FLORIDA SOUTHEAST CONNECTION PROJECT

DRAFT RESOURCE REPORT 5

Socioeconomics

FERC Docket No. PF14-2-000

Pre-Filing Draft

June 2014

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Filing Requirement	**Location in Environmental Report**
☒ For major aboveground facilities and major pipeline Projects that require an Environmental Impact Statement ("EIS"), describe existing socioeconomic conditions within the Project area. (§380.12 (g) (1)).	Section 5.2
☒ For major aboveground facilities, quantify impact on employment, housing, local government services, local tax revenues, transportation, and other relevant factors within the Project area. (§380.12 (g) (2-6)).	Section 5.3
☒ Evaluate the impact of any substantial immigration of people on government facilities and services and describe plans to reduce the impact on local infrastructure.	Section 5.3.5
☒ Describe on-site manpower requirements, including the number of construction personnel who currently reside within the impact area, would commute daily to the site from outside the impact area, or would relocate temporarily within the impact area.	Section 5.3.1
☒ Estimate total worker payroll and material purchases during construction and operation.	Section 5.3.4.1
☒ Determine whether existing housing within the impact area is sufficient to meet the needs of the additional population.	Section 5.3.2
☒ Describe the number and types of residences and businesses that would be displaced by the project, procedures to be used to acquire these properties, and types and amounts of relocation assistance payments.	Section 5.3.3
☒ Conduct a fiscal impact analysis evaluating local government expenditures in relation to incremental local government revenues that would result from construction of the project. Incremental expenditures include, but are not limited to, school operating costs, road maintenance and repair, public safety, and public utility costs.	Section 5.3

ACRONYMS AND ABBREVIATIONS

ACS	American Community Survey
Certificate	Certificate of Public Convenience and Necessity
CWA	construction work area
FERC	Federal Energy Regulatory Commission
FPL	Florida Power & Light Company
FSC	Florida Southeast Connection, LLC
O&M	operation and maintenance
U.S.	United States
USDOT	U.S. Department of Transportation
USEPA	U.S. Environmental Protection Agency

5.0 RESOURCE REPORT 5 – SOCIOECONOMICS

5.1 INTRODUCTION

Florida Southeast Connection, LLC ("FSC"), a subsidiary of NextEra Energy, Inc., is seeking a certificate of public convenience and necessity ("Certificate") from the Federal Energy Regulatory Commission ("FERC") pursuant to Section 7(c) of the Natural Gas Act authorizing the construction and operation of an approximately 127 mile natural gas pipeline known as the Florida Southeast Connection Project ("FSC Project"). The FSC Project is designed to meet the growing demand for natural gas by the electric generation, distribution and end use markets in Florida. It will also provide additional source diversity through a connection to a new interconnection hub in central Florida ("Central Florida Hub") to be constructed as part of the Sabal Trail Transmission Pipeline Project ("Sabal Trail"). The Sabal Trail Project is the subject of a separate, but related, certificate filing to the FERC.

The FSC Project will increase natural gas transportation capacity and availability to southern Florida by adding a new third pipeline in central and southern Florida. Upon the anticipated in-service date of May 2017, the FSC Project will be capable of providing up to 640 million cubic feet per day of natural gas to an existing gas yard at Florida Power & Light Company's ("FPL") Martin Clean Energy Center.

The FSC Project involves the construction and operation of approximately 127 miles of up to 36-inch-diameter pipeline and the construction and operation of one meter station (known as the Martin Meter Station). The FSC Project pipeline will start in Osceola County, Florida at the interconnection with Sabal Trail within the Central Florida Hub and will traverse Polk, Osceola, Okeechobee, St. Lucie, and Martin Counties, terminating at the FPL Martin Clean Energy Center in Martin County, Florida. The Martin Meter Station will be located at the terminus of the FSC Project at the FPL Martin Clean Energy Center. In addition, FSC will install a pig launcher at the start of the FSC Project and a pig receiver at the end of the FSC Project. A complete summary of the FSC Project facilities is provided in Tables 1.2-1 and Table 1.2-2 and a location map of the FSC Project facilities is provided as Figure 1.2-1.

Resource Report 5 describes the existing socioeconomic conditions in Polk, Osceola, Okeechobee, St. Lucie, and Martin Counties ("FSC Project area") and the potential impacts to these conditions from FSC Project-related activities. Section 5.2 summarizes baseline socioeconomic conditions of the counties within which the FSC Project is located including population, economy and employment, housing, public services, and transportation and traffic, and also identifies potential environmental justice communities. Section 5.3 addresses the socioeconomic impacts of the FSC Project during construction and operation. Also included in Resource Report 5 are the information sources used in the socioeconomic evaluation (Section 5.4). A checklist showing the status of the FERC filing requirements for Resource Report 5 is included in the Table of Contents.

5.2 EXISTING SOCIOECONOMIC CONDITIONS

This section contains a summary of the socioeconomic conditions existing in the counties within which the FSC Project is located. The socioeconomic data used in this evaluation were obtained from the most recent U.S. Department of Commerce, Bureau of the Census, and Bureau of Labor Statistics online databases. Additional information on community public services and available housing, hotel lodging, and rental units was obtained from publicly available online sources. All information sources are cited in Section 5.4.

The socioeconomic impact area of the FSC Project in Florida includes Polk, Osceola, Okeechobee, St. Lucie and Martin counties. Data from the 2010 Census and 2008-2012 American Community Survey for population, employment, and labor were used to determine the existing socioeconomic conditions.

5.2.1 Population and Demographics

The 2010 population, 2010 population density, 2012 per capita income, civilian labor force, unemployment rate, and the major industries for the counties crossed by FSC Project are provided in Table 5.2-1. For all counties except Okeechobee County, recent population estimates indicate a growing population since the 2010 census. According to the U.S. Census Bureau, Polk County had a population of 602,095 in 2010 with an estimated 2012 population of 616,158 (a 2.3 percent increase), Osceola County had a population of 268,865 in 2010 with an estimated 2012 population of 287,416 (a 7.0 percent increase), Okeechobee County had a population of 39,996 in 2010 with an estimated 2012 population of 39,467 (a 1.3 percent decrease), St. Lucie County had a population of 277,789 in 2010 with an estimated 2012 population of 283,866 (a 2.2 percent increase), and Martin County had a population of 146,318 in 2010 with an estimated 2012 population of 148,817 (a 1.7 percent increase).

5.2.2 Economy and Employment

According to the U.S. Census Bureau, the 2012 per capita income estimates range from a high of $34,522 in Martin County to a low of $17,899 in Okeechobee County. The unemployment rate ranged from a high of 15.6 percent in St. Lucie County to a low of 11.9 percent in Polk County. The State of Florida per capita income estimate in 2011 was $26,451 with an unemployment rate of 11.3 percent.

The top three industry sectors employing workers in each county within which the FSC Project is located are also listed in Table 5.2-1. For all counties except Osceola County, the educational services and health care and social services sector employs the most workers. In Osceola County the sector with the greatest employment is the arts, entertainment, and accommodations and food service sector. Employment in the construction sector is in the top three employment sectors for St. Lucie County only.

Additional economic data is provided in Table 5.2-2 including the median house hold income, the percent of persons in each county who lived below the poverty line during 2012, and the percentage of households receiving public assistance (both Supplemental Nutrition Assistance Program benefits and Cash Public Assistance Income). Martin County had the highest per household income, at $50,573 in 2012, and also the lowest percentage of residents living below the poverty line and receiving assistance. Okeechobee County had the lowest per household income, at $34,289, and the greatest percentage of residents living below the poverty line or receiving assistance.

5.2.3 Housing

Table 5.2-3 provides select housing data for the counties within which the FSC Project is located. According to the U.S. Census Bureau, the highest rental vacancy rate in 2012 occurred in St. Lucie County at 16.3 percent and the lowest was in Okeechobee County at 9.0 percent. The greatest number of vacant housing units was in Polk County at 58,873 and the lowest number was in Okeechobee County at 5,010. In addition to residential housing units, the region contains an abundance of hotels/motels and RV Parks and campgrounds for temporary visitors. The greatest number of hotels/motels was in Polk County (203 total) and the lowest number of hotels/motels was in Martin County (50 total). Polk County also has the largest number of RV Park and campgrounds (83) and St. Lucie has the fewest (9).

5.2.4 Public Services

A wide range of public services and facilities are offered in Polk, Osceola, Okeechobee, St. Lucie, and Martin Counties. The counties all have numerous schools, police departments and hospitals with the number of these services varying: Polk County has the most of these services with: 210 public schools, 13 police departments and 8 hospitals, and Okeechobee County has the fewest of these services with 28 public schools, 3 police departments, and 5 hospitals. The counties in the area also have emergency services that could be used in the event an accident were to occur related to the FSC Project: Osceola County has 25 fire stations, Okeechobee has 2 fire stations, St. Lucie County has 18 fire stations, Martin County has 17 fire stations and Polk County has 82 fire stations (Firedepartment.net, 2014).

5.2.4.1 Transportation Network Systems

Transportation infrastructure, principally roadways, is available within the counties crossed by the FSC Project. The FSC Project crosses 3 federal highways, 2 state highways, 3 county roads, and 54 local roadways. Public transportation systems are available and established at the county-level in all counties along the FSC Project route except for Okeechobee County.

5.2.5 Environmental Justice

Executive Order 12898, issued on February 11, 1994, directs federal agencies to identify and address the disproportionately high and adverse human health and environmental impacts federal actions take on minority and low-income populations. This section provides socioeconomic data for determining whether the construction and operation of the FSC Project will occur in Environmental Justice Areas. Environmental Justice Areas are defined by the U.S. Environmental Protection Agency ("USEPA") as locations that have a "meaningfully greater" percentage of minorities than the general population has, or locations in which minorities comprise more than 50 percent of the affected area's population. Low-income populations are defined on the basis of the U.S. Census poverty statistics. In performing this environmental justice analysis, USEPA's "Final Guidance for Incorporating Environmental Justice Concerns in USEPA's National Environmental Policy Act Compliance Analyses" (April 1998) was used.

Census block groups along the FSC Project centerline and within 0.25 mile of the centerline that met the poverty line criteria were identified using the American Community Survey ("ACS") data. A census block group is a statistical division for presenting census data that is smaller than a county or census tract, and typically contains between 600 and 3,000 residents. The specific poverty line for a given year was calculated using the ACS guidelines provided in their definitions manual (U.S. Census, 2008).

In the 32 census block groups crossed by the FSC Project the percent of the population with incomes below the poverty line ranges from zero percent (Tract 40801, block group 1) to 31.4 percent (Tract 43800, block group 3) with an aggregated percentage of population below the poverty line for all the census block groups crossed by the FSC Project of 13.6 percent. In comparison the percentage of people living below the poverty line in the state of Florida is 12.6 percent.

Census block groups along the FSC Project centerline and within 0.25 mile of the centerline that may meet the minority population criteria for classification as an Environmental Justice Area were identified using the 2010 Census Data. Seven of the census block groups crossed by the FSC Project have minority populations that are greater than 50 percent of the total population. Five of the seven census block groups are along the centerline of the Project and the other two are within 0.25 mile of the centerline. The percentage of the population represented by minorities for all of the census block groups crossed by the FSC Project is 43.9 percent. In comparison the percentage of minority population in the State of Florida is 43 percent.

5.3 SOCIOECONOMIC IMPACTS AND MITIGATION

The FSC Project will have minimal adverse impact on the socioeconomic conditions because the proposed route was selected to maximize opportunities for collocation with other existing linear features such as utility infrastructure and roads. Approximately 79 percent of the project route is located adjacent to or within utility and nonutility corridors (e.g. roadways). During the consideration of the route alternatives and the preferred pipeline route, FSC attempted to minimize, to the greatest extent practicable, impacts to residential and high-density urban areas as well as waterbodies and wetlands, historic areas, and business and commercial areas.

The FSC Project will bring economic benefits to the region via added tax revenues and jobs associated with construction and operation. The FSC Project will not have permanent adverse impacts on existing residential land uses and, as noted in section 5.2.4, will not result in disproportionately high or adverse environmental and human health impacts to low-income and minority populations.

Socioeconomic impacts during construction are generally related to the size and composition of the labor force and its potential need for public services (including transportation) and temporary housing. Other impacts are directly related to the construction and operation activities themselves, including the need to transport materials to and from the FSC Project, commerce generated by local materials purchased, and tax revenues generated by Project activities.

Any adverse socioeconomic impacts will be short-term and localized, due primarily to the relatively short construction period when workers will be active and the limited geographic scope of the FSC Project. Potential adverse impacts associated with construction may include minor, short-term traffic disruption and congestion and short-term noise impacts in the general vicinity of the FSC Project (noise impacts are discussed in Resource Report 9). Potential inconvenience to the local communities will be coordinated in advance with the local authorities and affected public. The FSC Project will not involve the permanent displacement of any residences or businesses, and any disruptions of local residential use will be of short duration and fully mitigated.

Revenues from construction employment, as well as local expenditures by both the construction companies (for locally available construction materials) and non-local construction workers (for temporary housing, food, and entertainment) may benefit the local economy.

FSC Project impacts are further discussed below with respect to population, employment, housing, displacement of residences and businesses, economy and tax revenues, public services, transportation, property values, and environmental justice.

5.3.1 Population and Employment

5.3.1.1 Construction

Construction of the project is currently scheduled to occur between March of 2016 and May of 2017 and final reclamation activities will occur after pipe installation. Construction will temporarily increase the population in the general vicinity of the FSC Project area to a very limited degree. Over the construction period there will be an average of 350 construction workers distributed in one or more construction spreads along the pipeline route. During the peak period, estimated to extend from July of 2016 through March of 2017, there will be approximately 500 workers each day. This temporary work force is unlikely to be located in a single county, but be distributed along the pipeline route. In addition to workers directly employed on the FSC Project, the Project is anticipated to indirectly create 285 jobs (in addition to the 500 direct employment construction jobs) spread throughout the FSC Project counties as

the result of construction worker spending and the purchase of goods and services for pipeline construction (Fishkind & Associates, 2014).

5.3.1.2 Operation

The addition of approximately 13 full-time workers for operation and maintenance ("O&M") of the FSC Project facilities will not have a discernable effect on population levels or employment levels within the counties along the FSC Project.

5.3.2 Housing

5.3.2.1 Construction

Given the short-term nature of pipeline construction, non-local construction workers are not expected to relocate their families to the FSC Project area, but are expected to be housed in area hotels/motels, campgrounds, RV parks, and short-term rentals. As indicated on Table 5.2-3, in addition to the hotels/motels, campgrounds and RV parks, vacancy rates for housing in counties in the FSC Project area are sufficient to house the non-local labor force without displacing residents or seasonal visitors.

5.3.2.2 Operation

The addition of approximately 13 full-time workers for O&M of the FSC Project facilities will have a negligible effect on housing given the available amount of housing stock in the area.

5.3.3 Displacement of Residences or Businesses

FSC does not anticipate either temporary or permanent displacement of any residences or businesses as the result of FSC Project construction or operation.

5.3.4 Economy and Tax Revenues

5.3.4.1 Construction

FSC will encourage its Contractor to use reasonable efforts to use local labor and other resources when possible and cost effective. These local hires may include surveyors, welders, equipment operators, administrative support, and general laborers.

With an average of approximately 350 workers active per day over the expected 420-day construction period, direct wages associated with FSC Project construction are anticipated to amount to more than $71 million dollars. In addition to the wages paid for FSC construction workers, wages for jobs created indirectly as the result of FSC Project construction are anticipated to amount to approximately $69 million (Fishkind & Associates, 2014 – see Appendix 5A).

FSC also anticipates that money will be spent locally on the purchase/rental of equipment and purchase of materials and supplies such as stone, sand, concrete, fencing material, and bulk fuel. In addition to direct benefits to the entities that provide the needed materials, the state will derive indirect benefit from the taxes paid on these goods and services.

5.3.4.2 Operation

The addition of approximately 13 full-time workers for O&M of the FSC Project facilities will have a very small to negligible effect on the local economy and tax revenues. Over the 60-year lifetime of the project, FSC estimates that it will pay more than $299 million in state, local and county taxes. Estimates of new tax revenue to the municipalities and counties for project lifetime include: $123.7 million in Polk County, $56.0 million in Osceola County, $53.2 in Okeechobee County, $36.0 million in St. Lucie County, and $30.0 million in Martin County. (Fishkind & Associates, 2014 – see Appendix 5A).

5.3.5 Local Government Public Services

5.3.5.1 Construction

Primary impacts to public services will include temporary increases in demand for retail, recreation, and related services. Because non-local construction personnel are not expected to relocate their families to the counties along the FSC Project, there should be no increase in demand for family-oriented community services such as schools.

In the event of an accident, FSC could require police, fire, and medical services, depending on the type of emergency. FSC will require its contractors to have a Health and Safety Plan in place to minimize the potential for on-the-job accidents. The anticipated demand for police, fire, and medical services is not expected to exceed the existing capability of the infrastructure in the counties along the FSC Project, as these services are expected to be used only in emergencies.

5.3.5.2 Operation

The addition of approximately 13 full-time workers for O&M of the FSC Project facilities will have a negligible effect on public services since this is very small population increase in relation to existing population and capacity of services in the area.

5.3.6 Transportation and Traffic

5.3.6.1 Construction

Construction of the FSC Project will result in minor, short term impacts on the transportation system in the Project area. The decision to construct the FSC Project across public and private roadways, using either conventional open cut or road bore methods, will be based on site conditions and road opening permit requirements. Construction work in roadways will be scheduled so as to avoid commuter traffic and schedules for school buses to the greatest extent practicable. To minimize traffic delays at open-cut road crossings, FSC will establish detours before cutting these roads. If no reasonable detours are feasible, at least one traffic lane of the road will be left open, except for brief periods when road closure will be required to lay the pipeline. Appropriate traffic management and signage will be set up and necessary safety measures will be developed in compliance with applicable permits for work in public roadways. Arrangements will be made with local officials to have traffic safety personnel on hand during periods of construction. Provisions will be made for detours or otherwise to permit traffic flow.

In addition to the traffic impacts caused by the open-cut road crossings, the movement of construction equipment and materials and the daily commuting of employees to and from the construction work areas (“CWAs”) may also slightly increase traffic volumes, affecting the transportation system in the FSC Project area. Several construction-related trips will be made each day (to and from the job site) on each of the construction spreads. Approximately 90 deliveries (3 per day) to the contractor yard and pipe yards will occur each month during the construction period. This level of traffic will remain consistent throughout the construction period and will typically occur during the early morning hours and evening hours. Construction crews will commute to the CWAs in buses or cars. FSC anticipates that during the peak construction period, approximately 500 workers will be required each day. Approximately 250 workers may be conveyed to the worksites along the right-of-way on 25 buses, and the remaining 250 workers may utilize approximately 190 personal vehicles (assuming an average of 1.3 passengers per vehicle). The workers will be deployed in various locations along the route such that no single area will experience significant traffic impacts. The pipeline construction work is typically scheduled to take advantage of daylight hours such that for much of the construction period, construction activities will begin before peak commuting hours in the morning and end after peak evening commuting hours. Most workers therefore, will commute to and from the

construction right-of-way during off-peak hours. Some discrete activities (e.g. hydrostatic testing, horizontal directional drilling, tie-ins, purge and packing the pipeline facilities, etc.) may occur beyond these timeframes. Because construction will move sequentially along the pipeline route, traffic flow impacts that do arise will be temporary on any given section of roadway. Accordingly, FSC does not anticipate significant traffic impacts during construction.

To maintain safe conditions, FSC will require its construction contractors to ensure enforcement of local weight restrictions and limitations by its vehicles and to remove any soil that is left on the road surface by the crossing of construction equipment. When necessary for equipment to cross roads, mats or other appropriate measures (e.g., sweeping) will be used to reduce deposition of mud.

5.3.6.2 Operation

The addition of approximately 13 full-time workers for O&M of the FSC Project facilities will have a negligible effect on transportation and traffic.

5.3.7 Property Values

Property owners directly affected by the FSC Project will be compensated through the acquisition of the land rights needed by FSC for the construction and operation of Project facilities. Diskin et al. (2011) could "not identify a systematic relationship between proximity to [a] pipeline and sale price or value." In addition, a recent study by Gnarus Advisors LLC (2012) examined whether proximity to pipelines, with a focus on natural gas pipelines, has an effect on residential property values. The study contains a literature review specific to pipelines and property values, with a focus on actual sales data. The authors conclude that there is "no credible evidence based on actual sales data that proximity to pipelines reduces property values." Further, they found that "hypothetical surveys of actual or potential market participants should not be used as a substitute for the systematic analysis of market data, as they may overstate the effects, if any, of proximity to disamenities, including pipelines, on property values."

Currently available information does not support any firm conclusion with respect to the effects of natural gas pipelines on property values. The impact the pipeline may have on the value of a tract of land depends on many factors, including size, the values of adjacent properties, the presence of adjacent rights-of-way, the current value of the land, and the extent of development and other aspects of current land use. The acquisition of new right-of-way can impact property values crossed if it reduces available lot size/use of land, but all such landowners are compensated for the acquisition of new right-of-way. Moreover, FSC has designed the route to minimize such impacts by locating the pipeline adjacent to property lines (to the extent practicable), existing utility corridors and or nonutility corridors for approximately 79 percent of the route length.

5.3.8 Environmental Justice

The FSC Project crosses several census block groups where the minority population or low income population potentially qualifies as an Environmental Justice area. The FSC Project, however, will not result in disproportional negative impacts on the health, social conditions, or economic conditions of these minority or low income communities. The primary adverse impacts associated with the construction of the FSC Project will be the temporary noise, dust, and traffic impacts, none of which are considered significant given the temporary nature of the impacts and measures that will be implemented to minimize such impacts. These impacts will occur along the entire pipeline route and in areas with a variety of socioeconomic backgrounds, such that there is no disproportionate impact to minority or low income communities. In addition, the FSC

Project will bring economic benefits to the region via added tax revenues and jobs associated with construction and operation.

The FSC Project facilities will be designed, constructed, operated and maintained in accordance with or to exceed the U.S. Department of Transportation's ("USDOT") Minimum Federal Safety Standards in 49 CFR Part 192 as described in Resource Report 1 and Resource Report 11. These regulations, which are intended to protect the public and to prevent natural gas facility accidents and failures, apply to all areas along the proposed pipeline routes regardless of the presence or absence of minority or low-income populations. As discussed in Resource Report 11, none of the safety-related potential impacts associated with the FSC Project are considered significant, and the safety-related impacts are not considered to result in a disproportionately high and adverse effect on minority or low income populations.

A total of 32 census block groups are crossed by or within 0.25 mile of the FSC Project. The percentage of the population that lives below the poverty line in these census block groups ranges from 0 – 31.4%. Comparatively, for the State of Florida, 13.5% of households live below the poverty line. Of the 32 census block groups in the FSC Project area, 16 have poverty rates that are below the state of Florida poverty rate of 13.5% and 17 census block groups have poverty rates that are above this level. As the FSC Project crosses an almost equal percentage of areas with a poverty rate that is above and below the state poverty rate, it does not result in a disproportionately high adverse impact to low income areas. FSC Project impacts to low income areas, and all areas along the FSC Project route, will be minimized through use of FSC's Plan and Procedures, and the economic benefits noted will have positive impacts on the counties affected.

Several census block groups in the FSC Project area exceed the 50 percent minority threshold identified by Executive Order 12898. Specifically, there are seven census block groups (out of a total of 32 census block groups crossed by the FSC Project) that exceed this threshold. Of the seven census block groups crossed, five are crossed by the centerline and two are within ¼ mile of the centerline. Given this small area affected relative to the length of the whole line, and the USDOT standards (referenced above) that will be used in the construction, maintenance, and operation of the FSC Project, it is anticipated there will be no disproportionately high impact to the minority population within the counties crossed by the FSC Project. Project impacts to minority communities and counties along the FSC Project will be minimized through FSC's Plan and Procedures, and the economic benefits noted will have significant positive impacts on the counties affected.

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TABLES

Table 5.2-1

Existing Socioeconomic Conditions for the FSC Project Area in Florida by County

State, County Facility Name, Municipality	Population (2010) a/, b/	Population Density (Persons/sq. mi.) (2010) b/	Per Capita Income (2012) c/	Civilian Workforce (2012) c/	Unemployment Rate (percent)(2012) c/	Top Three Industries (2012) c/
Florida	18,801,310 a/	350.6	$26,451	9,270,826	11.3	E, R, P
36-inch Mainline						
Polk County	602,095	334.9	$21,674	274,329	11.9	E, R, A
Osceola County	268,685	202.4	$19,728	140,450	12.4	A, E, R
Okeechobee County	39,996	52.0	$17,899	16,903	13.7	E, AG, C
St. Lucie County	277,789	485.7	$23,062	129,938	15.6	E, R, C
Martin County	146,318	269.2	$34,522	66,107	12.5	E, R, P
Aboveground Facilities						
Martin Meter Station, Martin County	146,318	269.2	$34,522	66,107	12.5	E, R, P

Sources:
a/ U.S. Census Quickfacts http://quickfacts.census.gov/qfd/states/12000.html
b/ U.S. Census FactFinder http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml
c/ U.S. American Community Survey 2008 - 2012

Industries:
A – Arts, entertainment, and recreation, and accommodation and food services
AG – Agriculture, forestry, fishing and hunting, and mining
C - Construction
E – Educational services, and health care and social assistance
P – Professional, scientific, and management, and administrative and waste management services
R – Retail trade

Table 5.2-2

Socioeconomic Statistics for the FSC Project Counties

County	Median Household Income ($) (2012)a/	Persons below Poverty (percent) (2012)a/	Households Receiving Public Assistance (percent) (2012)a/	
			SNAP Benefits	Cash Public Assistance Income
Polk County	43,606	17.5	13.1	2.2
Osceola County	44,887	16.0	17.0	2.0
Okeechobee County	34,289	27.2	18.9	4.1
St. Lucie County	43,923	16.6	10.6	2.0
Martin County	50,573	12.5	6.6	1.2

Source:
a/ U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates. http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml

Table 5.2-3

Housing Statistics for the FSC Project Counties

State, County	Owner Occupied (percent) (2012) a/	Renter Occupied (percent) (2012) a/	Median Monthly Housing Costs ($) a/		For Seasonal or Occasional Use (2012) a/	Vacant Housing Units (2012) a/	Rental Vacancy Rate (percent) (2012) a/	Number of Hotels/ Campgrounds (2013) c/d/e/
			Owner Occupied (2012)b/	Renter Occupied (2012)				
Florida								
Polk County	70.9	29.1	1,300	868	28, 581	58,873	10.5	286
Osceola County	63.9	36.1	1,552	1,034	23,813	35,545	11.1	250
Okeechobee County	74.0	26.0	1,185	718	3,042	5,010	9.0	69
St. Lucie County	74.6	25.4	1,490	1,016	19,970	32,220	16.3	9
Martin County	77.2	22.8	1,779	955	13,358	18,475	11.9	63

Sources:
a/ U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates. http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml
b/ For Units with mortgage.
c/ Hotels and Motels. 2013. http://www.hotelmotels.info/
d/ RV Park Directory: http://www.rvparkstore.com/
e/ Some campgrounds and/or parks contained over 100 sites available for lodging purposes.

FLORIDA SOUTHEAST CONNECTION™

APPENDIX 5A

Fiscal and Economic Benefits of the Proposed FSC Natural Gas Pipeline

The Fiscal & Economic Benefits of the Proposed Florida Southeast Connection Natural Gas Pipeline

May 12, 2014

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Florida Southeast Connection, LLC, is developing a natural gas pipeline that will involve a capital investment of $537.3 million across five Florida counties: Polk, Osceola, Okeechobee, St. Lucie and Martin. Fishkind & Associates, Inc. was asked to calculate this investment's fiscal and economic benefits.

The pipeline will generate significant tax revenue for state and local taxing authorities over its 60-year useful life. Chart S-1 breaks projected property tax revenue down by county. This revenue goes to a variety of entities including county governments and local school districts. The total tax revenue in all Florida jurisdictions is projected at $327.3 million over 60 years.

Chart S-1. Property Taxes Generated in Each County ($Millions)

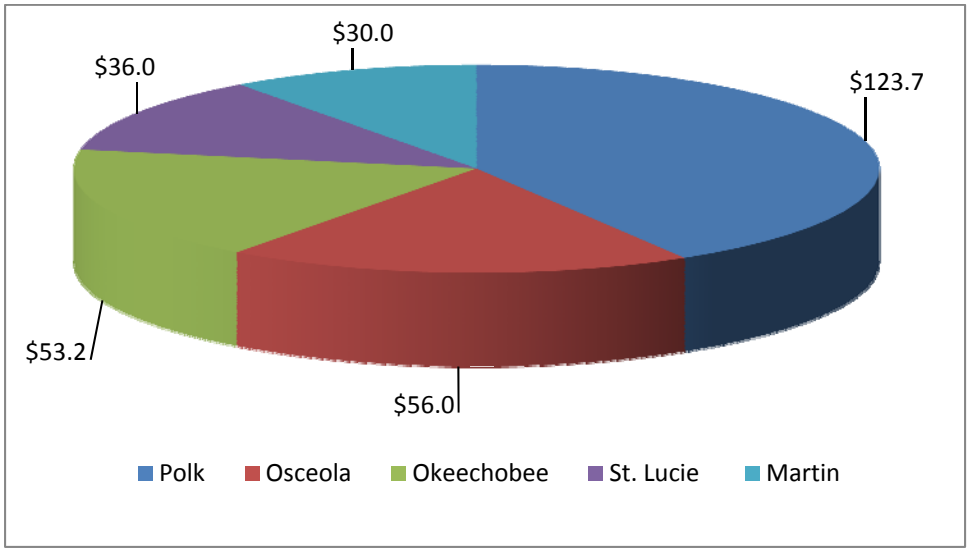
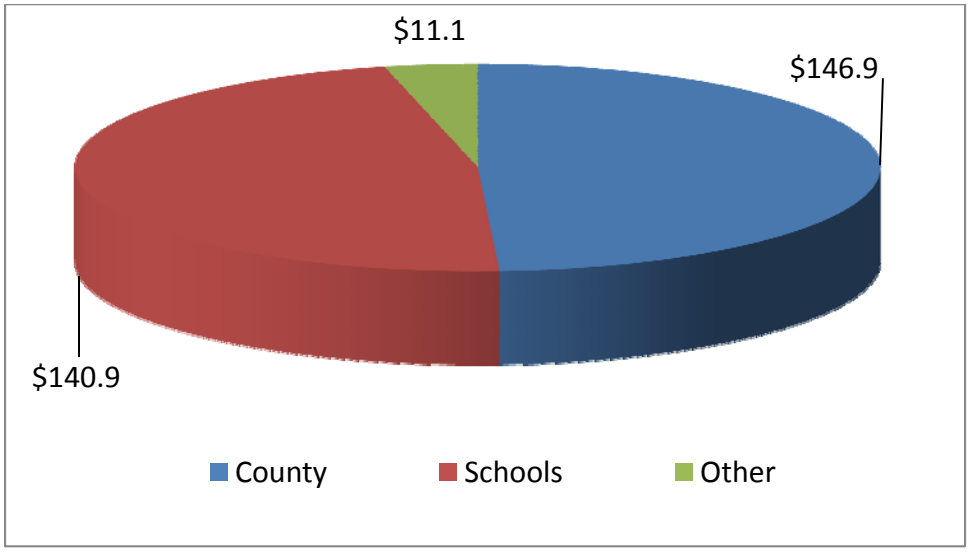


Chart S-2. Tax Revenue Generated By Authority ($Millions)

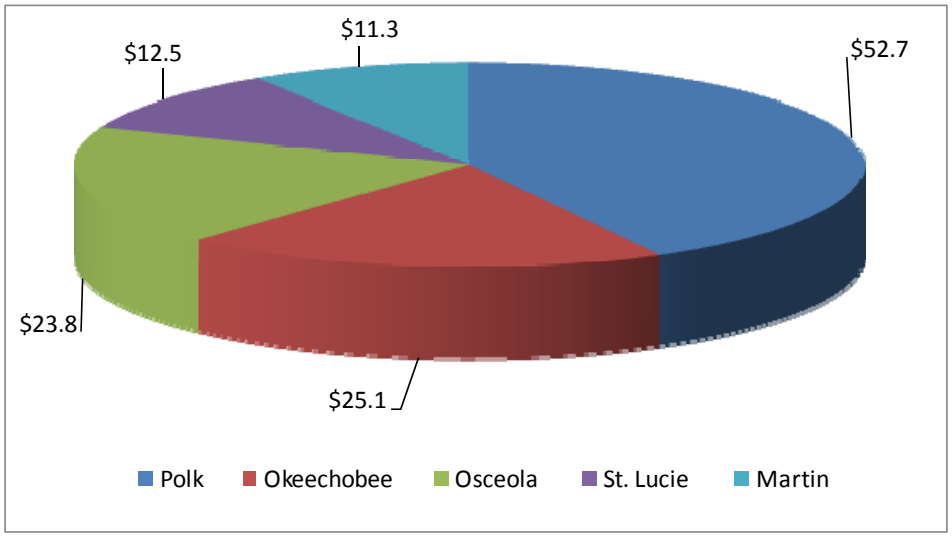


In addition to the fiscal benefits of the project, construction of the pipeline will generate sizeable economic benefits.

Table S-3. Total Economic Impact of Pipeline's Construction – Florida

Direct & Indirect Employees	**1,076**
Direct Employees	*500*
Indirect Employees	*576*
Direct & Indirect Output	**$598,556,371**
Direct Output	*$267,750,557*
Indirect Output	*$330,805,814*
Direct & Indirect Wages	**$141,529,578**
Direct Wages	$71,846,072
Indirect Wages	*$69,683,506*

Table S-4. Economic Output by County for Pipeline's Construction



1.0 Introduction

Florida Southeast Connection ("Client") is planning to develop a natural gas pipeline in Florida. The pipeline will run through the following counties: Polk, Osceola, Okeechobee, St. Lucie, and Martin. The capital investment required for a pipeline of this magnitude is $537.3 million. Fishkind & Associates, Inc. was asked to calculate the fiscal and economic benefits of the pipeline to the various affected jurisdictions.

2.0 Fiscal Impacts of the Pipeline

The first step in calculating the fiscal impacts of the onshore pipeline is to determine the value of the pipeline infrastructure that will be installed in each county. There is a total of $537.3 million worth of infrastructure being installed for the pipeline. To calculate the value of the pipeline for each county, the percentage of the total miles of pipeline for that jurisdiction is applied to the overall value of the pipeline. Table 1 shows the total value of pipeline installed in each county.

Table 1. Total Value of Pipeline Installed in Each County

County	Percentage	Tax Value
Polk	42%	$223,787,693
Okeechobee	20%	$105,790,546
Osceola	19%	$104,052,801
St. Lucie	10%	$53,997,258
Martin	9%	$49,631,702
Total	100%	$537,260,000

The appropriate methodology for calculating the taxable value of the pipeline is to first calculate the replacement cost. Since this is a new pipeline, the replacement cost is equal to the installed cost as of year 1. Next, the pipeline must be depreciated over time to accurately reflect its decreased value as it stated lifetime is used up. Straight line depreciation is used for this analysis and depreciated values were provided by Florida Southeast Connection. Finally, a residual value must be chosen since the pipeline will still have a certain amount of worth even at the end of its useful life. For this analysis, a 20% residual value was chosen by Florida Southeast Connection. Table 2 shows these calculations.

Table 2. Depreciation of the Pipeline

Total Cost	$537,260,000
Useful Life in Years	60
Residual Value @ 20%	$107,452,000
Annual Depreciation	$7,163,467

Significant property taxes are generated in each of the five counties through which the pipeline runs. Property taxes are generated for a variety of taxing authorities including county governments, school districts, water management districts, navigational districts, children's services districts, etc. Table 3 shows the total property taxes generated for each county over the pipeline's 60-year operating life.

Table 3. Total Property Taxes Generated in Each County for all Taxing Authorities over the 60-Year Useful Life of Pipeline

County	Property Taxes
Polk	$123,709,917
Osceola	$55,993,151
Okeechobee	$53,234,061
St. Lucie	$36,047,591
Martin	$29,960,953
Total	$298,945,674

Finally, property taxes for each county are broken down into their various taxing authorities and displayed in Table 4 through Table 8. Taxes listed under the heading 'County' include MSTU's, mosquito control, erosion districts, debt millages, etc. The net present value ("NPV") is calculated using a 60-year lifetime and a discount rate of 8.35%.

Table 4. Polk County Property Taxes

Polk	Millage	Total Taxes	NPV Taxes
County	7.5993	$60,542,422	$16,838,609
Schools	7.547	$60,125,756	$16,722,722
Water Management District	0.3818	$3,041,740	$845,996
Total	15.5281	$123,709,917	$34,407,327

Table 5. Osceola County Property Taxes

Osceola	Millage	Total Taxes	NPV Taxes
County	7.1958	$26,655,256	$7,413,602
Schools	7.509	$27,815,436	$7,736,282
Water Management District	0.411	$1,522,459	$423,440
Total	15.1158	$55,993,151	$15,573,324

Table 6. Okeechobee County Property Taxes

Okeechobee	Millage	Total Taxes	NPV Taxes
County	5.5357	$20,848,240	$5,798,502
Schools	7.712	$29,044,498	$8,078,120
Water Management District	0.624	$2,350,074	$653,624
Children's Council	0.2632	$991,249	$275,695
Total	14.1349	$53,234,061	$14,805,941

Table 7. St. Lucie County Property Taxes

St. Lucie	Millage	Total Taxes	NPV Taxes
County	12.0626	$23,187,965	$6,449,248
Schools	5.757	$11,066,695	$3,077,970
Water Management District	0.411	$790,066	$219,740
FL Inland Navigational District	0.0345	$66,319	$18,445
Children's Council	0.4872	$936,546	$260,481
Total	18.7523	$36,047,591	$10,025,884

Table 8. Martin County Property Taxes

Martin	Millage	Total Taxes	NPV Taxes
County	8.8641	$15,661,877	$4,356,024
Schools	7.278	$12,859,415	$3,576,578
Water Management District	0.411	$726,191	$201,975
FL Inland Navigational District	0.0345	$60,958	$16,954
Children's Council	0.3693	$652,512	$181,483
Total	16.9569	$29,960,953	$8,333,013

3.0 Economic Impacts of the Pipeline's Construction

3.1 Construction Costs

Construction of the pipeline requires an enormous amount of construction labor, managers, engineering, materials, equipment and logistics. The economic impacts of a $537.3 million construction project are quite large and are felt at both the state and county level.

For the statewide economic impacts, the entire pipeline system was analyzed. Table 9 displays the total costs of constructing and installing the pipeline provided by Florida Southeast Connection.

Table 9. Total Pipeline Costs

Category	Cost
Construction	$218,139,514
Construction Management	$9,943,255
Materials	$146,525,188
Land	$83,207,010
Engineering and Management	$20,805,185
Other	$58,639,848
Total:	$537,260,000

Construction and construction management can be further broken down into its major components. The total of these two categories is $228.1 million. Table 10 shows the subcategories that comprise the labor and management portion of the total pipeline cost.

Table 10. Construction Labor and Management Cost Breakdown

Category	Percent of Total	Cost
Labor	45%	$102,637,246
Equipment	30%	$68,424,831
Consumables	10%	$22,808,277
G&A	15%	$34,212,415
Total	100%	$228,082,769

3.2 Direct Economic Impact Calculations – State of Florida

Direct economic output is a function of construction spending in the state of Florida. Unfortunately, the number of companies capable of producing a

pipeline is very limited in Florida. After speaking with Florida Southeast Connection, it was determined that 50% of the construction materials would be purchased in the state. Land was not used due to its preexisting condition. While the land may increase slightly in value due to ROW and other entitlements, it is insignificant relative to the overall magnitude of the project. It is assumed that 50% of the engineering and management of the project would be done in Florida. A full 100% of equipment, consumables, G&A, and other expenses would impact Florida and the counties in which the pipeline is constructed. Table 11 shows this information.

Table 11. Pipeline Costs Applicable for Florida Economic Impacts

Category	Costs
Materials	$73,262,594
Equipment	$68,424,831
Consumables	$22,808,277
G&A	$34,212,415
Engineering and Management	$10,402,593
Other	$58,639,848
Total	$267,750,557

Construction employees and their wages are the other two indicators of direct economic impact. Per Florida Southeast Connection, 500 peak construction employees are required to install the pipeline. Table 10 showed the total labor bill to be $102.6 million. Florida Southeast Connection states that 70% of this total labor bill finds its way into the pockets of the employees in the form of wages. It is assumed that the other 30% is consumed in the form of insurance, medical, retirement or other non wage forms of labor expenditures. Table 12 details the total direct economic impacts generated from the pipeline's construction.

Table 12. Direct Economic Impacts from Pipeline's Construction – State of Florida

Direct Employees	500
Direct Output	$267,750,557
Direct Wages	$71,846,072

3.3 Indirect Economic Impact Calculations – State of Florida

Indirect economic impacts accrue from the spending generated from the direct economic impacts. For example, additional construction workers will

spend a portion of their wages in the local economy. This spending will increase sales at many area businesses such as retail stores, grocery stores, restaurants, gas stations, etc. In addition, construction spending on items such as engineering and equipment creates additional wealth in the state that in turn generates a further economic stimulus through the churning of those dollars through in the economy.

To calculate the indirect economic impacts, construction multipliers are obtained from the United States Bureau of Economic Analysis. These RIMS II multipliers, as they are called, are calculated for the nation, states, counties and some cities. The multipliers explain the indirect actions of direct economic stimulus. In this case, we have used the construction multipliers for Florida in order to calculate the indirect economic impacts of the pipeline. Table 13 lists the multipliers used.

Table 13. Florida RIMS II Construction Multipliers

Category	Multiplier
Output	2.2355
Jobs	2.1514
Earnings	1.9699

Table 14 displays the overall total economic impact on the State of Florida, which includes both the direct and indirect impacts of the pipeline's construction.

Table 14. Total Economic Impact of Pipeline's Construction – State of Florida

Direct & Indirect Employees	1,076
Direct & Indirect Output	$598,556,371
Direct & Indirect Wages	$141,529,578

Clearly, the construction of this natural gas pipeline generates an enormous economic impact for Florida.

3.4 Economic Impacts at the County Level

In addition to the economic impact at the state level, the direct and indirect economic benefits to each of the five counties where the pipeline will be constructed were analyzed. The methodology for calculating the indirect economic impacts at the county level is similar to the state calculations except at the county level we are particularly interested in the construction and construction management expenditures as they will be direct

expenditures for each county. Items such as engineering and materials may be obtained or performed elsewhere in the state and not be a direct expenditure for the counties in which the pipeline is being constructed. Table 15 displays the total direct output to be split between the counties based upon each county's percentage of the total construction and construction management costs that were previously displayed in Table 10.

Table 15. Direct Output for Construction & Construction Management

Category	Cost
Equipment	$68,424,831
Consumables	$22,808,277
G&A	$34,212,415
Total	$125,445,523

Table 16 lists each county's share of the total direct output displayed in Table 15 which involves only the construction and construction management aspect of the project.

Table 16. Each County's Share of Direct Output for Pipeline Construction

County	Percentage	Output
Polk	42%	$52,766,768
Okeechobee	20%	$25,089,105
Osceola	19%	$23,834,649
St. Lucie	10%	$12,942,792
Martin	9%	$10,951,593
Total	100%	$125,584,907

The calculations for direct employees were also figured based upon the relationship between each county's share of the overall capital cost of the pipeline. Table 17 lists the number of direct construction employees for each county as a share of the peak employment of 500 jobs.

Table 17. Direct Construction Jobs in Each County

County	Percentage	Jobs
Polk	42%	210
Okeechobee	20%	100
Osceola	19%	95
St. Lucie	10%	50
Martin	9%	45
Total	100%	500

The local direct earnings of $71.8 million (listed in Table 12) for construction and construction management were split between each county based on their percentage cost of the overall pipeline. These wages are extremely important to the local economy in that the hundreds of construction workers that will temporarily occupy each county will provide an economic stimulus to each area. These impacts are important for all counties, but are of especially high significance to the rural or smaller counties in which the pipeline will be constructed. Retail shops, grocery stores, hotels, restaurants, and entertainment establishments will see new money spent in their places of business. Table 18 displays this information.

Table 18. Direct Construction Earnings for Each County

County	Percentage	Earnings
Polk	42%	$30,175,350
Okeechobee	20%	$14,369,214
Osceola	19%	$13,650,754
St. Lucie	10%	$7,184,607
Martin	9%	$6,466,147
Total	100%	71,846,072

The RIMS II multipliers for construction activity were applied for each county to calculate the total direct and indirect economic impacts of the pipeline's construction. Table 19 lists these multipliers for each county.

Table 19. County Economic Multipliers for Construction

County	Output	Jobs	Earnings
Polk	1.8269	1.7055	1.6227
Osceola	1.5046	1.5383	1.4435
Okeechobee	1.3628	1.3442	1.2741
St. Lucie	1.6161	1.6105	1.4745
Martin	1.4987	1.4769	1.3904

Finally, Tables 20 through 24 display the total direct and indirect economic impacts for each county due to the pipeline's construction.

Table 20. Polk County Total Economic Impact

Total Employment	358
Total Earnings	$48,965,541
Total Output	$96,254,099

Table 21. Osceola County Total Economic Impact

Total Employment	146
Total Earnings	$19,704,863
Total Output	$35,861,613

Table 22. Okeechobee County Total Economic Impact

Total Employment	134
Total Earnings	$18,307,816
Total Output	$34,191,432

Table 23. St. Lucie County Total Economic Impact

Total Employment	81
Total Earnings	$10,593,703
Total Output	$20,273,251

Table 24. Martin County Total Economic Impact

Total Employment	66
Total Earnings	$8,990,530
Total Output	$16,920,468

Please see Appendix A and Appendix B for a complete look at the annual taxable property value of the pipeline and annual property taxes accruing to local taxing authorities over the 60-year lifetime of the pipeline.

Appendix A – Tax Values for Each County

	Year 1	Year 2	Year 3	Year 4
Polk				
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$2,983,836	$5,967,672	$8,951,508	$11,935,344
Total Taxable Value	$220,803,857	$217,820,021	$214,836,186	$211,852,350
Osceola				
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$1,387,371	$2,774,741	$4,162,112	$5,549,483
Total Taxable Value	$102,665,430	$101,278,059	$99,890,689	$98,503,318
Okeechobee				
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$1,410,541	$2,821,081	$4,231,622	$5,642,162
Total Taxable Value	$104,380,005	$102,969,465	$101,558,924	$100,148,383
St. Lucie				
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$719,963	$1,439,927	$2,159,890	$2,879,854
Total Taxable Value	$53,277,294	$52,557,331	$51,837,367	$51,117,404
Martin				
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$661,756	$1,323,512	$1,985,268	$2,647,024
Total Taxable Value	$48,969,946	$48,308,190	$47,646,434	$46,984,678

	Year 5	Year 6	Year 7	Year 8
Polk				
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$14,919,180	$17,903,015	$20,886,851	$23,870,687
Total Taxable Value	$208,868,514	$205,884,678	$202,900,842	$199,917,006
Osceola				
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$6,936,853	$8,324,224	$9,711,595	$11,098,965
Total Taxable Value	$97,115,947	$95,728,577	$94,341,206	$92,953,835
Okeechobee				
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$7,052,703	$8,463,244	$9,873,784	$11,284,325
Total Taxable Value	$98,737,843	$97,327,302	$95,916,762	$94,506,221
St. Lucie				
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$3,599,817	$4,319,781	$5,039,744	$5,759,707
Total Taxable Value	$50,397,441	$49,677,477	$48,957,514	$48,237,550
Martin				
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$3,308,780	$3,970,536	$4,632,292	$5,294,048
Total Taxable Value	$46,322,922	$45,661,166	$44,999,410	$44,337,654

	Year 9	Year 10	Year 11	Year 12
Polk				
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$26,854,523	$29,838,359	$32,822,195	$35,806,031
Total Taxable Value	$196,933,170	$193,949,334	$190,965,498	$187,981,662
Osceola				
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$12,486,336	$13,873,707	$15,261,077	$16,648,448
Total Taxable Value	$91,566,464	$90,179,094	$88,791,723	$87,404,352
Okeechobee				
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$12,694,866	$14,105,406	$15,515,947	$16,926,487
Total Taxable Value	$93,095,680	$91,685,140	$90,274,599	$88,864,059
St. Lucie				
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$6,479,671	$7,199,634	$7,919,598	$8,639,561
Total Taxable Value	$47,517,587	$46,797,623	$46,077,660	$45,357,697
Martin				
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$5,955,804	$6,617,560	$7,279,316	$7,941,072
Total Taxable Value	$43,675,898	$43,014,142	$42,352,386	$41,690,630

	Year 13	Year 14	Year 15	Year 16
Polk				
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$38,789,867	$41,773,703	$44,757,539	$47,741,375
Total Taxable Value	$184,997,826	$182,013,991	$179,030,155	$176,046,319
Osceola				
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$18,035,819	$19,423,189	$20,810,560	$22,197,931
Total Taxable Value	$86,016,982	$84,629,611	$83,242,240	$81,854,870
Okeechobee				
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$18,337,028	$19,747,569	$21,158,109	$22,568,650
Total Taxable Value	$87,453,518	$86,042,977	$84,632,437	$83,221,896
St. Lucie				
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$9,359,525	$10,079,488	$10,799,452	$11,519,415
Total Taxable Value	$44,637,733	$43,917,770	$43,197,806	$42,477,843
Martin				
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$8,602,828	$9,264,584	$9,926,340	$10,588,097
Total Taxable Value	$41,028,874	$40,367,118	$39,705,362	$39,043,606

	Year 17	Year 18	Year 19	Year 20
Polk				
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$50,725,210	$53,709,046	$56,692,882	$59,676,718
Total Taxable Value	$173,062,483	$170,078,647	$167,094,811	$164,110,975
Osceola				
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$23,585,301	$24,972,672	$26,360,043	$27,747,413
Total Taxable Value	$80,467,499	$79,080,128	$77,692,758	$76,305,387
Okeechobee				
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$23,979,190	$25,389,731	$26,800,272	$28,210,812
Total Taxable Value	$81,811,356	$80,400,815	$78,990,274	$77,579,734
St. Lucie				
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$12,239,378	$12,959,342	$13,679,305	$14,399,269
Total Taxable Value	$41,757,879	$41,037,916	$40,317,952	$39,597,989
Martin				
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$11,249,853	$11,911,609	$12,573,365	$13,235,121
Total Taxable Value	$38,381,850	$37,720,094	$37,058,338	$36,396,582

	Year 21	Year 22	Year 23	Year 24
Polk				
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$62,660,554	$65,644,390	$68,628,226	$71,612,062
Total Taxable Value	$161,127,139	$158,143,303	$155,159,467	$152,175,631
Osceola				
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$29,134,784	$30,522,155	$31,909,526	$33,296,896
Total Taxable Value	$74,918,016	$73,530,646	$72,143,275	$70,755,904
Okeechobee				
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$29,621,353	$31,031,893	$32,442,434	$33,852,975
Total Taxable Value	$76,169,193	$74,758,652	$73,348,112	$71,937,571
St. Lucie				
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$15,119,232	$15,839,196	$16,559,159	$17,279,122
Total Taxable Value	$38,878,026	$38,158,062	$37,438,099	$36,718,135
Martin				
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$13,896,877	$14,558,633	$15,220,389	$15,882,145
Total Taxable Value	$35,734,826	$35,073,070	$34,411,314	$33,749,558

	Year 25	Year 26	Year 27	Year 28
Polk				
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$74,595,898	$77,579,734	$80,563,570	$83,547,405
Total Taxable Value	$149,191,796	$146,207,960	$143,224,124	$140,240,288
Osceola				
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$34,684,267	$36,071,638	$37,459,008	$38,846,379
Total Taxable Value	$69,368,534	$67,981,163	$66,593,792	$65,206,422
Okeechobee				
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$35,263,515	$36,674,056	$38,084,597	$39,495,137
Total Taxable Value	$70,527,031	$69,116,490	$67,705,949	$66,295,409
St. Lucie				
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$17,999,086	$18,719,049	$19,439,013	$20,158,976
Total Taxable Value	$35,998,172	$35,278,208	$34,558,245	$33,838,282
Martin				
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$16,543,901	$17,205,657	$17,867,413	$18,529,169
Total Taxable Value	$33,087,802	$32,426,046	$31,764,290	$31,102,534

	Year 29	Year 30	Year 31	Year 32
Polk				
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$86,531,241	$89,515,077	$92,498,913	$95,482,749
Total Taxable Value	$137,256,452	$134,272,616	$131,288,780	$128,304,944
Osceola				
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$40,233,750	$41,621,120	$43,008,491	$44,395,862
Total Taxable Value	$63,819,051	$62,431,680	$61,044,310	$59,656,939
Okeechobee				
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$40,905,678	$42,316,218	$43,726,759	$45,137,300
Total Taxable Value	$64,884,868	$63,474,328	$62,063,787	$60,653,246
St. Lucie				
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$20,878,940	$21,598,903	$22,318,867	$23,038,830
Total Taxable Value	$33,118,318	$32,398,355	$31,678,391	$30,958,428
Martin				
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$19,190,925	$19,852,681	$20,514,437	$21,176,193
Total Taxable Value	$30,440,777	$29,779,021	$29,117,265	$28,455,509

	Year 33	Year 34	Year 35	Year 36
Polk				
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$98,466,585	$101,450,421	$104,434,257	$107,418,093
Total Taxable Value	$125,321,108	$122,337,272	$119,353,436	$116,369,601
Osceola				
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$45,783,232	$47,170,603	$48,557,974	$49,945,344
Total Taxable Value	$58,269,568	$56,882,198	$55,494,827	$54,107,456
Okeechobee				
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$46,547,840	$47,958,381	$49,368,921	$50,779,462
Total Taxable Value	$59,242,706	$57,832,165	$56,421,624	$55,011,084
St. Lucie				
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$23,758,793	$24,478,757	$25,198,720	$25,918,684
Total Taxable Value	$30,238,464	$29,518,501	$28,798,537	$28,078,574
Martin				
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$21,837,949	$22,499,705	$23,161,461	$23,823,217
Total Taxable Value	$27,793,753	$27,131,997	$26,470,241	$25,808,485

	Year 37	Year 38	Year 39	Year 40
Polk				
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$110,401,929	$113,385,765	$116,369,601	$119,353,436
Total Taxable Value	$113,385,765	$110,401,929	$107,418,093	$104,434,257
Osceola				
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$51,332,715	$52,720,086	$54,107,456	$55,494,827
Total Taxable Value	$52,720,086	$51,332,715	$49,945,344	$48,557,974
Okeechobee				
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$52,190,003	$53,600,543	$55,011,084	$56,421,624
Total Taxable Value	$53,600,543	$52,190,003	$50,779,462	$49,368,921
St. Lucie				
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$26,638,647	$27,358,611	$28,078,574	$28,798,537
Total Taxable Value	$27,358,611	$26,638,647	$25,918,684	$25,198,720
Martin				
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$24,484,973	$25,146,729	$25,808,485	$26,470,241
Total Taxable Value	$25,146,729	$24,484,973	$23,823,217	$23,161,461

	Year 41	Year 42	Year 43	Year 44	Year 45
Polk					
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$122,337,272	$125,321,108	$128,304,944	$131,288,780	$134,272,616
Total Taxable Value	$101,450,421	$98,466,585	$95,482,749	$92,498,913	$89,515,077
Osceola					
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$56,882,198	$58,269,568	$59,656,939	$61,044,310	$62,431,680
Total Taxable Value	$47,170,603	$45,783,232	$44,395,862	$43,008,491	$41,621,120
Okeechobee					
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$57,832,165	$59,242,706	$60,653,246	$62,063,787	$63,474,328
Total Taxable Value	$47,958,381	$46,547,840	$45,137,300	$43,726,759	$42,316,218
St. Lucie					
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$29,518,501	$30,238,464	$30,958,428	$31,678,391	$32,398,355
Total Taxable Value	$24,478,757	$23,758,793	$23,038,830	$22,318,867	$21,598,903
Martin					
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$27,131,997	$27,793,753	$28,455,509	$29,117,265	$29,779,021
Total Taxable Value	$22,499,705	$21,837,949	$21,176,193	$20,514,437	$19,852,681

	Year 46	Year 47	Year 48	Year 49	Year 50
Polk					
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$137,256,452	$140,240,288	$143,224,124	$146,207,960	$149,191,796
Total Taxable Value	$86,531,241	$83,547,405	$80,563,570	$77,579,734	$74,595,898
Osceola					
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$63,819,051	$65,206,422	$66,593,792	$67,981,163	$69,368,534
Total Taxable Value	$40,233,750	$38,846,379	$37,459,008	$36,071,638	$34,684,267
Okeechobee					
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$64,884,868	$66,295,409	$67,705,949	$69,116,490	$70,527,031
Total Taxable Value	$40,905,678	$39,495,137	$38,084,597	$36,674,056	$35,263,515
St. Lucie					
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$33,118,318	$33,838,282	$34,558,245	$35,278,208	$35,998,172
Total Taxable Value	$20,878,940	$20,158,976	$19,439,013	$18,719,049	$17,999,086
Martin					
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$30,440,777	$31,102,534	$31,764,290	$32,426,046	$33,087,802
Total Taxable Value	$19,190,925	$18,529,169	$17,867,413	$17,205,657	$16,543,901

	Year 51	Year 52	Year 53	Year 54	Year 55
Polk					
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$152,175,631	$155,159,467	$158,143,303	$161,127,139	$164,110,975
Total Taxable Value	$71,612,062	$68,628,226	$65,644,390	$62,660,554	$59,676,718
Osceola					
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$70,755,904	$72,143,275	$73,530,646	$74,918,016	$76,305,387
Total Taxable Value	$33,296,896	$31,909,526	$30,522,155	$29,134,784	$27,747,413
Okeechobee					
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$71,937,571	$73,348,112	$74,758,652	$76,169,193	$77,579,734
Total Taxable Value	$33,852,975	$32,442,434	$31,031,893	$29,621,353	$28,210,812
St. Lucie					
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$36,718,135	$37,438,099	$38,158,062	$38,878,026	$39,597,989
Total Taxable Value	$17,279,122	$16,559,159	$15,839,196	$15,119,232	$14,399,269
Martin					
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$33,749,558	$34,411,314	$35,073,070	$35,734,826	$36,396,582
Total Taxable Value	$15,882,145	$15,220,389	$14,558,633	$13,896,877	$13,235,121

	Year 56	Year 57	Year 58	Year 59	Year 60
Polk					
Natural Gas Pipeline Total Cost	$223,787,693	$223,787,693	$223,787,693	$223,787,693	$223,787,693
Depreciation	$167,094,811	$170,078,647	$173,062,483	$176,046,319	$179,030,155
Total Taxable Value	$56,692,882	$53,709,046	$50,725,210	$47,741,375	$44,757,539
Osceola					
Natural Gas Pipeline Total Cost	$104,052,801	$104,052,801	$104,052,801	$104,052,801	$104,052,801
Depreciation	$77,692,758	$79,080,128	$80,467,499	$81,854,870	$83,242,240
Total Taxable Value	$26,360,043	$24,972,672	$23,585,301	$22,197,931	$20,810,560
Okeechobee					
Natural Gas Pipeline Total Cost	$105,790,546	$105,790,546	$105,790,546	$105,790,546	$105,790,546
Depreciation	$78,990,274	$80,400,815	$81,811,356	$83,221,896	$84,632,437
Total Taxable Value	$26,800,272	$25,389,731	$23,979,190	$22,568,650	$21,158,109
St. Lucie					
Natural Gas Pipeline Total Cost	$53,997,258	$53,997,258	$53,997,258	$53,997,258	$53,997,258
Depreciation	$40,317,952	$41,037,916	$41,757,879	$42,477,843	$43,197,806
Total Taxable Value	$13,679,305	$12,959,342	$12,239,378	$11,519,415	$10,799,452
Martin					
Natural Gas Pipeline Total Cost	$49,631,702	$49,631,702	$49,631,702	$49,631,702	$49,631,702
Depreciation	$37,058,338	$37,720,094	$38,381,850	$39,043,606	$39,705,362
Total Taxable Value	$12,573,365	$11,911,609	$11,249,853	$10,588,097	$9,926,340

Appendix B – Tax Revenues for Each County

Polk	2014 Rates Millage	Total Taxes	NPV Taxes	Year 1	Year 2
County	7.5993	$60,542,422	$16,838,609	$1,677,955	$1,655,280
Schools	7.547	$60,125,756	$16,722,722	$1,666,407	$1,643,888
Water Management District	0.3818	$3,041,740	$845,996	$84,303	$83,164
Total	15.5281	$123,709,917	$34,407,327	$3,428,664	$3,382,331
Osceola					
County	7.1958	$26,655,256	$7,413,602	$738,760	$728,777
Schools	7.509	$27,815,436	$7,736,282	$770,915	$760,497
Water Management District	0.411	$1,522,459	$423,440	$42,195	$41,625
Total	15.1158	$55,993,151	$15,573,324	$1,551,870	$1,530,899
Okeechobee					
County	5.5357	$20,848,240	$5,798,502	$577,816	$570,008
Schools	7.712	$29,044,498	$8,078,120	$804,979	$794,101
Water Management District	0.624	$2,350,074	$653,624	$65,133	$64,253
Children's Council	0.2632	$991,249	$275,695	$27,473	$27,102
Total	14.1349	$53,234,061	$14,805,941	$1,475,401	$1,455,463
St. Lucie					
County	12.0626	$23,187,965	$6,449,248	$642,663	$633,978
Schools	5.757	$11,066,695	$3,077,970	$306,717	$302,573
Water Management District	0.411	$790,066	$219,740	$21,897	$21,601
FL Inland Navigational District	0.0345	$66,319	$18,445	$1,838	$1,813
Children's Council	0.4872	$936,546	$260,481	$25,957	$25,606
Total	18.7523	$36,047,591	$10,025,884	$999,072	$985,571
Martin					
County	8.8641	$15,661,877	$4,356,024	$434,075	$428,209
Schools	7.278	$12,859,415	$3,576,578	$356,403	$351,587
Water Management District	0.411	$726,191	$201,975	$20,127	$19,855
FL Inland Navigational District	0.0345	$60,958	$16,954	$1,689	$1,667
Children's Council	0.3693	$652,512	$181,483	$18,085	$17,840
Total	16.9569	$29,960,953	$8,333,013	$830,378	$819,157

Polk	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
County	$1,632,605	$1,609,930	$1,587,254	$1,564,579	$1,541,904	$1,519,229
Schools	$1,621,369	$1,598,850	$1,576,331	$1,553,812	$1,531,293	$1,508,774
Water Management District	$82,024	$80,885	$79,746	$78,607	$77,468	$76,328
Total	$3,335,998	$3,289,664	$3,243,331	$3,196,998	$3,150,665	$3,104,331
Osceola						
County	$718,793	$708,810	$698,827	$688,844	$678,860	$668,877
Schools	$750,079	$739,661	$729,244	$718,826	$708,408	$697,990
Water Management District	$41,055	$40,485	$39,915	$39,344	$38,774	$38,204
Total	$1,509,928	$1,488,956	$1,467,985	$1,447,014	$1,426,043	$1,405,072
Okeechobee						
County	$562,200	$554,391	$546,583	$538,775	$530,966	$523,158
Schools	$783,222	$772,344	$761,466	$750,588	$739,710	$728,832
Water Management District	$63,373	$62,493	$61,612	$60,732	$59,852	$58,972
Children's Council	$26,730	$26,359	$25,988	$25,617	$25,245	$24,874
Total	$1,435,525	$1,415,587	$1,395,650	$1,375,712	$1,355,774	$1,335,836
St. Lucie						
County	$625,293	$616,609	$607,924	$599,240	$590,555	$581,870
Schools	$298,428	$294,283	$290,138	$285,993	$281,848	$277,704
Water Management District	$21,305	$21,009	$20,713	$20,417	$20,122	$19,826
FL Inland Navigational District	$1,788	$1,764	$1,739	$1,714	$1,689	$1,664
Children's Council	$25,255	$24,904	$24,554	$24,203	$23,852	$23,501
Total	$972,070	$958,569	$945,068	$931,567	$918,066	$904,565
Martin						
County	$422,343	$416,477	$410,611	$404,745	$398,879	$393,013
Schools	$346,771	$341,954	$337,138	$332,322	$327,506	$322,689
Water Management District	$19,583	$19,311	$19,039	$18,767	$18,495	$18,223
FL Inland Navigational District	$1,644	$1,621	$1,598	$1,575	$1,552	$1,530
Children's Council	$17,596	$17,351	$17,107	$16,863	$16,618	$16,374
Total	$807,936	$796,714	$785,493	$774,272	$763,050	$751,829

Polk	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
County	$1,496,554	$1,473,879	$1,451,204	$1,428,529	$1,405,854	$1,383,179
Schools	$1,486,255	$1,463,736	$1,441,217	$1,418,698	$1,396,179	$1,373,660
Water Management District	$75,189	$74,050	$72,911	$71,771	$70,632	$69,493
Total	$3,057,998	$3,011,665	$2,965,331	$2,918,998	$2,872,665	$2,826,331
Osceola						
County	$658,894	$648,911	$638,927	$628,944	$618,961	$608,978
Schools	$687,573	$677,155	$666,737	$656,319	$645,902	$635,484
Water Management District	$37,634	$37,064	$36,493	$35,923	$35,353	$34,783
Total	$1,384,100	$1,363,129	$1,342,158	$1,321,187	$1,300,215	$1,279,244
Okeechobee						
County	$515,350	$507,541	$499,733	$491,925	$484,116	$476,308
Schools	$717,954	$707,076	$696,198	$685,320	$674,442	$663,563
Water Management District	$58,092	$57,212	$56,331	$55,451	$54,571	$53,691
Children's Council	$24,503	$24,132	$23,760	$23,389	$23,018	$22,647
Total	$1,315,898	$1,295,960	$1,276,022	$1,256,085	$1,236,147	$1,216,209
St. Lucie						
County	$573,186	$564,501	$555,816	$547,132	$538,447	$529,762
Schools	$273,559	$269,414	$265,269	$261,124	$256,979	$252,835
Water Management District	$19,530	$19,234	$18,938	$18,642	$18,346	$18,050
FL Inland Navigational District	$1,639	$1,615	$1,590	$1,565	$1,540	$1,515
Children's Council	$23,151	$22,800	$22,449	$22,098	$21,748	$21,397
Total	$891,064	$877,563	$864,062	$850,561	$837,060	$823,559
Martin						
County	$387,148	$381,282	$375,416	$369,550	$363,684	$357,818
Schools	$317,873	$313,057	$308,241	$303,424	$298,608	$293,792
Water Management District	$17,951	$17,679	$17,407	$17,135	$16,863	$16,591
FL Inland Navigational District	$1,507	$1,484	$1,461	$1,438	$1,415	$1,393
Children's Council	$16,130	$15,885	$15,641	$15,396	$15,152	$14,908
Total	$740,608	$729,387	$718,165	$706,944	$695,723	$684,501

Polk	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
County	$1,360,504	$1,337,829	$1,315,154	$1,292,479	$1,269,804	$1,247,129
Schools	$1,351,141	$1,328,622	$1,306,103	$1,283,584	$1,261,065	$1,238,546
Water Management District	$68,354	$67,214	$66,075	$64,936	$63,797	$62,658
Total	$2,779,998	$2,733,665	$2,687,332	$2,640,998	$2,594,665	$2,548,332
Osceola						
County	$598,995	$589,011	$579,028	$569,045	$559,062	$549,078
Schools	$625,066	$614,648	$604,230	$593,813	$583,395	$572,977
Water Management District	$34,213	$33,642	$33,072	$32,502	$31,932	$31,362
Total	$1,258,273	$1,237,302	$1,216,331	$1,195,359	$1,174,388	$1,153,417
Okeechobee						
County	$468,500	$460,691	$452,883	$445,075	$437,266	$429,458
Schools	$652,685	$641,807	$630,929	$620,051	$609,173	$598,295
Water Management District	$52,811	$51,930	$51,050	$50,170	$49,290	$48,410
Children's Council	$22,275	$21,904	$21,533	$21,161	$20,790	$20,419
Total	$1,196,271	$1,176,333	$1,156,395	$1,136,457	$1,116,520	$1,096,582
St. Lucie						
County	$521,078	$512,393	$503,709	$495,024	$486,339	$477,655
Schools	$248,690	$244,545	$240,400	$236,255	$232,110	$227,966
Water Management District	$17,754	$17,458	$17,162	$16,867	$16,571	$16,275
FL Inland Navigational District	$1,490	$1,465	$1,441	$1,416	$1,391	$1,366
Children's Council	$21,046	$20,695	$20,344	$19,994	$19,643	$19,292
Total	$810,058	$796,557	$783,056	$769,555	$756,054	$742,553
Martin						
County	$351,952	$346,086	$340,221	$334,355	$328,489	$322,623
Schools	$288,976	$284,159	$279,343	$274,527	$269,711	$264,894
Water Management District	$16,319	$16,047	$15,775	$15,503	$15,231	$14,959
FL Inland Navigational District	$1,370	$1,347	$1,324	$1,301	$1,279	$1,256
Children's Council	$14,663	$14,419	$14,174	$13,930	$13,686	$13,441
Total	$673,280	$662,059	$650,837	$639,616	$628,395	$617,173

Polk	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26
County	$1,224,453	$1,201,778	$1,179,103	$1,156,428	$1,133,753	$1,111,078
Schools	$1,216,027	$1,193,508	$1,170,989	$1,148,469	$1,125,950	$1,103,431
Water Management District	$61,518	$60,379	$59,240	$58,101	$56,961	$55,822
Total	$2,501,998	$2,455,665	$2,409,332	$2,362,998	$2,316,665	$2,270,332
Osceola						
County	$539,095	$529,112	$519,129	$509,145	$499,162	$489,179
Schools	$562,559	$552,142	$541,724	$531,306	$520,888	$510,471
Water Management District	$30,791	$30,221	$29,651	$29,081	$28,510	$27,940
Total	$1,132,446	$1,111,475	$1,090,503	$1,069,532	$1,048,561	$1,027,590
Okeechobee						
County	$421,650	$413,841	$406,033	$398,225	$390,416	$382,608
Schools	$587,417	$576,539	$565,661	$554,783	$543,904	$533,026
Water Management District	$47,530	$46,649	$45,769	$44,889	$44,009	$43,129
Children's Council	$20,048	$19,676	$19,305	$18,934	$18,563	$18,191
Total	$1,076,644	$1,056,706	$1,036,768	$1,016,830	$996,893	$976,955
St. Lucie						
County	$468,970	$460,285	$451,601	$442,916	$434,232	$425,547
Schools	$223,821	$219,676	$215,531	$211,386	$207,241	$203,097
Water Management District	$15,979	$15,683	$15,387	$15,091	$14,795	$14,499
FL Inland Navigational District	$1,341	$1,316	$1,292	$1,267	$1,242	$1,217
Children's Council	$18,941	$18,591	$18,240	$17,889	$17,538	$17,188
Total	$729,052	$715,551	$702,050	$688,549	$675,049	$661,548
Martin						
County	$316,757	$310,891	$305,025	$299,159	$293,294	$287,428
Schools	$260,078	$255,262	$250,446	$245,629	$240,813	$235,997
Water Management District	$14,687	$14,415	$14,143	$13,871	$13,599	$13,327
FL Inland Navigational District	$1,233	$1,210	$1,187	$1,164	$1,142	$1,119
Children's Council	$13,197	$12,952	$12,708	$12,464	$12,219	$11,975
Total	$605,952	$594,731	$583,509	$572,288	$561,067	$549,845

Polk	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32
County	$1,088,403	$1,065,728	$1,043,053	$1,020,378	$997,703	$975,028
Schools	$1,080,912	$1,058,393	$1,035,874	$1,013,355	$990,836	$968,317
Water Management District	$54,683	$53,544	$52,405	$51,265	$50,126	$48,987
Total	$2,223,999	$2,177,665	$2,131,332	$2,084,999	$2,038,665	$1,992,332
Osceola						
County	$479,196	$469,212	$459,229	$449,246	$439,263	$429,279
Schools	$500,053	$489,635	$479,217	$468,799	$458,382	$447,964
Water Management District	$27,370	$26,800	$26,230	$25,659	$25,089	$24,519
Total	$1,006,618	$985,647	$964,676	$943,705	$922,734	$901,762
Okeechobee						
County	$374,800	$366,991	$359,183	$351,375	$343,567	$335,758
Schools	$522,148	$511,270	$500,392	$489,514	$478,636	$467,758
Water Management District	$42,249	$41,368	$40,488	$39,608	$38,728	$37,848
Children's Council	$17,820	$17,449	$17,078	$16,706	$16,335	$15,964
Total	$957,017	$937,079	$917,141	$897,203	$877,265	$857,328
St. Lucie						
County	$416,862	$408,178	$399,493	$390,808	$382,124	$373,439
Schools	$198,952	$194,807	$190,662	$186,517	$182,372	$178,228
Water Management District	$14,203	$13,908	$13,612	$13,316	$13,020	$12,724
FL Inland Navigational District	$1,192	$1,167	$1,143	$1,118	$1,093	$1,068
Children's Council	$16,837	$16,486	$16,135	$15,784	$15,434	$15,083
Total	$648,047	$634,546	$621,045	$607,544	$594,043	$580,542
Martin						
County	$281,562	$275,696	$269,830	$263,964	$258,098	$252,232
Schools	$231,180	$226,364	$221,548	$216,732	$211,915	$207,099
Water Management District	$13,055	$12,783	$12,511	$12,239	$11,967	$11,695
FL Inland Navigational District	$1,096	$1,073	$1,050	$1,027	$1,005	$982
Children's Council	$11,731	$11,486	$11,242	$10,997	$10,753	$10,509
Total	$538,624	$527,403	$516,181	$504,960	$493,739	$482,517

Polk	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38
County	$952,353	$929,678	$907,003	$884,328	$861,652	$838,977
Schools	$945,798	$923,279	$900,760	$878,241	$855,722	$833,203
Water Management District	$47,848	$46,708	$45,569	$44,430	$43,291	$42,151
Total	$1,945,999	$1,899,665	$1,853,332	$1,806,999	$1,760,665	$1,714,332
Osceola						
County	$419,296	$409,313	$399,330	$389,346	$379,363	$369,380
Schools	$437,546	$427,128	$416,711	$406,293	$395,875	$385,457
Water Management District	$23,949	$23,379	$22,808	$22,238	$21,668	$21,098
Total	$880,791	$859,820	$838,849	$817,877	$796,906	$775,935
Okeechobee						
County	$327,950	$320,142	$312,333	$304,525	$296,717	$288,908
Schools	$456,880	$446,002	$435,124	$424,245	$413,367	$402,489
Water Management District	$36,967	$36,087	$35,207	$34,327	$33,447	$32,567
Children's Council	$15,593	$15,221	$14,850	$14,479	$14,108	$13,736
Total	$837,390	$817,452	$797,514	$777,576	$757,638	$737,700
St. Lucie						
County	$364,755	$356,070	$347,385	$338,701	$330,016	$321,331
Schools	$174,083	$169,938	$165,793	$161,648	$157,504	$153,359
Water Management District	$12,428	$12,132	$11,836	$11,540	$11,244	$10,948
FL Inland Navigational District	$1,043	$1,018	$994	$969	$944	$919
Children's Council	$14,732	$14,381	$14,031	$13,680	$13,329	$12,978
Total	$567,041	$553,540	$540,039	$526,538	$513,037	$499,536
Martin						
County	$246,367	$240,501	$234,635	$228,769	$222,903	$217,037
Schools	$202,283	$197,467	$192,650	$187,834	$183,018	$178,202
Water Management District	$11,423	$11,151	$10,879	$10,607	$10,335	$10,063
FL Inland Navigational District	$959	$936	$913	$890	$868	$845
Children's Council	$10,264	$10,020	$9,775	$9,531	$9,287	$9,042
Total	$471,296	$460,075	$448,853	$437,632	$426,411	$415,189

	Year	Year	Year	Year	Year	Year
Polk	39	40	41	42	43	44
County	$816,302	$793,627	$770,952	$748,277	$725,602	$702,927
Schools	$810,684	$788,165	$765,646	$743,127	$720,608	$698,089
Water Management District	$41,012	$39,873	$38,734	$37,595	$36,455	$35,316
Total	$1,667,999	$1,621,666	$1,575,332	$1,528,999	$1,482,666	$1,436,332
Osceola						
County	$359,397	$349,413	$339,430	$329,447	$319,464	$309,480
Schools	$375,040	$364,622	$354,204	$343,786	$333,369	$322,951
Water Management District	$20,528	$19,957	$19,387	$18,817	$18,247	$17,676
Total	$754,964	$733,993	$713,021	$692,050	$671,079	$650,108
Okeechobee						
County	$281,100	$273,292	$265,483	$257,675	$249,867	$242,058
Schools	$391,611	$380,733	$369,855	$358,977	$348,099	$337,221
Water Management District	$31,686	$30,806	$29,926	$29,046	$28,166	$27,285
Children's Council	$13,365	$12,994	$12,623	$12,251	$11,880	$11,509
Total	$717,763	$697,825	$677,887	$657,949	$638,011	$618,073
St. Lucie						
County	$312,647	$303,962	$295,277	$286,593	$277,908	$269,224
Schools	$149,214	$145,069	$140,924	$136,779	$132,635	$128,490
Water Management District	$10,653	$10,357	$10,061	$9,765	$9,469	$9,173
FL Inland Navigational District	$894	$869	$845	$820	$795	$770
Children's Council	$12,628	$12,277	$11,926	$11,575	$11,225	$10,874
Total	$486,035	$472,534	$459,033	$445,532	$432,031	$418,530
Martin						
County	$211,171	$205,306	$199,440	$193,574	$187,708	$181,842
Schools	$173,385	$168,569	$163,753	$158,937	$154,120	$149,304
Water Management District	$9,791	$9,519	$9,247	$8,975	$8,703	$8,431
FL Inland Navigational District	$822	$799	$776	$753	$731	$708
Children's Council	$8,798	$8,554	$8,309	$8,065	$7,820	$7,576
Total	$403,968	$392,747	$381,525	$370,304	$359,083	$347,861

Polk	Year 45	Year 46	Year 47	Year 48	Year 49
County	$680,252	$657,577	$634,902	$612,227	$589,552
Schools	$675,570	$653,051	$630,532	$608,013	$585,494
Water Management District	$34,177	$33,038	$31,898	$30,759	$29,620
Total	$1,389,999	$1,343,666	$1,297,332	$1,250,999	$1,204,666
Osceola					
County	$299,497	$289,514	$279,531	$269,548	$259,564
Schools	$312,533	$302,115	$291,697	$281,280	$270,862
Water Management District	$17,106	$16,536	$15,966	$15,396	$14,825
Total	$629,137	$608,165	$587,194	$566,223	$545,252
Okeechobee					
County	$234,250	$226,442	$218,633	$210,825	$203,017
Schools	$326,343	$315,465	$304,586	$293,708	$282,830
Water Management District	$26,405	$25,525	$24,645	$23,765	$22,885
Children's Council	$11,138	$10,766	$10,395	$10,024	$9,653
Total	$598,136	$578,198	$558,260	$538,322	$518,384
St. Lucie					
County	$260,539	$251,854	$243,170	$234,485	$225,800
Schools	$124,345	$120,200	$116,055	$111,910	$107,766
Water Management District	$8,877	$8,581	$8,285	$7,989	$7,694
FL Inland Navigational District	$745	$720	$695	$671	$646
Children's Council	$10,523	$10,172	$9,821	$9,471	$9,120
Total	$405,029	$391,528	$378,027	$364,526	$351,025
Martin					
County	$175,976	$170,110	$164,244	$158,379	$152,513
Schools	$144,488	$139,672	$134,855	$130,039	$125,223
Water Management District	$8,159	$7,887	$7,615	$7,344	$7,072
FL Inland Navigational District	$685	$662	$639	$616	$594
Children's Council	$7,332	$7,087	$6,843	$6,598	$6,354
Total	$336,640	$325,419	$314,197	$302,976	$291,755

	Year	Year	Year	Year	Year
Polk	50	51	52	53	54
County	$566,877	$544,202	$521,526	$498,851	$476,176
Schools	$562,975	$540,456	$517,937	$495,418	$472,899
Water Management District	$28,481	$27,341	$26,202	$25,063	$23,924
Total	$1,158,333	$1,111,999	$1,065,666	$1,019,333	$972,999
Osceola					
County	$249,581	$239,598	$229,615	$219,631	$209,648
Schools	$260,444	$250,026	$239,609	$229,191	$218,773
Water Management District	$14,255	$13,685	$13,115	$12,545	$11,974
Total	$524,280	$503,309	$482,338	$461,367	$440,396
Okeechobee					
County	$195,208	$187,400	$179,592	$171,783	$163,975
Schools	$271,952	$261,074	$250,196	$239,318	$228,440
Water Management District	$22,004	$21,124	$20,244	$19,364	$18,484
Children's Council	$9,281	$8,910	$8,539	$8,168	$7,796
Total	$498,446	$478,508	$458,571	$438,633	$418,695
St. Lucie					
County	$217,116	$208,431	$199,747	$191,062	$182,377
Schools	$103,621	$99,476	$95,331	$91,186	$87,041
Water Management District	$7,398	$7,102	$6,806	$6,510	$6,214
FL Inland Navigational District	$621	$596	$571	$546	$522
Children's Council	$8,769	$8,418	$8,068	$7,717	$7,366
Total	$337,524	$324,023	$310,522	$297,021	$283,520
Martin					
County	$146,647	$140,781	$134,915	$129,049	$123,183
Schools	$120,407	$115,590	$110,774	$105,958	$101,141
Water Management District	$6,800	$6,528	$6,256	$5,984	$5,712
FL Inland Navigational District	$571	$548	$525	$502	$479
Children's Council	$6,110	$5,865	$5,621	$5,377	$5,132
Total	$280,533	$269,312	$258,091	$246,869	$235,648

	Year	Year	Year	Year	Year
Polk	55	56	57	58	59
County	$453,501	$430,826	$408,151	$385,476	$362,801
Schools	$450,380	$427,861	$405,342	$382,823	$360,304
Water Management District	$22,785	$21,645	$20,506	$19,367	$18,228
Total	$926,666	$880,333	$833,999	$787,666	$741,333
Osceola					
County	$199,665	$189,682	$179,698	$169,715	$159,732
Schools	$208,355	$197,938	$187,520	$177,102	$166,684
Water Management District	$11,404	$10,834	$10,264	$9,694	$9,123
Total	$419,424	$398,453	$377,482	$356,511	$335,539
Okeechobee					
County	$156,167	$148,358	$140,550	$132,742	$124,933
Schools	$217,562	$206,684	$195,806	$184,928	$174,049
Water Management District	$17,604	$16,723	$15,843	$14,963	$14,083
Children's Council	$7,425	$7,054	$6,683	$6,311	$5,940
Total	$398,757	$378,819	$358,881	$338,943	$319,006
St. Lucie					
County	$173,693	$165,008	$156,323	$147,639	$138,954
Schools	$82,897	$78,752	$74,607	$70,462	$66,317
Water Management District	$5,918	$5,622	$5,326	$5,030	$4,734
FL Inland Navigational District	$497	$472	$447	$422	$397
Children's Council	$7,015	$6,665	$6,314	$5,963	$5,612
Total	$270,019	$256,518	$243,017	$229,516	$216,016
Martin					
County	$117,317	$111,452	$105,586	$99,720	$93,854
Schools	$96,325	$91,509	$86,693	$81,876	$77,060
Water Management District	$5,440	$5,168	$4,896	$4,624	$4,352
FL Inland Navigational District	$457	$434	$411	$388	$365
Children's Council	$4,888	$4,643	$4,399	$4,155	$3,910
Total	$224,427	$213,205	$201,984	$190,763	$179,541

	Year
Polk	60
County	$340,126
Schools	$337,785
Water Management District	$17,088
Total	$695,000
Osceola	
County	$149,749
Schools	$156,266
Water Management District	$8,553
Total	$314,568
Okeechobee	
County	$117,125
Schools	$163,171
Water Management District	$13,203
Children's Council	$5,569
Total	$299,068
St. Lucie	
County	$130,269
Schools	$62,172
Water Management District	$4,439
FL Inland Navigational District	$373
Children's Council	$5,261
Total	$202,515
Martin	
County	$87,988
Schools	$72,244
Water Management District	$4,080
FL Inland Navigational District	$342
Children's Council	$3,666
Total	$168,320