	\$4,513,644	\$26,351,796	\$0	\$15,629	\$30,881,070
Other revenue	\$59,553	\$0	\$0	\$2,884,178	\$2,943,731
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$50,574,759	\$68,314,228	\$0	\$3,154,492	\$122,043,479

Revenues, other than local property taxes, per pupil:

Local revenues, excluding property taxes	\$404	\$425	\$0	\$3	\$832
County revenues	\$56	\$45	\$0	\$1	\$102
State revenues	\$1,183	\$1,029	\$0	\$5	\$2,217
Federal revenues	\$161	\$941	\$0	\$1	\$1,103
Other revenue	\$2	\$0	\$0	\$103	\$105
Receipts other districts	\$0	\$0	\$0	\$0	\$0
Total	\$1,806	\$2,440	\$0	\$113	\$4,359

Source: Revenue and expenditure information and tax rates are from the district's Annual Secretary of the Board Report (ASBR) submitted to the Missouri Department of Elementary and Secondary Education for school fiscal year 2002-2003. Percentage are Impact DataSource estimates.

Metropolitan St. Louis Sewer District

Number of households in the district 404,607 in 2000

Property tax rates:

MSD extension	0.019
Sewers - Mer. Riv. Basin	0.070
Total levy	0.089

Annual expenditures:

	Amount	Percent of Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
Operating:				
Pumping and treatment	\$13,831,660	90%	\$12,448,494	\$31
Collection system maintenance	\$3,372,248	90%	\$3,035,023	\$8
Engineering	\$4,875,946	90%	\$4,388,351	\$11
General and administrative	\$549,294	90%	\$494,365	\$1
Depreciation	\$946,645	90%	\$851,981	\$2
Other	\$65,777	90%	\$59,199	\$0
Nonoperating expenses:				
Interest expense	\$2,006,431	90%	\$1,805,788	\$4
Net loss on disposal and sale of utility plant	\$51,637	90%	\$46,473	\$0
Nonrecurring projects and studies	\$75,325	90%	\$67,793	\$0
Other	\$75,326	90%	\$67,793	\$0
Total expenditures	\$25,850,289		\$23,265,260	\$58

Source: Revenue and expenditure information is from the Sewer District for their fiscal year ended June 30, 2003. Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

Revenues (includes all annual revenues, except property taxes):

	Amount	Percentage of Revenues from Residences	Revenue from Residences	Revenues Per Household
Operating revenues:				
Sewer service charges	\$123,827,113	90%	\$111,444,402	\$275
Provision for doubtful service charge accounts	(\$3,326,297)	90%	(\$2,993,667)	(\$7)
Licenses, permits and other fees	\$5,706,843	90%	\$5,136,159	\$13
Other	\$2,232,268	90%	\$2,009,041	\$5
Nonoperating revenues:				
Investment income	\$9,622,027	90%	\$8,659,824	\$21
Recovery of doubtful clean water capital improvement surcharge accounts	\$233,006	90%	\$209,705	\$1
Grant revenue	\$6,522,849	90%	\$5,870,564	\$15
Other	\$3,319,268	90%	\$2,987,341	\$7
Total	\$148,137,077		\$133,323,369	\$330

Metropolitan Zoological Park and Museum District

Number of households in the district 404,607 in 2000

Property tax rates:

Zoo	0.0620
Art Museum	0.0620
Science Center	0.3200
Botanical Gardens	0.3200
Missouri History Museum	0.3800
Total	1.1440

Annual expenditures:

Fund	Amount	Percent of Expenditures from Residences	Expenditures from Residences	Expenditures Per Household
Estimated expenditures all institutions	\$52,900,000	75%	\$39,675,000	\$98
Total	\$52,900,000		\$39,675,000	\$98

Revenues (includes all annual revenues, except property taxes):

Fund	Amount	Percent of Revenues from Residences	Revenues From Residences	Revenues Per Household
General	\$6,900,000	75%	\$5,175,000	\$13
Total	\$6,900,000		\$5,175,000	\$13

Source: Revenue and expenditure information is from the Zoo Museum District for their fiscal year ended June 30, 2003. Tax rates were obtained from the County. Percentages are Impact DataSource estimates.

The Great Rivers Greenway District

Number of households in the District 506,433
 (St. Charles and St. Louis Counties)

Sales tax rate 0.10%

Annual expenditures:

Fund	Amount	Percent of		
		Expenditures for Residences	Expenditures for Residences	Expenditures Per Household
Operating expenses	\$588,200	80%	\$470,560	\$1
Capital expenditures	\$3,998,043	80%	\$3,198,434	\$6
Total	\$4,586,243		\$3,668,994	\$7

Revenues (includes all annual revenues, except sales taxes):

Revenue sources	Amount	Percent of		
		Revenues from Residences	Revenues From Residences	Revenues Per Household
Federal financial assistance	\$1,000,000	95%	\$950,000	\$2
Investment income	\$394,382	95%	\$374,663	\$1
Miscellaneous income	\$864	95%	\$821	\$0
Total	\$1,395,246		\$1,325,484	\$3

Source: Revenue and expenditure information is from the District's 2002 Annual Report. Tax rates were obtained from the District. Percentages are Impact DataSource estimates.

Appendix B

Sources of Data and Explanations of Calculations in this Report

Sources of Data and Explanations of Calculations in this Report

Data used in this analysis was obtained from the developer and builders in each subdivision, from local taxing districts, and other sources. In addition, Impact DataSource used some estimates and assumptions.

Since the data used to calculate the fiscal impact of each subdivision were largely obtained from similar sources, the sources of data used for the Villages of Dardenne are discussed below. In addition, the calculations of fiscal impact are explained.

Average Public Students per Household in the New Subdivisions

Estimated number of public school students per household:

	Number of Households in the District in 2000 Census	Enrollment in 2000-01 School Year	Number of Public School Students per Household
Fort Zumwalt School District	29,016	16,526	0.57
Wentzville School District	11,708	6,003	0.51
Fox School District	22,435	11,019	0.49
Rockwood School District	37,235	21,546	0.58
Lindbergh School District	19,157	5,294	0.28

Source: The number of households was obtained from the Missouri Census Data Center, www.mcdc2.missouri.edu showing MCDC Demographic Profile 1, 2000 Census. Enrollment figures were from the Missouri Department of Elementary and Secondary Education for school year 2000-01 based on data submitted by the school districts, www.dese.mo.gov/schooldata

Economic Impact of the Subdivision

Schedules of direct spending, jobs and salaries during development and construction of the subdivision and its residences:

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

Source: The developer and builders of homes in the subdivision

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 subdivision

Construction workers:

Percent of construction costs for labor

Source: The developer and builders of homes in the subdivision

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 subdivision

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

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 Subdivision 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 Missouri

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 Missouri

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 Missouri

Taxable Spending during Development and Construction of the Subdivision 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 subdivision

Materials purchased

Total development and construction spending X Percent of spending for materials

Percent of materials purchased:

In the city, if the subdivision is located within the city limits

Source: Impact DataSource estimate

In the county

Source: Impact DataSource estimate

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 city, if the subdivision is located within the city limits

Source: Impact DataSource estimate

In the county

Source: Impact DataSource estimate

Total taxable spending:

In the city, if the subdivision is located within the city limits

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

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 Subdivision:

Residential property in the subdivision:

Number of residential properties

Source: The developer and builders of homes in the subdivision

Average market value

Source: The developer and builders of homes in the subdivision

Market value of residential property

Number of residential properties X Average market value

Assessed value percentage for residential property

Source: County appraisal district

Estimated total assessed value of residential property on local tax rolls

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

Personal property of residents in the subdivision:

Number of residences

Source: The developer and builders of homes in the subdivision

Estimated average personal property per residence

Source: Impact DataSource estimate based on discussions with developer/builder and county property appraisers

Market value of personal property in the subdivision

Number of residences X Estimated average personal property per residence

Assessed value percentage for personal property

Source: County tax officials

Estimated total assessed value of personal property on local tax rolls

Market value of personal property in the subdivision X Personal property assessment percentage

Commercial property in the subdivision:

Three swimming pools

Tennis court

Clubhouse

Total market value

Source: The developer and builders of homes in the subdivision

Assessed value percentage for commercial property

Source: County tax officials

Estimated total assessed value of commercial property in the subdivision

Commercial property in the subdivision X Assessed value percentage for commercial property

Retail and commercial property supported by household spending:

Average annual household income

Source: The developer and builders of homes in the subdivision

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 subdivision

Average annual sales per square foot in area businesses

Source: Impact DataSource estimate

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

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 subdivision

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

Assessed value percentage for commercial property

Source: County tax officials

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

*Total market value of retail and commercial property supported by residents of the subdivision X
Assessed value percentage for commercial property*

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

*Market value of personal property in the subdivision + Market value of commercial property in the
subdivision + Total market value of retail and commercial property supported by residents of the
subdivision*

Total assessed value of residential, personal and commercial property on tax rolls as a result of the subdivision

*Assessed value of personal property in the subdivision + Assessed value of commercial property in the
subdivision + Total assessed value of retail and commercial property supported by residents of the
subdivision*

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

Local sales:

Number of households

Source: The developer and builders of homes in the subdivision

Estimated number of public school students per household:

	Number of Households in the District in 2000 Census	Enrollment in 2000-01 School Year	Number of Public School Students per Household
Fort Zumwalt School District	29,016	16,526	0.57
Wentzville School District	11,708	6,003	0.51
Fox School District	22,435	11,019	0.49
Rockwood School District	37,235	21,546	0.58
Lindbergh School District	19,157	5,294	0.28

*Source: The number of households was obtained from the Missouri Census Data Center,
www.mc2dc2.missouri.edu
showing MCDC Demographic Profile 1, 2000 Census. Enrollment figures were from the Missouri*

Department of Elementary and Secondary Education for school year 2000-01 based on data submitted by the school districts, www.dese.mo.gov/schooldata

Estimated total number of students who will attend local public schools

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

Average annual household income

Source: The developer and builders of homes in the subdivision

Estimated annual total personal income

Number of households X Average annual household income

Estimated percent of personal income spent:

In the city, if the subdivision is located within the city limits

Source: Impact DataSource estimate

In the county

Source: Impact DataSource estimate

Annual spending in businesses by subdivision residents:

In the city, if the subdivision is located within the city limits

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

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

Number of jobs supported in the county

Annual spending in businesses by subdivision 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 subdivision

Source: Impact DataSource estimate

Total annual salaries of workers not living in the subdivision 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 subdivision)

Estimated percent of workers' salaries spent:

In the city, if the subdivision is located within the city limits

Source: Impact DataSource estimate

In the county

Source: Impact DataSource estimate

Annual spending by workers:

In the city, if the subdivision is located within the city limits

Total annual salaries of workers not living in the subdivision supported in the County X Estimated percent workers' salaries spent in the City, if the subdivision is located in a city

In the county

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

Taxable spending:

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

Source: Impact DataSource estimate

Taxable spending by subdivision households and workers:

In the city, if the subdivision is located within the city limits

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

In the county

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

Fiscal Impact of the Subdivision

Revenues for Local Taxing Districts and Utilities During Construction and Development of the Subdivision and its Residences:

City:

Building permits

Source: Developer and builders of homes in the subdivision

Sales tax on taxable spending:

Taxable spending during development and construction

The city's sales tax rate for parks and storm water

Source: City of Dardenne Prairie's Treasurer

Sales taxes collected by the city

Taxable spending during development and construction X The city's sales tax rate for parks and storm water

Total revenues for the City

Revenues from building permits + Taxable spending during development and construction

County:

Sales tax on taxable spending:

Taxable spending during development and construction

The county's sales tax rate

Source: County tax officials

Sales taxes collected by the county

Taxable spending during development and construction X The county's sales tax rate

The Great Rivers Greenway District:

Sales tax on taxable spending:

Taxable spending during development and construction

The district's sales tax rate

Source: St. Louis County

Sales taxes collected by the district

Taxable spending during development and construction X The district's sales tax rate

Fire District:

Building permits

Source: Developer and builders of homes in the subdivision

Utilities:

Sewer and water tap fees paid to water and sewer districts

Source: Developer and builders of homes in the subdivision

Total one-time revenues for local taxing districts and utilities

Total revenues for the City + Sales taxes collected by the county + Building permits revenues for the fire district + Sewer and water tap fees paid to water and sewer districts

Dedicated Infrastructure:

Source: Developer and builders of homes in the subdivision

On-going annual costs and benefits for the County:

Revenues:

Sales taxes

Annual spending in the county by households and workers X County's sales tax rate

Property taxes

Total assessed value of residential, personal and commercial property added to or supported on local tax rolls / 100 X the County's property tax rate

Other revenues

Number of households in the subdivision X other revenues collected by the County annually from each existing household for each fund, as calculated on Appendix A

Total Revenues

Sales tax collections + Property tax collections + Other revenues

Costs

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

Excess Revenues/Costs

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

On-going annual costs and benefits for the City:

Revenues:

Sales taxes

Annual spending in the county by households and workers X City's sales tax rate

Property taxes

Total assessed value of residential, personal and commercial property added to or supported on local tax rolls / 100 X the City's property tax rate

Other revenues

Number of households in the subdivision X other revenues collected annually by the City from each existing household for each fund, as calculated on Appendix A

Total Revenues

Sales tax collections + Property tax collections + Other revenues

Costs

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

Excess Revenues/Costs

Total revenues for the City supported by the subdivision - Total costs for the City to provide services to households in the subdivision

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

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

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

Revenues:

Property taxes

Total assessed value of residential, personal and commercial property added to or supported on local tax rolls / 100 X the school district's property tax rate by fund

Other local funds:

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

County funds:

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

State funds:

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

Federal funds:

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

Other funds:

Number of public school students in the subdivision 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 local funds + County funds + State funds + Federal funds + Other funds collected for students attending school in the district from the subdivision

Costs

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

Excess Revenues/Costs

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

On-going annual costs and benefits for the Community College:

Estimated number of residents of the subdivision who take credit or continuing education courses at the college

Number of households in the county X 15%, an estimate of the number of residents taking classes at the college

Revenues:

Property taxes

Total assessed value of residential, personal and commercial property added to or supported on local tax rolls / 100 X the College's property tax rate

Other revenues

Number of students attending the College in the subdivision X other revenues collected annually by the College from each existing student for each fund, as calculated on Appendix A

Total Revenues

Property tax collections + Other revenues

Costs

Number of students attending the College in the subdivision X expenditures for each student by fund, as calculated on Appendix A

Excess Revenues/Costs

Total revenues for the College supported by the subdivision - Total costs for the College to provide services to students who live in the subdivision

On-going annual costs and benefits for the Developmental Disabilities Resource Board:

Revenues:

Property taxes

Total assessed value of residential, personal and commercial property added to or supported on local tax rolls / 100 X the Board's property tax rate

Other revenues

Number of households in the subdivision X other revenues collected annually by the Board from each existing household for the general fund, as calculated on Appendix A

Total Revenues

Property tax collections + Other revenues

Costs

Number of households in the subdivision X Annual expenditures for each existing household for the Board's general fund, as calculated on Appendix A

Excess Revenues/Costs

Total revenues for the Board supported by the subdivision - Total costs for the Board to provide services

to households in the subdivision

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

Revenues:

Property taxes

Total assessed value of residential, personal and commercial property added to or supported on local tax rolls / 100 X the District's property tax rate

Other revenues

Number of households in the subdivision X other revenues collected annually by the District from each existing household for the general fund, as calculated on Appendix A

Total Revenues

Property tax collections + Other revenues

Costs

Number of households in the subdivision X Annual expenditures for each existing household for the District's general fund, as calculated on Appendix A

Excess Revenues/Costs

Total revenues for the District supported by the subdivision - Total costs for the District to provide services to households in the subdivision

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

Revenues:

Property taxes

Total assessed value of residential, personal and commercial property added to or supported on local tax rolls / 100 X the District's property tax rate

Other revenues

Number of households in the subdivision X other revenues collected by the District annually from each existing household for each fund, as calculated on Appendix A

Total Revenues

Property tax collections + Other revenues

Costs

Number of households in the subdivision X Annual expenditures for the District to provide services each year for each existing household by fund, as calculated on Appendix A

Excess Revenues/Costs

Total revenues for the District supported by the subdivision - Total costs for the District to provide services to households in the subdivision

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

Revenues:

Property taxes

Total assessed value of residential, personal and commercial property added to or supported on local tax rolls / 100 X the District's property tax rate

Other revenues

Number of households in the subdivision X other revenues collected annually by the District from each existing household for the general fund, as calculated on Appendix A

Total Revenues

Property tax collections + Other revenues

Costs

Number of households in the subdivision X Annual expenditures for each existing household for the District's general fund, as calculated on Appendix A

Excess Revenues/Costs

Total revenues for the District supported by the subdivision - Total costs for the District to provide services to households in the subdivision

On-going annual costs and benefits for the Great Rivers Greenway District:

Revenues:

Property taxes

Total assessed value of residential, personal and commercial property added to or supported on local tax rolls / 100 X the District's property tax rate

Other revenues

Number of households in the subdivision X other revenues collected by the District annually from each existing household for each fund, as calculated on Appendix A

Total Revenues

Property tax collections + Other revenues

Costs

Number of households in the subdivision X Annual expenditures for the District to provide services each year for each existing household by fund, as calculated on Appendix A

Excess Revenues/Costs

Total revenues for the District supported by the subdivision - Total costs for the District to provide services to households in the subdivision