



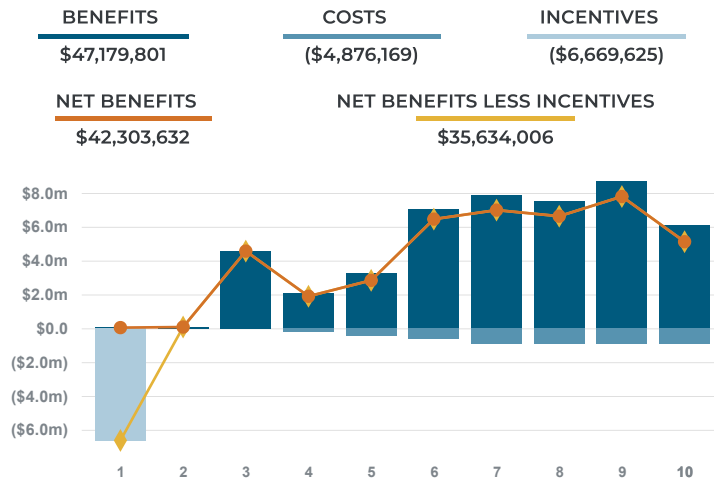
IMPACT REPORT

LOST LAGOON

Kolter 2024

New/Startup

Charlotte County



NET BENEFITS LESS INCENTIVES \$35,634,006

Present Value \$23,844,562

NET BENEFITS \$42,303,632

Present Value \$30,196,586

BENEFITS

Sales Taxes	\$7,700,353
Real Property Taxes	\$16,209,790
FF&E Property Taxes	\$0
New Residential Property Taxes	\$56,609
Tourist Development Taxes	\$2,541,421
Building Permits and Fees	\$1,007,924
Impact Fees	\$7,241,197
Transfer Fee	\$2,037,622
Value of land given back to the county	\$3,900,000
Charges for services	\$4,282,045
Other Benefits	\$2,202,840
Benefits Subtotal	\$47,179,801

COSTS

General government	(\$641,827)
Public Safety	(\$1,576,390)
Other Costs	(\$2,657,952)
Costs Subtotal	(\$4,876,169)

INCENTIVES

Non-Tax Incentive	(\$6,669,625)
Incentives Subtotal	(\$6,669,625)

JOBS



550.7 Total

370.0 Direct

180.7 Spin-off

SALARIES



\$35,690 Avg

\$40,213 Direct

\$26,430 Spin-off

CAPITAL INVEST.



\$374.0M

Buildings + FF&E

RESIDENTIAL DEV.



7.4 Homes

74.3 Relocations

INCENTIVE ANALYSIS

\$6,669,625

Total Incentive

\$18,026

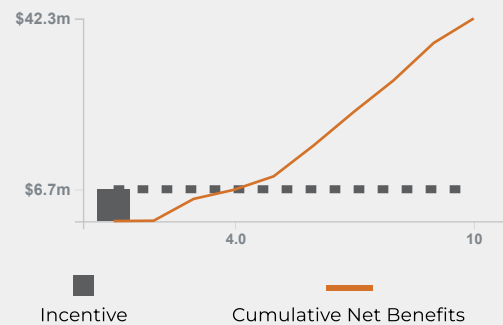
Per Job

63.4%

Rate of Return

4.0 Yrs

Payback Period



NET BENEFITS LESS INCENTIVES OVER 10 YEARS

COUNTY \$35,634,006

SCHOOL DISTRICT \$17,735,095

PUBLIC SAFETY UNIT \$6,669,681

OTHER \$13,569,097