



ANDY GARDINER  
*President of the Senate*

## THE FLORIDA LEGISLATURE

### OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH



STEVE CRISAFULLI  
*Speaker of the House of  
Representatives*

February 2, 2015

Kerrington Kiner, Staff Director  
Florida House of Representatives  
Local & Federal Affairs Committee  
317 House Office Building  
402 South Monroe Street  
Tallahassee, FL 32399-1300

Mr. Kiner:

At the Committee's request, the Office of Economic and Demographic Research (EDR) evaluated the City of Poinciana Incorporation Feasibility Study with regard to the requirements and standards expressed in Chapter 165, F.S. EDR also considered whether the Study's methodologies, findings, projections, and recommendations accurately reflect the feasibility of municipal incorporation. This is the second consecutive year that EDR has reviewed this proposed incorporation. Using the data and information submitted in the Study dated June 28, 2013 as well as supplementary materials furnished to the Office in December 2013, EDR concluded the proposed municipality violated one of the four statutory standards of incorporation (i.e., area being considered for incorporation must be compact and contiguous). EDR reasoned that the standard was not met because the proposed area of incorporation lacked compactness. Although EDR noted that many of the proposed revenues and expenditures seemed reasonable or attainable, it also noted the lack of a clear and definitive five-year operational plan.

Recently, EDR completed its review of the revised August 31, 2014 Study, and this response consists of two parts. Part One is EDR's evaluation with respect to the elements for a feasibility study expressed in Section 165.041(1)(b), F.S. Part Two is EDR's evaluation with respect to the standards for municipal incorporation expressed in Section 165.061(1), F.S.

#### **Part One: EDR's Evaluation of the Feasibility Study**

Pursuant to Section 165.041(1)(b), F.S., a feasibility study, which is prepared to inform the Florida Legislature on the feasibility of a proposed municipal incorporation, shall contain 11 elements. This section addresses each of these 11 elements.

#### **1. The location of territory subject to boundary change and a map of the area which identifies the proposed change. (Section 165.041(1)(b)1., F.S.)**

Staff Analysis: The Study (pp. 9-11) describes the location of the territory subject to boundary change and provides a general description of the proposed boundaries and includes related maps. The Study does not include a more detailed legal description of the proposed municipal boundaries. Since the proposed area of incorporation lies within two separate counties (i.e., Osceola and Polk), the Study (p. 10) notes that the legal descriptions are defined in the platted databases of each county's respective Property Appraiser. ***Although EDR did not review the platted databases, the general description of the proposed boundaries and related maps appear to be satisfactory.***

**2. The major reasons for proposing the boundary change. (Section 165.041(1)(b)2., F.S.)**

Staff Analysis: The Study (pp. 12-13) provides a discussion of the major reasons for the proposed boundary change. ***The validity and reasonableness of the discussed reasons are more appropriately in the arena of policy making, and depend on the reviewer's support or opposition to municipal incorporation.***

**3. The following characteristics of the area: (a) a list of the current land use designations applied to the subject area in the county comprehensive plan; (b) a list of the current county zoning designations applied to the subject area; (c) a general statement of present land use designations of the area; and (d) a description of development being proposed for the territory, if any, and a statement of when actual development is expected to begin, if known. (Section 165.041(1)(b)3., F.S.)**

Staff Analysis: The Study (pp. 14-25) provides discussions of existing county land uses and current land use maps. ***Whether or not these discussions are sufficient is outside EDR's purview. The determination that this element has been properly satisfied is best suited to the professional planning staff of the Department of Economic Opportunity's Division of Community Development.***

**4. A list of all public agencies, such as local governments, school districts, and special districts, whose current boundary falls within the boundary of the territory proposed for the change or reorganization. (Section 165.041(1)(b)4., F.S.)**

Staff Analysis: The Study (p. 26-27) provides a listing of public agencies, including the Osceola and Polk County Boards of County Commissioners (BOCCs) and various county departments that provide services within the proposed boundaries of Poinciana; county constitutional officers; water management district; and, water authority. ***The list is incomplete since the Osceola and Polk County School Districts are not included. EDR staff did not attempt to independently verify each and every public agency operating within the proposed area of incorporation.***

**5. A list of current services being provided within the proposed incorporation area, including, but not limited to, water, sewer, solid waste, transportation, public works, law enforcement, fire and rescue, zoning, street lighting, parks and recreation, and library and cultural facilities, and the estimated costs for each current service. (Section 165.041(1)(b)5., F.S.)**

Staff Analysis: The Study (pp. 28-29) lists current services being provided within the proposed area of incorporation. The Study states that many current services will continue to be provided by the present providers (i.e., Fire and Rescue, Law Enforcement, Library and Cultural Facilities, Solid Waste, Street Lighting, Transportation, and Water and Sewer). Furthermore, the Study states that Parks and Recreation will be supplemented by the proposed city; Public Works will remain unchanged initially, but be subject to future negotiation; and, Zoning will be taken over by the proposed city.

***There are shortcomings caused by the lack of cost data. First, there is no presentation of the total estimated costs of current services provided by Osceola and Polk counties and other service providers. Second, there is no discussion of how the total cost of each service is apportioned to the residents of the proposed municipality and the resulting costs attributable to the proposed jurisdiction. The only cost-related data provided are the relevant millage rates, values of non-ad valorem assessments, and***

**annual fees. Third, although the Study indicates that the majority of current services will continue to be provided by the present providers, there is no documentation (i.e., letters of intent or memorandums of understanding) from the Osceola and Polk Boards of County Commissioners, Osceola and Polk County Sheriffs, and other service providers to confirm that current services will continue to be provided to the future residents of Poinciana following municipal incorporation. The incorporation proponents and/or the Study's authors are required to provide the Legislature with the latest available data in order to give the best indications of the true costs of municipal incorporation.**

**6. A list of proposed services to be provided within the proposed incorporation area, and the estimated cost of such proposed services. (Section 165.041(1)(b)6., F.S.)**

Staff Analysis: The Study (pp. 30-31) provides a list of proposed services to be provided within the proposed area of incorporation and attempts to provide estimated costs for those services. The Study states that three types of services will be provided: 1) base service and administration, 2) planning and code enforcement, and 3) local road maintenance. The Study notes that the anticipated annual costs for these services total \$6.5 million. Furthermore, the Study lists a number of additional services that may be added in the future, subject to the availability of predicted surplus revenues. **The Study does not provide any explanation of how these costs were calculated in this section; however, more details pertaining to the calculation of costs are included in a subsequent section of the Study (refer to pp. 42-46).**

**7. The names and addresses of three officers or persons submitting the proposal. (Section 165.041(1)(b)7., F.S.)**

Staff Analysis: The Study (p.32) provides the names and addresses of eight individuals. **EDR staff did not attempt to contact these individuals.**

**8. Evidence of fiscal capacity and an organizational plan as it relates to the area seeking incorporation that, at a minimum, includes: (a) existing tax bases, including ad valorem taxable value, utility taxes, sales and use taxes, franchise taxes, license and permit fees, charges for services, fines and forfeitures, and other revenue sources, as appropriate; and (b) a 5-year operational plan that, at a minimum, includes proposed staffing, building acquisition and construction, debt issuance, and budgets. (Section 165.041(1)(b)8., F.S.)**

Staff Analysis: In response to the information requested in this element, the Study (pp. 33-52) includes discussions of the proposed municipal incorporation timeline, estimation of municipal revenues and expenses, and the five-year operational plan. Although incorporation proponents are seeking legislative approval of an incorporation bill during the 2015 session, the actual municipal referendum is scheduled for November 2016. Municipal elections and the first meeting are scheduled for April 2017. The Study discusses (pp. 33-41) anticipated municipal revenue sources and cites (p. 47) four revenue sources (i.e., Local Discretionary Sales Surtax, Local Government Half-cent Sales Tax, Municipal Revenue Sharing, and Utility Services Tax) totaling \$10.4 million in the first year of operations. Beginning in the second year of operations, three additional revenue sources (i.e., Grants, Local Communications Services Tax, and Local Option Fuel Tax) are added, and all revenues are estimated to total \$16.1 million. Additionally, the five-year operational plan does not call for an ad valorem tax levy; however, the Study (p. 34) states that this revenue source will remain an option for a future elected city government.

***The Study (p. 33) acknowledges the use of revenue estimates submitted last year (i.e., January 2014) as the basis for this revised August 2014 Study. In addition to the Ad Valorem Tax, five of the seven revenue sources (i.e., Local Communications Services Tax, Local Discretionary Sales Surtax, Local Government Half-cent Sales Tax, Local Option Fuel Tax, and Municipal Revenue Sharing) identified in the Study are administered by the Department of Revenue (DOR). Consequently, the DOR is best suited to comment on the reasonableness of the ad valorem taxable values and revenue estimates from these sources. In January 2014, EDR suggested an alternative methodology to calculate the proposed municipality's Utility Services Tax first-year estimate of \$3.22 million, which has been adopted in this Study. EDR also suggested the use of a lower Grants estimate of \$2.21 million, which has been adopted.***

***In reviewing the five-year revenue projections (pp. 49-50), there is no explanation of the growth rate assumptions used for five of the seven revenue sources (i.e., Grants, Local Communications Services Tax, Local Discretionary Sales Surtax, Local Government Half-cent Sales Tax, and Municipal Revenue Sharing). For example, Grants revenues increase approximately 10 percent per year while the other revenue sources have lesser and varying growth rates. No explanation for these varying growth rates is provided.***

The Study (pp. 42-46) discusses anticipated municipal expenditures and (p. 44) cites 11 types of administrative and financial expenditures (i.e., personnel w/benefits, professional services, operating overhead, insurance, city hall rental, planning and code enforcement, local elections, audit, capital, additional sheriff deputies, and contingency) totaling \$2.5 million in the first year of operations. Beginning in the second year of operations, an additional \$4.0 million per year for Local Road Maintenance is added, bringing total expenditures to \$6.5 million in the second year. The Study (p. 31) assumes an annual growth rate for all expenses, except local road maintenance, of five percent per year. ***The Study provides little explanation of how the cost estimates were calculated and no explanation of why five percent annual growth is assumed. Consequently, it is difficult to assess the reasonableness of these cost figures.***

Based on the five-year projections of revenues and expenditures, the Study (p. 50) projects an increasing revenue surplus, beginning at \$8 million in the first year and growing to \$10.3 million in the fifth year. ***The Study (p. 46) provides a short list of additional services that might be offered with the projected revenue surplus and includes some cost information for some services but no cost information for other services. In addition to the ad valorem tax, the Study (p. 41) identifies other revenues not included in the Study, but potentially available as possible revenue sources in the future. No revenue estimates for these other sources are provided.***

**9. Data and analysis to support the conclusions that incorporation is necessary and financially feasible, including population projections and population density calculations, and an explanation concerning methodologies used for such analysis. (Section 165.041(1)(b)9., F.S.)**

Staff Analysis: The Study (pp. 53-55) refers back to the data and analysis furnished in response to Section 165.041(1)(b)8., F.S., as evidence to support its conclusion that incorporation is necessary and financially feasible. ***The Study (p. 54) makes the following statement: "Data and analysis supporting the conclusion that incorporation is financially feasible is shown in section 8 of this study and have been verified by the Florida Department of Revenue and Office of Economic and Demographic Research." This does not comport with EDR's prior statements. In its January 31, 2014 memorandum to the House Local & Federal Affairs Committee, EDR did note that many of the proposed expenditures***

***and revenues seemed reasonable or attainable assuming the accuracy of the documentation provided in the 2013 Study. However, EDR also stated that “positive budget outcomes are difficult to ascertain after the first year” given the lack of a clear and definitive five-year operational plan. The 2014 Study improves on the prior study by including a five-year operational plan with five-year population, revenue, and expenditure projections. However, as stated previously in this memorandum, more explanation of how the costs of many services were calculated and what factors were considered in making assumptions about future expenditure and revenue growth rates, would have been beneficial to the review.***

The Study (p. 53) provides an explanation of how calculations of total population and population density were made. Additionally, the Study (p. 49) assumes three percent annual population growth after the second year and includes five-year population projections as part of its operational plan ***The data and methodology used to calculate total population and population density seem reasonable.***

**10. Evaluation of the alternatives available to the area to address its policy concerns. (Section 165.041(1)(b)10., F.S.)**

Staff Analysis: The Study (pp. 56) identifies two alternatives to municipal incorporation. First, Poinciana could remain an unincorporated community under the direction of the existing master homeowners association. Second, the existing master homeowners association could be replaced or augmented by county special taxing districts. The incorporation proponents believe neither alternative provides the citizens of Poinciana with the ability to elect their own local leaders capable of exercising municipal home-rule powers. ***The validity and reasonableness of the discussed alternatives are more appropriately in the arena of policy making, and depend on the reviewer’s support or opposition to municipal incorporation.***

**11. Evidence that the proposed municipality meets the requirements for incorporation pursuant to s. 165.061. (Section 165.041(1)(b)11., F.S.)**

Staff Analysis: Section 165.061(1), F.S., enumerates six standards that must be met in the area proposed for incorporation. ***EDR’s analysis of whether the proposed City of Poinciana satisfies each of these six standards is addressed in more detail in Part Two of this memorandum.***

**Part Two: EDR’s Evaluation of the Feasibility Study with Respect to the Standards of Incorporation**

Pursuant to Section 165.061(1), F.S., six standards must be met in the area proposed for incorporation. This section addresses each of these six standards.

**1. It must be compact and contiguous and amenable to separate municipal government. (Section 165.061(1)(a), F.S.)**

Staff Analysis: This section of Florida law does not provide statutory definitions of compact or contiguous. However, the Merriam-Webster dictionary defines *compact*, in part, to mean *occupying a small volume by reason of efficient use of space*. Furthermore, this dictionary defines *contiguous*, in part, to mean *touching or connected throughout in an unbroken sequence*. In its January 31, 2014 memorandum to the House Local & Federal Affairs Committee, EDR stated that the proposed municipality appeared to be contiguous but lacked compactness. The Study (p. 57) provides a rebuttal to EDR’s objection by stating that the proposed municipal boundaries share boundaries with parts of State House Districts 41, 42, and 43. The incorporation proponents reason that because legislative districts are

required by the state constitution to be compact, then the proposed municipal boundary is compact. (Note: Article III, Section 21(b) of the State Constitution states in part "...districts shall be as nearly equal in population as is practicable; districts shall be compact; and districts shall, where feasible, utilize existing political and geographical boundaries.")

***In reviewing the proposed City of Poinciana's boundary map included in the Study (p. 9), two larger land areas to the north and south are connected on the areas' eastern sides by a much narrower land area. Although the proposed municipal boundary appears to be contiguous, EDR is still of the opinion that the boundary lacks compactness for the purpose of incorporation.***

- 2. It must have a total population, as determined in the latest official state census, special census, or estimate of population, in the area proposed to be incorporated of at least 1,500 persons in counties with a population of 75,000 or less, and of at least 5,000 population in counties with a population of more than 75,000. (Section 165.061(1)(b), F.S.)**

Staff Analysis: The most recent official populations (i.e., April 1, 2014) for Osceola and Polk counties are 295,553 and 623,174, respectively. Consequently, any new incorporation within either county would be required to have a minimum population of 5,000. The Study (p. 57) estimates the proposed municipal population at 47,978. EDR's analysis of 2010 census data for the blocks contained within the geographical boundaries of the proposed City of Poinciana confirms the reasonableness of the Study's population estimate. ***Based on these data, the proposed City of Poinciana has a current population well above the minimum population of 5,000 in a county with a total population of more than 75,000. Therefore, the proposed municipality satisfies the minimum total population standard.***

- 3. It must have an average population density of at least 1.5 persons per acre or have extraordinary conditions requiring the establishment of a municipal corporation with less existing density. (Section 165.061(1)(c), F.S.)**

Staff Analysis: The Study (p. 53) states that Poinciana is a census designated place (CPD) with a population of approximately 53,000 spread over an area of 71.88 square miles (i.e., 46,003 acres). However, the Study notes that the proposed municipality will encompass an area less than the entire CPD, which results in a land area of 25,782 acres with a population estimated at 47,978. ***Based on these data, the population density of the proposed land area is 1.86 persons per acre (i.e., 47,978 / 25,782). Based on these data, the proposed City of Poinciana has a current population density above the minimum requirement 1.5 persons per acre. Therefore, the proposed municipality satisfies the minimum population density standard.***

- 4. It must have a minimum distance of any part of the area proposed for incorporation from the boundaries of an existing municipality within the county of at least 2 miles or have an extraordinary natural boundary which requires separate municipal government. (Section 165.061(1)(d), F.S.)**

Staff Analysis: The Study (p. 58) states that this standard is met. ***Our review suggests that the straight-line distances between the nearest boundary of the proposed City of Poinciana and the existing Polk County municipalities of Davenport and Haines City, which are the closest in distance, are each greater than two miles. Therefore, the proposed municipality satisfies the minimum distance standard.***

5. **It must have a proposed municipal charter which: (1) prescribes the form of government and clearly defines the responsibility for legislative and executive functions, and (2) does not prohibit the legislative body of the municipality from exercising its powers to levy any tax authorized by the Constitution or general law. (Section 165.061(1)(e), F.S.)**

Staff Analysis: *The review of the proposed municipal charter for legal sufficiency is outside EDR's purview. The determination that this standard has been satisfied is better suited to the legal staffs of the Department of Economic Opportunity, Department of Revenue, and the House Local & Federal Affairs Committee.*

6. **In accordance with s. 10, Art. I of the State Constitution, the plan for incorporation must honor existing solid-waste contracts in the affected geographic area subject to incorporation. However, the plan for incorporation may provide for existing contracts for solid-waste-collection services to be honored only for 5 years or the remainder of the contract term, whichever is less, and may require that a copy of the pertinent portion of the contract or other written evidence of the duration of the contract, excluding any automatic renewals or evergreen provisions, be provided to the municipality within a reasonable time after a written request to do so. (Section 165.061(1)(f), F.S.)**

Staff Analysis: The Study (p. 59) states that the plan for municipal incorporation honors existing solid waste contracts approved by Osceola and Polk counties. *Since the Study acknowledges the existing solid waste contracts and states that such contracts will be honored, it appears that this standard is satisfied.*

### **Conclusion**

This revised August 2014 Study is an improvement from last year's submittal and addresses many of the shortcomings previously cited by staff. The inclusion of a five-year operational plan in this revised Study addresses one of EDR's major concerns raised last year that positive budget outcomes were difficult to ascertain due to the lack of information. However, EDR would have preferred to see more explanation of how the costs of many services were calculated and what factors were considered in making assumptions about future expenditure and revenue growth rates.

EDR continues to suggest that the proposed municipality does not satisfy one of the six standards for municipal incorporation (i.e., area proposed for incorporation must be compact and contiguous and amenable to separate municipal government) due to the issue of compactness. Last year, the Department of Economic Opportunity (DEO) stated in its review that the area appeared compact. Consequently, EDR and DEO were in disagreement over this standard. However, to resolve any potential disagreement among the reviewing agencies, the Florida Legislature could waive this incorporation standard in order for the municipal incorporation proposal to proceed forward.

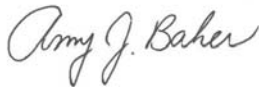
### **Additional Supplementary Material**

In addition to EDR's review of the Feasibility Study, the staff prepared a table which compares the proposed City of Poinciana's estimated FY 2016-17 revenues and expenditures (i.e., first year of municipal operations) to those of ten similarly-populated municipalities in other Florida counties as well as the two Polk County municipalities of Haines City and Winter Haven and the Osceola County municipality of Kissimmee, which were presented as comparison cities in the Study. The comparison cities' fiscal data are for the 2012-13 fiscal year and reflect the latest available data submitted by these municipalities via their Annual Financial Reports (AFR) to the Department of Financial Services.

Although the reported revenues and expenditures reflect different time periods, this comparison may be instructive in illustrating how the proposed City of Poinciana's first-year revenues and expenditures compare to more "mature" cities in other counties having similar populations as well as to the comparison cities. On a per capita basis, the proposed municipality's first-year revenues and expenditures are well below those of all other comparison cities as would be expected given the proposed municipality's initial limited scope of operations. For how long the proposed City of Poinciana's per capita revenues and expenditures remain that low would ultimately be the responsibility of future governing bodies of the proposed municipality.

Please let us know if you have any questions regarding this review.

Sincerely,

A handwritten signature in cursive script that reads "Amy J. Baker".

Amy J. Baker  
Coordinator

cc: Tom Yeatman, Staff Director, Senate Committee on Community Affairs

Attachment



## Poinciana Incorporation Feasibility Study

### Comparison of Poinciana's Reported Revenues and Expenditures to Other Similarly-Populated Municipalities and to Municipalities Included in the Feasibility Study

Municipality	Other Similarly-Populated Municipalities (Sorted by Population: Low to High)											Municipalities Included in the Feasibility Study		
	Cutler Bay	North Miami Beach	Titusville	Apopka	Bonita Springs	Poinciana (Proposed)	Coral Gables	Palm Beach Gardens	Pinellas Park	Bradenton	Sarasota	Haines City	Winter Haven	Kissimmee
Home County or Counties	Miami-Dade	Miami-Dade	Brevard	Orange	Lee	Osceola & Polk	Miami-Dade	Palm Beach	Pinellas	Manatee	Sarasota	Polk	Polk	Osceola
2014 Population Estimate	42,944	43,227	44,077	45,669	45,819	47,978	48,780	50,067	50,352	51,148	52,584	21,956	37,016	64,365
2013 Population Estimate	42,035	42,442	43,709	44,129	45,229	47,976	48,524	49,434	49,939	50,475	52,689	21,385	36,280	63,662
2012 Population Estimate	41,441	42,113	43,529	42,805	45,072	-	47,885	49,108	49,653	50,389	52,517	20,837	34,388	62,322
Year of Incorporation	2005	1926	1886	1882	1999	2016	1925	1959	1914	1903	1902	1914	1925	1883
<b>Total Revenues by Category</b>														
Taxes	\$ 8,881,356	\$ 27,972,492	\$ 17,662,245	\$ 14,340,998	\$ 7,503,647	\$ 5,849,623	\$ 81,179,909	\$ 49,261,380	\$ 26,320,408	\$ 24,289,899	\$ 44,940,850	\$ 9,538,058	\$ 16,686,502	\$ 26,954,000
Permits, Fees, and Special Assessments	\$ 4,513,255	\$ 5,083,924	\$ 4,097,459	\$ 9,926,944	\$ 8,568,012	\$ -	\$ 15,113,559	\$ 11,202,866	\$ 5,329,608	\$ 5,423,686	\$ 7,377,140	\$ 4,575,993	\$ 3,921,660	\$ 1,614,000
Intergovernmental Revenue	\$ 8,133,070	\$ 6,528,595	\$ 6,339,202	\$ 7,795,636	\$ 4,736,274	\$ 4,630,990	\$ 6,359,144	\$ 6,275,459	\$ 8,096,493	\$ 8,230,845	\$ 19,707,879	\$ 2,388,753	\$ 5,450,544	\$ 35,164,000
Charges for Services	\$ 1,299,635	\$ 49,071,720	\$ 40,900,903	\$ 21,962,846	\$ 576,784	\$ -	\$ 66,453,985	\$ 18,216,822	\$ 45,000,856	\$ 36,330,277	\$ 78,128,760	\$ 11,944,789	\$ 47,015,046	\$ 27,201,000
Judgments, Fines, and Forfeits	\$ 522,636	\$ 2,690,395	\$ 422,374	\$ 2,588,781	\$ 405,299	\$ -	\$ 2,891,719	\$ 308,095	\$ 246,656	\$ 336,227	\$ 1,813,351	\$ 1,668,265	\$ 334,356	\$ 910,000
Miscellaneous Revenues	\$ 637,931	\$ 34,979,398	\$ 22,497,930	\$ 19,606,594	\$ 154,189	\$ -	\$ 75,389,363	\$ 25,737,137	\$ 29,062,452	\$ 24,715,341	\$ 100,306,480	\$ 6,182,920	\$ 21,855,206	\$ 30,893,000
Other Sources	\$ 1,549,052	\$ 18,834,940	\$ 3,509,919	\$ 8,897,177	\$ 5,456,530	\$ -	\$ 38,394,817	\$ 6,185,568	\$ 4,458,159	\$ 3,445,375	\$ 27,731,549	\$ 6,112,781	\$ 17,892,738	\$ 12,634,000
<b>Total - All Revenue Accounts</b>	<b>\$ 25,536,935</b>	<b>\$ 145,161,464</b>	<b>\$ 95,430,032</b>	<b>\$ 85,118,976</b>	<b>\$ 27,400,735</b>	<b>\$ 10,480,613</b>	<b>\$ 285,782,496</b>	<b>\$ 117,187,327</b>	<b>\$ 118,514,632</b>	<b>\$ 102,771,650</b>	<b>\$ 280,006,009</b>	<b>\$ 42,411,559</b>	<b>\$ 113,156,052</b>	<b>\$ 135,370,000</b>
<b>Per Capita Revenues by Category</b>														
Taxes	\$ 211	\$ 659	\$ 404	\$ 325	\$ 166	\$ 122	\$ 1,673	\$ 997	\$ 527	\$ 481	\$ 853	\$ 446	\$ 460	\$ 423
Permits, Fees, and Special Assessments	\$ 107	\$ 120	\$ 94	\$ 225	\$ 189	\$ -	\$ 311	\$ 227	\$ 107	\$ 107	\$ 140	\$ 214	\$ 108	\$ 25
Intergovernmental Revenue	\$ 193	\$ 154	\$ 145	\$ 177	\$ 105	\$ 97	\$ 131	\$ 127	\$ 162	\$ 163	\$ 374	\$ 112	\$ 150	\$ 552
Charges for Services	\$ 31	\$ 1,156	\$ 936	\$ 498	\$ 13	\$ -	\$ 1,370	\$ 369	\$ 901	\$ 720	\$ 1,483	\$ 559	\$ 1,296	\$ 427
Judgments, Fines, and Forfeits	\$ 12	\$ 63	\$ 10	\$ 59	\$ 9	\$ -	\$ 60	\$ 6	\$ 5	\$ 7	\$ 34	\$ 78	\$ 9	\$ 14
Miscellaneous Revenues	\$ 15	\$ 824	\$ 515	\$ 444	\$ 3	\$ -	\$ 1,554	\$ 521	\$ 582	\$ 490	\$ 1,904	\$ 289	\$ 602	\$ 485
Other Sources	\$ 37	\$ 444	\$ 80	\$ 202	\$ 121	\$ -	\$ 791	\$ 125	\$ 89	\$ 68	\$ 526	\$ 286	\$ 493	\$ 198
<b>Total - All Revenue Accounts</b>	<b>\$ 608</b>	<b>\$ 3,420</b>	<b>\$ 2,183</b>	<b>\$ 1,929</b>	<b>\$ 606</b>	<b>\$ 218</b>	<b>\$ 5,890</b>	<b>\$ 2,371</b>	<b>\$ 2,373</b>	<b>\$ 2,036</b>	<b>\$ 5,314</b>	<b>\$ 1,983</b>	<b>\$ 3,119</b>	<b>\$ 2,126</b>
<b>Total Expenditures by Category</b>														
General Government Services	\$ 12,122,079	\$ 33,121,515	\$ 20,102,550	\$ 14,756,013	\$ 6,938,307	\$ 2,250,000	\$ 57,186,828	\$ 29,408,840	\$ 22,509,228	\$ 18,627,532	\$ 83,970,636	\$ 10,796,986	\$ 13,969,364	\$ 39,694,000
Public Safety	\$ 7,934,561	\$ 23,657,214	\$ 17,439,848	\$ 22,554,296	\$ 3,507,104	\$ 250,000	\$ 70,478,305	\$ 44,106,546	\$ 26,346,009	\$ 22,783,107	\$ 34,672,020	\$ 9,077,799	\$ 18,912,031	\$ 32,014,000
Physical Environment	\$ -	\$ 38,771,174	\$ 36,984,375	\$ 17,463,925	\$ 298,849	\$ -	\$ 24,292,974	\$ 8,630,414	\$ 26,827,244	\$ 22,297,184	\$ 42,598,755	\$ 8,980,962	\$ 27,395,557	\$ 7,274,000
Transportation	\$ -	\$ 1,530,383	\$ 1,434,844	\$ 3,815,193	\$ 4,005,351	\$ -	\$ 11,684,185	\$ 1,369,570	\$ 4,443,459	\$ 2,643,671	\$ 9,596,613	\$ 1,764,327	\$ 2,294,367	\$ 10,354,000
Economic Environment	\$ -	\$ 179,697	\$ 1,954,877	\$ -	\$ 46,741	\$ -	\$ 7,738,882	\$ 6,825	\$ 746,239	\$ 5,905,461	\$ 8,080,476	\$ 114,468	\$ 741,926	\$ 771,000
Human Services	\$ -	\$ 654,158	\$ -	\$ -	\$ 179,609	\$ -	\$ -	\$ -	\$ 77,077	\$ 6,533,553	\$ -	\$ -	\$ 844,851	\$ -
Culture / Recreation	\$ 1,658,390	\$ 3,823,151	\$ 1,190,743	\$ 3,247,421	\$ 2,451,947	\$ -	\$ 26,197,083	\$ 6,259,272	\$ 7,131,655	\$ 13,187,968	\$ 14,728,365	\$ 4,660,903	\$ 10,093,845	\$ 16,778,000
Other Uses and Non-Operating	\$ 1,549,052	\$ 18,807,822	\$ 2,091,666	\$ 8,423,110	\$ 3,906,530	\$ -	\$ 46,749,932	\$ 1,118,563	\$ 10,445,363	\$ 2,768,205	\$ 10,982,861	\$ 5,777,177	\$ 27,352,589	\$ 12,297,000
<b>Total - All Expenditure Accounts</b>	<b>\$ 23,264,082</b>	<b>\$ 120,545,114</b>	<b>\$ 81,198,903</b>	<b>\$ 70,259,958</b>	<b>\$ 21,334,438</b>	<b>\$ 2,500,000</b>	<b>\$ 244,328,189</b>	<b>\$ 90,900,030</b>	<b>\$ 98,526,274</b>	<b>\$ 94,746,681</b>	<b>\$ 204,629,726</b>	<b>\$ 41,172,622</b>	<b>\$ 101,604,530</b>	<b>\$ 119,182,000</b>

## Poinciana Incorporation Feasibility Study

### Comparison of Poinciana's Reported Revenues and Expenditures to Other Similarly-Populated Municipalities and to Municipalities Included in the Feasibility Study

Municipality	Other Similarly-Populated Municipalities (Sorted by Population: Low to High)											Municipalities Included in the Feasibility Study		
	Cutler Bay	North Miami Beach	Titusville	Apopka	Bonita Springs	Poinciana (Proposed)	Coral Gables	Palm Beach Gardens	Pinellas Park	Bradenton	Sarasota	Haines City	Winter Haven	Kissimmee
Home County or Counties	Miami-Dade	Miami-Dade	Brevard	Orange	Lee	Osceola & Polk	Miami-Dade	Palm Beach	Pinellas	Manatee	Sarasota	Polk	Polk	Osceola
<i>Per Capita Expenditures by Category</i>														
General Government Services	\$ 288	\$ 780	\$ 460	\$ 334	\$ 153	\$ 47	\$ 1,179	\$ 595	\$ 451	\$ 369	\$ 1,594	\$ 505	\$ 385	\$ 624
Public Safety	\$ 189	\$ 557	\$ 399	\$ 511	\$ 78	\$ 5	\$ 1,452	\$ 892	\$ 528	\$ 451	\$ 658	\$ 424	\$ 521	\$ 503
Physical Environment	\$ -	\$ 914	\$ 846	\$ 396	\$ 7	\$ -	\$ 501	\$ 175	\$ 537	\$ 442	\$ 808	\$ 420	\$ 755	\$ 114
Transportation	\$ -	\$ 36	\$ 33	\$ 86	\$ 89	\$ -	\$ 241	\$ 28	\$ 89	\$ 52	\$ 182	\$ 83	\$ 63	\$ 163
Economic Environment	\$ -	\$ 4	\$ 45	\$ -	\$ 1	\$ -	\$ 159	\$ 0	\$ 15	\$ 117	\$ 153	\$ 5	\$ 20	\$ 12
Human Services	\$ -	\$ 15	\$ -	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ 2	\$ 129	\$ -	\$ -	\$ 23	\$ -
Culture / Recreation	\$ 39	\$ 90	\$ 27	\$ 74	\$ 54	\$ -	\$ 540	\$ 127	\$ 143	\$ 261	\$ 280	\$ 218	\$ 278	\$ 264
Other Uses and Non-Operating	\$ 37	\$ 443	\$ 48	\$ 191	\$ 86	\$ -	\$ 963	\$ 23	\$ 209	\$ 55	\$ 208	\$ 270	\$ 754	\$ 193
<b>Total - All Expenditure Accounts</b>	<b>\$ 553</b>	<b>\$ 2,840</b>	<b>\$ 1,858</b>	<b>\$ 1,592</b>	<b>\$ 472</b>	<b>\$ 52</b>	<b>\$ 5,035</b>	<b>\$ 1,839</b>	<b>\$ 1,973</b>	<b>\$ 1,877</b>	<b>\$ 3,884</b>	<b>\$ 1,925</b>	<b>\$ 2,801</b>	<b>\$ 1,872</b>

**Notes:**

- 1) The revenues and expenditures of the comparison municipalities are obtained from Annual Financial Reports (AFR) for the local fiscal year ended 2013 (most current data available) submitted to the Florida Department of Financial Services. The calculations of per capita revenues and expenditures are made using each respective municipality's 2013 population estimate since it corresponds to the AFR fiscal year data.
- 2) Poinciana's proposed first-year revenues and expenditures are summarized in the Feasibility Study (pp.49-50). The calculations of per capita revenues and expenditures are made using the proposed municipal population of 47,978, which is cited in the Study.
- 3) The Poinciana Taxes revenue amount is the sum total of the Local Discretionary Sales Surtax, \$2,629,623; and Utility Services Tax, \$3,220,000. The Poinciana Intergovernmental Revenues amount is the sum total of the Local Government Half-Cent Sales Tax, \$2,795,613; and
- 4) The Poinciana General Government Services expenditure is the sum total of various administrative expenses cited in the Feasibility Study (pp. 42-44), \$2,250,000. The Poinciana Public Safety expenditure of \$250,000 reflects the expenses associated with additional sheriff deputies.