

City of Winter Park 2024 CRA Expansion Plan Financials

Table D2. Summary of TIF Revenue Projections, Existing Winter Park CRA, Moderate Scenario

| FY | Total Taxable Value | Base Year Value ⁽¹⁾ | Tax Increment | County Contribution at 95% ^(2,3) | City Contribution at 95% ⁽²⁾ | Total Annual TIF Revenues | Rebate (Returned to the County) | |
|--|---------------------|--------------------------------|-------------------------|---|---|---------------------------|---------------------------------|---------------------------|
| 2024 | \$1,508,399,800 | \$263,191,805 | \$1,245,208,000 | \$4,278,700 | \$4,841,000 | \$9,119,700 | \$967,400 | |
| 2025 | 1,591,191,300 | 263,191,805 | 1,327,999,500 | 4,508,000 | 5,162,800 | 9,670,800 | 1,086,800 | Incremental |
| 2026 | 1,676,979,800 | 263,191,805 | 1,413,788,000 | 4,791,100 | 5,496,400 | 10,287,500 | 1,165,100 | Dollars to General |
| 2027 | 1,765,885,700 | 263,191,805 | 1,502,693,900 | 4,954,800 | 5,842,000 | 10,796,800 | 1,376,000 | Fund if CRA Not |
| Agency's Sunset Date (2027) sub-total | | | \$5,489,689,400 | \$18,532,600 | \$21,342,200 | \$39,874,800 | \$4,595,300 | Extended |
| 2028 | 1,858,034,400 | 263,191,805 | 1,594,842,600 | 5,124,400 | 6,200,200 | 11,324,600 | 1,594,600 | 6,307,941 |
| 2029 | 1,953,556,600 | 263,191,805 | 1,690,364,800 | 5,300,300 | 6,571,600 | 11,871,900 | 1,821,200 | 6,698,846 |
| 2030 | 2,052,588,700 | 263,191,805 | 1,789,396,900 | 5,482,600 | 6,956,600 | 12,439,200 | 2,056,100 | 7,104,115 |
| 2031 | 2,155,272,900 | 263,191,805 | 1,892,081,100 | 5,585,600 | 7,355,800 | 12,941,400 | 2,385,600 | 7,524,330 |
| 2032 | 2,261,757,500 | 263,191,805 | 1,998,565,700 | 5,809,900 | 7,769,800 | 13,579,700 | 2,609,900 | 7,960,097 |
| 2033 | 2,372,197,000 | 263,191,805 | 2,109,005,200 | 6,042,600 | 8,199,100 | 14,241,700 | 2,842,600 | 8,412,049 |
| 2034 | 2,475,701,900 | 263,191,805 | 2,212,510,100 | 6,260,600 | 8,601,500 | 14,862,100 | 3,060,600 | 8,835,622 |
| 2035 | 2,582,993,900 | 263,191,805 | 2,319,802,100 | 6,486,600 | 9,018,700 | 15,505,300 | 3,286,600 | 9,274,693 |
| 2036 | 2,694,225,900 | 263,191,805 | 2,431,034,100 | 6,720,900 | 9,451,100 | 16,172,000 | 3,520,900 | 9,729,887 |
| 2037 | 2,809,557,600 | 263,191,805 | 2,546,365,800 | 6,963,900 | 9,899,500 | 16,863,400 | 3,763,900 | 10,201,859 |
| 10-Year Total⁽⁴⁾ | | | \$20,583,968,400 | \$59,777,400 | \$80,023,900 | \$139,801,300 | \$26,942,000 | \$82,049,439 |

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of \$194,097,285 and 1999 base year of \$69,094,520. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.

Table D5. Summary of TIF Revenue Projections, Expansion Area, Moderate Scenario

| FY | Total Taxable Value | Base Year Value ⁽¹⁾ | Tax Increment | County Contribution at 95% ^(2,3) | City Contribution at 95% ⁽²⁾ | Total Annual TIF Revenues | Rebate (Returned to the County) | |
|--|---------------------|--------------------------------|------------------------|---|---|---------------------------|---------------------------------|---------------------------|
| 2024 | \$264,710,100 | \$247,392,628 | \$17,317,500 | \$73,000 | \$59,900 | \$132,900 | \$ - | |
| 2025 | 266,676,000 | 247,392,628 | 19,283,400 | 81,200 | 66,700 | 147,900 | - | Incremental |
| 2026 | 276,785,300 | 247,392,628 | 29,392,700 | 123,800 | 101,700 | 225,500 | - | Dollars to General |
| 2027 | 287,220,800 | 247,392,628 | 39,828,200 | 167,800 | 137,800 | 305,600 | - | Fund if CRA Not |
| Agency's Sunset Date (2027) sub-total | | | \$105,821,800 | \$445,800 | \$366,100 | \$811,900 | \$ - | Extended |
| 2028 | 297,994,800 | 247,392,628 | 50,602,200 | 213,200 | 175,100 | 388,300 | - | 249,115 |
| 2029 | 309,119,500 | 247,392,628 | 61,726,900 | 260,100 | 213,600 | 473,700 | - | 303,882 |
| 2030 | 320,608,300 | 247,392,628 | 73,215,700 | 308,500 | 253,300 | 561,800 | - | 360,441 |
| 2031 | 332,474,800 | 247,392,628 | 85,082,200 | 358,400 | 294,400 | 652,800 | - | 418,860 |
| 2032 | 344,733,200 | 247,392,628 | 97,340,600 | 410,100 | 336,800 | 746,900 | - | 479,208 |
| 2033 | 357,398,500 | 247,392,628 | 110,005,900 | 463,500 | 380,600 | 844,100 | - | 541,559 |
| 2034 | 368,259,200 | 247,392,628 | 120,866,600 | 509,200 | 418,200 | 927,400 | - | 595,026 |
| 2035 | 379,457,900 | 247,392,628 | 132,065,300 | 556,400 | 457,000 | 1,013,400 | - | 650,157 |
| 2036 | 391,006,600 | 247,392,628 | 143,614,000 | 605,000 | 496,900 | 1,101,900 | - | 707,012 |
| 2037 | 402,918,200 | 247,392,628 | 155,525,600 | 655,200 | 538,100 | 1,193,300 | - | 765,653 |
| 10-Year Total⁽⁴⁾ | | | \$1,030,045,000 | \$4,339,600 | \$3,564,000 | \$7,903,600 | \$ - | \$5,070,912 |

Sources: FDOR; Orange County Property Appraiser; City of Winter Park; GAI Consultants. Notes: "Existing Winter Park CRA" refers to CRA I and CRA II combined. Totals may not add due to rounding. (1) Assumes 1994 base year of \$194,097,285 and 1999 base year of \$69,094,520. (2) Applies millage rate of 4.4347 for the County and 4.0923 for the City, assumes all parcels located within an incorporated place will contribute at or below the City's millage rate. (3) Reflects County Contribution at 95% after the interlocal agreement rebate, shown in the table as "Rebate (Returned to the County)", is applied. (4) The years following sunset are provided for reference in a future evaluation of extending the Agency's current sunset date, 2027; therefore, the 10-Year Total reflects the projection period from 2028 to 2037.