

**REVISED DRAFT**

**ANAHEIM RESORT AREA  
FISCAL ANALYSIS TECHNICAL REPORT  
TECHNICAL APPENDICES**

Prepared for:

The City of Anaheim

Prepared by:

Economic & Planning Systems, Inc.

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EPS #5207

APPENDIX A  
ALTERNATIVE I  
(BASELINE)

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**Baseline Alternative**

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**Table 1**  
**General Assumptions**  
**Alternative I -- Baseline**

General	Assumption	Existing Conditions	Citywide	Sources
Start Year	1995	Population	292,177	DOF 1995 Household Population
Current Year	1995	Employees	139,240	State EDD - Est. Feb. 1996
Inflation	3.0%	Base Annual Attendance	13,760,000	Disney Corporation
Interest Rate				
Legislated Appreciation Rate	2.0%			

NA= Not Appropriate for this analysis.

**Table 2  
Land Use Assumptions  
Alternative I -- Baseline**

Land Use	Descriptive Unit	Current AV Per Unit	Market Value per Unit	Sales/sqft or Hotel Rm Rates (1)	Real Market Appreciation Rate	Property Tax Appreciation Rate (1)	Demographics	
							Persons per DU	Space Use By Employees
Disney Theme Park	acre	\$5,862,595	\$0	\$0	0.0%	2.0%	0.0	69.18 per acre
Disney Center Retail	sqft	\$0	\$0	\$505	0.0%	2.0%	0.0	400 per sqft
Disney Theater	sqft	\$0	\$0	\$50	0.0%	2.0%	0.0	1000 per sqft
Other Retail/Rest.	sqft	\$75	\$125	\$200	0.0%	2.0%	0.0	400 per sqft
Disney Hotel-Luxury	room	\$0	\$0	\$0	0.0%	2.0%	0.0	1.00 per room
Other Hotel-Luxury	room	\$110,000	\$125,000	\$98	0.0%	2.0%	0.0	1.00 per room
Disney Hotel	room	\$184,400	\$0	\$111	0.0%	2.0%	0.0	1.00 per room
Other Hotel	room	\$75,000	\$0	\$68	0.0%	2.0%	0.0	1.00 per room
Motel	room	\$50,000	\$0	\$55	0.0%	2.0%	0.0	0.80 per room
RV Park	space	\$18,000	\$0	\$25	0.0%	2.0%	0.0	0.25 per space
Condominium	unit	\$45,000	\$0	\$0	0.0%	2.0%	0.0	0.25 per unit
Residential	unit	\$18,000	\$0	\$0	0.0%	2.0%	2.1	0.00 per unit
Office	sqft	\$75	\$0	\$0	0.0%	2.0%	0.0	275 per sqft
Industrial	sqft	\$50	\$0	\$0	0.0%	2.0%	0.0	700 per sqft
Streets	lane mile	\$0	\$0	\$0	0.0%	2.0%	0.0	0 na

(1) Sales assumptions for visitors at the theme parks is estimated in Note 3 on a per visitor basis.  
Sources: City of Anaheim; Disney Corporation; Economic & Planning Systems, Inc.

**Table 3  
Buildout Schedule  
Alternative I -- Baseline**

Land Uses	Total Net New Dev.	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>Annual Development</b>												
						*						
Disney Theme Park ( acre)	0	0	0	0	0	0	0	0	0	0	0	0
Disney Center Retail ( sqft)	0	0	0	0	0	0	0	0	0	0	0	0
Disney Theater ( sqft)	0	0	0	0	0	0	0	0	0	0	0	0
Other Retail/Rest. ( sqft)	51,000	0	0	26,000	0	0	25,000	0	0	0	0	0
Disney Hotel-Luxury ( room)	0	0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury ( room)	500	0	0	0	0	0	500	0	0	0	0	0
Disney Hotel ( room)	0	0	0	0	0	0	0	0	0	0	0	0
Other Hotel ( room)	0	0	0	0	0	0	0	0	0	0	0	0
Motel ( room)	0	0	0	0	0	0	0	0	0	0	0	0
RV Park ( space)	0	0	0	0	0	0	0	0	0	0	0	0
Condominium ( unit)	0	0	0	0	0	0	0	0	0	0	0	0
Residential ( unit)	0	0	0	0	0	0	0	0	0	0	0	0
Office ( sqft)	0	0	0	0	0	0	0	0	0	0	0	0
Industrial ( sqft)	0	0	0	0	0	0	0	0	0	0	0	0
Streets (lane mile)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Development</b>												
Disney Theme Park ( acre)		131	131	131	131	131	131	131	131	131	131	131
Disney Center Retail ( sqft)		0	0	0	0	0	0	0	0	0	0	0
Disney Theater ( sqft)		0	0	0	0	0	0	0	0	0	0	0
Other Retail/Rest. ( sqft)		509,000	509,000	535,000	535,000	535,000	560,000	560,000	560,000	560,000	560,000	560,000
Disney Hotel-Luxury ( room)		0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury ( room)		5,083	5,083	5,083	5,083	5,083	5,583	5,583	5,583	5,583	5,583	5,583
Disney Hotel ( room)		1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638
Other Hotel ( room)		1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583
Motel ( room)		5,271	5,271	5,271	5,271	5,271	5,271	5,271	5,271	5,271	5,271	5,271
RV Park ( space)		1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
Condominium ( unit)		140	140	140	140	140	140	140	140	140	140	140
Residential ( unit)		4	4	4	4	4	4	4	4	4	4	4
Office ( sqft)		83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000
Industrial ( sqft)		0	0	0	0	0	0	0	0	0	0	0
Streets (lane mile)		54	54	54	54	54	54	54	54	54	54	54

**Table 4**  
**New Assessed Valuation**  
**Alternative I -- Baseline**

Item	Fiscal Year Ending (in thousands of dollars)										
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>New Assessed Value (Constant \$)</b>											
Disney Theme Park (includes Admin.)	0	0	0	0	0	0	0	0	0	0	0
Disney Center Retail	0	0	0	0	0	0	0	0	0	0	0
Disney Theater	0	0	0	0	0	0	0	0	0	0	0
Other Retail/Rest.	0	0	3,250	0	0	3,125	0	0	0	0	0
Disney Hotel-Luxury	0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury	0	0	0	0	0	62,500	0	0	0	0	0
Disney Hotel	0	0	0	0	0	0	0	0	0	0	0
Other Hotel	0	0	0	0	0	0	0	0	0	0	0
Motel	0	0	0	0	0	0	0	0	0	0	0
RV Park	0	0	0	0	0	0	0	0	0	0	0
Condominium	0	0	0	0	0	0	0	0	0	0	0
Residential	0	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0
Total	\$0	\$0	\$3,250	\$0	\$0	\$65,625	\$0	\$0	\$0	\$0	\$0
<b>New Assessed Value (Appreciated \$)</b>											
Disney Theme Park (includes Admin.)	0	0	0	0	0	0	0	0	0	0	0
Disney Center Retail	0	0	0	0	0	0	0	0	0	0	0
Disney Theater	0	0	0	0	0	0	0	0	0	0	0
Other Retail/Rest.	0	0	3,250	0	0	3,125	0	0	0	0	0
Disney Hotel-Luxury (includes land)	0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury	0	0	0	0	0	62,500	0	0	0	0	0
Disney Hotel	0	0	0	0	0	0	0	0	0	0	0
Other Hotel	0	0	0	0	0	0	0	0	0	0	0
Motel	0	0	0	0	0	0	0	0	0	0	0
RV Park	0	0	0	0	0	0	0	0	0	0	0
Condominium	0	0	0	0	0	0	0	0	0	0	0
Residential	0	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0
Total	\$0	\$0	\$3,250	\$0	\$0	\$65,625	\$0	\$0	\$0	\$0	\$0
<b>New Assessed Value (Nominal \$)</b>											
Disney Theme Park (includes Admin.)	0	0	0	0	0	0	0	0	0	0	0
Disney Center Retail	0	0	0	0	0	0	0	0	0	0	0
Disney Theater	0	0	0	0	0	0	0	0	0	0	0
Other Retail/Rest.	0	0	3,551	0	0	3,731	0	0	0	0	0
Disney Hotel-Luxury (includes land)	0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury	0	0	0	0	0	74,628	0	0	0	0	0
Disney Hotel	0	0	0	0	0	0	0	0	0	0	0
Other Hotel	0	0	0	0	0	0	0	0	0	0	0
Motel	0	0	0	0	0	0	0	0	0	0	0
RV Park	0	0	0	0	0	0	0	0	0	0	0
Condominium	0	0	0	0	0	0	0	0	0	0	0
Residential	0	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0
Total	\$0	\$0	\$3,551	\$0	\$0	\$78,360	\$0	\$0	\$0	\$0	\$0

**Table 5a**  
**Property Tax Revenues**  
**Alternative I -- Baseline**

Item	Fiscal Year Ending (in thousands of dollars)										
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>Assessed Value (Start of Period)</b>	<b>\$2,082,528</b>	<b>\$2,076,303</b>	<b>\$2,117,829</b>	<b>\$2,163,737</b>	<b>\$2,207,012</b>	<b>\$2,251,152</b>	<b>\$2,374,535</b>	<b>\$2,422,026</b>	<b>\$2,470,466</b>	<b>\$2,519,875</b>	<b>\$2,570,273</b>
<b>Appreciation of Assessed Value</b>	\$0	\$41,651	\$42,484	\$43,404	\$44,272	\$45,158	\$47,628	\$48,581	\$49,552	\$50,543	\$51,554
<b>New Assessed Value</b>	\$0	\$0	\$3,551	\$0	\$0	\$78,360	\$0	\$0	\$0	\$0	\$0
<b>Assessed Value (End of Period)</b>	\$2,082,528	\$2,124,179	\$2,170,214	\$2,213,618	\$2,257,890	\$2,381,408	\$2,429,036	\$2,477,617	\$2,527,169	\$2,577,712	\$2,629,267
<b>Property Tax</b>	\$20,825	\$21,242	\$21,702	\$22,136	\$22,579	\$23,814	\$24,290	\$24,776	\$25,272	\$25,777	\$26,293
<b>Property Tax (Constant \$)</b>	\$20,825	\$20,623	\$20,456	\$20,258	\$20,061	\$20,542	\$20,343	\$20,145	\$19,950	\$19,756	\$19,564

**Table 5b**  
**Property Tax Subroutine By Land Use**  
**Alternative I -- Baseline**

Item	Misc. Rates	Fiscal Year Ending (in thousands of dollars)										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>Assessed Value (Start of Period)</b>												
Disney Theme Park		768,000	768,000	783,360	799,027	815,008	831,308	847,934	864,893	882,191	899,834	917,831
Disney Center Retail		0	0	0	0	0	0	0	0	0	0	0
Disney Theater		0	0	0	0	0	0	0	0	0	0	0
Other Retail/Rest.		38,175	38,175	38,939	43,269	44,134	45,017	49,648	50,641	51,654	52,687	53,741
Disney Hotel-Luxury		0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury		559,130	559,130	570,313	581,719	593,353	605,220	691,953	705,792	719,908	734,306	748,992
Disney Hotel		302,047	302,047	308,088	314,250	320,535	326,946	333,485	340,154	346,957	353,896	360,974
Other Hotel		118,725	118,725	121,100	123,521	125,992	128,512	131,082	133,704	136,378	139,105	141,887
Motel		263,550	263,550	268,821	274,197	279,681	285,275	290,980	296,800	302,736	308,791	314,967
RV Park		20,304	20,304	20,710	21,124	21,547	21,978	22,417	22,866	23,323	23,789	24,265
Condominium		6,300	6,300	6,426	6,555	6,686	6,819	6,956	7,095	7,237	7,381	7,529
Residential		72	72	73	75	76	78	79	81	83	84	86
Office		6,225	6,225	6,350	6,476	6,606	6,738	6,873	7,010	7,151	7,294	7,439
Industrial		0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>2,082,528</b>	<b>2,076,303</b>	<b>2,117,829</b>	<b>2,163,737</b>	<b>2,207,012</b>	<b>2,251,152</b>	<b>2,374,535</b>	<b>2,422,026</b>	<b>2,470,466</b>	<b>2,519,875</b>	<b>2,570,273</b>
<b>Appreciation of Assessed Value</b>												
Disney Theme Park	2.0%	0	15,360	15,667	15,981	16,300	16,626	16,959	17,298	17,644	17,997	18,357
Disney Center Retail	2.0%	0	0	0	0	0	0	0	0	0	0	0
Disney Theater	2.0%	0	0	0	0	0	0	0	0	0	0	0
Other Retail/Rest.	2.0%	0	764	779	865	883	900	993	1,013	1,033	1,054	1,075
Disney Hotel-Luxury	2.0%	0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury	2.0%	0	11,183	11,406	11,634	11,867	12,104	13,839	14,116	14,398	14,686	14,980
Disney Hotel	2.0%	0	6,041	6,162	6,285	6,411	6,539	6,670	6,803	6,939	7,078	7,219
Other Hotel	2.0%	0	2,375	2,422	2,470	2,520	2,570	2,622	2,674	2,728	2,782	2,838
Motel	2.0%	0	5,271	5,376	5,484	5,594	5,705	5,820	5,936	6,055	6,176	6,299
RV Park	2.0%	0	406	414	422	431	440	448	457	466	476	485
Condominium	2.0%	0	126	129	131	134	136	139	142	145	148	151
Residential	2.0%	0	1	1	1	2	2	2	2	2	2	2
Office	2.0%	0	125	127	130	132	135	137	140	143	146	149
Industrial	2.0%	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>0</b>	<b>41,651</b>	<b>42,484</b>	<b>43,404</b>	<b>44,272</b>	<b>45,158</b>	<b>47,628</b>	<b>48,581</b>	<b>49,552</b>	<b>50,543</b>	<b>51,554</b>
<b>New Assessed Value</b>												
Disney Theme Park		0	0	0	0	0	0	0	0	0	0	0
Disney Center Retail		0	0	0	0	0	0	0	0	0	0	0
Disney Theater		0	0	0	0	0	0	0	0	0	0	0
Other Retail/Rest.		0	0	3,551	0	0	3,731	0	0	0	0	0
Disney Hotel-Luxury		0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury		0	0	0	0	0	74,628	0	0	0	0	0
Disney Hotel		0	0	0	0	0	0	0	0	0	0	0
Other Hotel		0	0	0	0	0	0	0	0	0	0	0
Motel		0	0	0	0	0	0	0	0	0	0	0
RV Park		0	0	0	0	0	0	0	0	0	0	0
Condominium		0	0	0	0	0	0	0	0	0	0	0
Residential		0	0	0	0	0	0	0	0	0	0	0
Office		0	0	0	0	0	0	0	0	0	0	0
Industrial		0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>0</b>	<b>0</b>	<b>3,551</b>	<b>0</b>	<b>0</b>	<b>78,360</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Assessed Value (End of Period)</b>												
Disney Theme Park	768,000	768,000	783,360	799,027	815,008	831,308	847,934	864,893	882,191	899,834	917,831	936,188

**Table 6**  
**Property Tax Revenue Allocation**  
**Alternative I -- Baseline**

Item	Tax Allocation Factor	Total	Fiscal Year Ending (in thousands of dollars)										
			1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>Nominal Dollars (1)</b>													
City of Anaheim	10.8%	\$56,194	\$2,249	\$2,294	\$2,344	\$2,391	\$2,439	\$2,572	\$2,623	\$2,676	\$2,729	\$2,784	\$2,840
Orange County	18.1%	\$94,176	\$3,769	\$3,845	\$3,928	\$4,007	\$4,087	\$4,310	\$4,397	\$4,484	\$4,574	\$4,666	\$4,759
Other Agencies	71.1%	\$369,941	\$14,807	\$15,103	\$15,430	\$15,739	\$16,054	\$16,932	\$17,270	\$17,616	\$17,968	\$18,328	\$18,694
<b>Total</b>		<b>\$520,311</b>	<b>\$20,825</b>	<b>\$21,242</b>	<b>\$21,702</b>	<b>\$22,136</b>	<b>\$22,579</b>	<b>\$23,814</b>	<b>\$24,290</b>	<b>\$24,776</b>	<b>\$25,272</b>	<b>\$25,777</b>	<b>\$26,293</b>
<b>Constant Dollars (1)</b>													
City of Anaheim	10.8%	\$42,149	\$2,249	\$2,227	\$2,209	\$2,188	\$2,167	\$2,219	\$2,197	\$2,176	\$2,155	\$2,134	\$2,113
Orange County	18.1%	\$70,639	\$3,769	\$3,733	\$3,703	\$3,667	\$3,631	\$3,718	\$3,682	\$3,646	\$3,611	\$3,576	\$3,541
Other Agencies	71.1%	\$277,483	\$14,807	\$14,663	\$14,544	\$14,403	\$14,263	\$14,606	\$14,464	\$14,323	\$14,184	\$14,047	\$13,910
<b>Total</b>		<b>\$390,272</b>	<b>\$20,825</b>	<b>\$20,623</b>	<b>\$20,456</b>	<b>\$20,258</b>	<b>\$20,061</b>	<b>\$20,542</b>	<b>\$20,343</b>	<b>\$20,145</b>	<b>\$19,950</b>	<b>\$19,756</b>	<b>\$19,564</b>
<b>Net City Property Tax Rev. (constant)</b>		<b>\$42,149</b>	<b>\$2,249</b>	<b>\$2,227</b>	<b>\$2,209</b>	<b>\$2,188</b>	<b>\$2,167</b>	<b>\$2,219</b>	<b>\$2,197</b>	<b>\$2,176</b>	<b>\$2,155</b>	<b>\$2,134</b>	<b>\$2,113</b>

(1) Calculated in Table 5a.

(2) Net of the Education Revenue Augmentation Fund (ERAF) transfer. This agreement is expected to continue in one form or another indefinitely.

**Table 7**  
**Demographics**  
**Alternative I -- Baseline**

Item	Fiscal Year Ending										
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>POPULATION</b>											
RV Park	0	0	0	0	0	0	0	0	0	0	0
Condominium	0	0	0	0	0	0	0	0	0	0	0
Residential	8	8	8	8	8	8	8	8	8	8	8
Cumulative Total	8	8	8	8	8	8	8	8	8	8	8
<b>EMPLOYEES</b>											
Disney Theme Park (1)	9,063	9,063	9,063	9,063	9,063	9,063	9,063	9,063	9,063	9,063	9,063
Disney Center Retail	0	0	0	0	0	0	0	0	0	0	0
Disney Theater	0	0	0	0	0	0	0	0	0	0	0
Other Retail/Rest.	1,273	1,273	1,338	1,338	1,338	1,400	1,400	1,400	1,400	1,400	1,400
Disney Hotel-Luxury	0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury	5,083	5,083	5,083	5,083	5,083	5,583	5,583	5,583	5,583	5,583	5,583
Disney Hotel	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638
Other Hotel	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583
Motel	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217	4,217
RV Park	282	282	282	282	282	282	282	282	282	282	282
Condominium	35	35	35	35	35	35	35	35	35	35	35
Residential	0	0	0	0	0	0	0	0	0	0	0
Office	302	302	302	302	302	302	302	302	302	302	302
Industrial	0	0	0	0	0	0	0	0	0	0	0
Cumulative Total	23,475	23,475	23,540	23,540	23,540	24,102	24,102	24,102	24,102	24,102	24,102

(1) For Disney Theme Park the employees per acre for the existing park is about 69 per acre; for the second theme park it is 30 per acre per information from Disney Corporation.

**Table 8**  
**General Fund Revenue Assumptions**  
**Alternative I -- Baseline**

ITEM	1994-95 Actual Budget Revenue	% of Total Revenue	1994-95 Anaheim Resort Area Revenues (1)	Estimating Procedure	Budget Multiplier
<b>TAXES</b>					
Property Tax	\$15,259,046	11.3%	\$1,943,800	(See Table 6)	
Sales and Use Tax	\$33,033,763	24.5%	\$5,000,647	(See Note 3)	
Business License Taxes	\$4,024,890	3.0%	\$678,563	Per Citywide Employee	\$28.91
Property Transfer Tax	\$410,391	0.3%	--	Not Evaluated	
Transient Occupancy Tax	\$33,737,128	25.1%	\$38,100,000 (1)	(See Note 4)	
Utility Users Tax	\$20,873	0.0%	--	Not Evaluated	
<b>LICENSES, PERMITS &amp; FEES</b>					
Franchise & Right of Way	\$5,193,374	3.9%	\$391,802 (6)	(See Note 2) and bud.mult.	\$4.96
Land Use & Planning Fee	\$433,677	0.3%	--		
Building Permit Fees	\$2,098,621	1.6%	--	Offsets Costs	
Transportation/Parking	\$51,676	0.0%	--	Offsets Costs	
Library Use Fee	\$140,218	0.1%	--		
Subdivision Fees	\$395,631	0.3%	--	Not Evaluated	
Police Activity Fees	\$591,460	0.4%	--	Offsets Costs	
Fire Service Fees	\$3,618,376	2.7%	--	Offsets Costs	
Recreation Fees	\$1,266,739	0.9%	--	Offsets Costs	
Misc. Services	\$3,430,238	2.5%	--	Not Evaluated	
Fines and Forfeitures	\$1,526,165	1.1%	\$24,773	50% Per City Daytime Pop.	\$2.11
<b>USE OF MONEY &amp; PROPERTY</b>	\$1,746,523	1.3%	--	Not Evaluated	
<b>INTERGOVERNMENTAL REVENUES &amp; TRANSFERS</b>					
Federal, State, & Regional Aid	\$824,382	0.6%	--	Not Evaluated	
Motor Vehicle License	\$10,241,324	7.6%	--	Not Evaluated	
Homeowners Exemption Reimbursement	\$283,160	0.2%	--	(Included in Prop. Tax)	
Other State Transfers (2)	\$158,158	0.1%	--	Not Evaluated	
Other Income (3)	\$2,510,269	1.9%	--	Not Evaluated	
Utility Administrative Transfer	\$11,825,478	8.8%	\$951,627	(See Note 2)	
Fund Balance (4)	\$706,311	0.5%	--	Not Evaluated	
Other Net Transfers (5)	\$1,118,870	0.8%	--	Not Evaluated	
<b>TOTAL GENERAL FUND REVENUES</b>	<b>\$134,646,741</b>	<b>100.0%</b>	<b>\$47,091,213</b>		

(1) 1994/95 estimate assuming 15 percent TOT rate.

(2) Includes city police and fire program reimbursements and state mandated cost reimbursements.

(3) Includes donations and miscellaneous reimbursements to the General Fund from other departments or the federal government.

(4) Equals the amount transferred to the General Fund from various departments due to a net surplus or deficit in their annual budget.

(5) Includes net revenues to the General Fund from other City Funds.

(6) Includes right-of-way fees based on 1.5% of gross water/elect. revenues.

**Table 8**  
**General Fund Revenue Assumptions**  
**Alternative I -- Baseline**

ITEM	Fiscal Year Ending (in Constant 1995 Dollars)										
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>TAXES</b>											
Property Tax	\$2,249,130	\$2,227,294	\$2,209,285	\$2,187,836	\$2,166,595	\$2,218,561	\$2,197,022	\$2,175,691	\$2,154,568	\$2,133,650	\$2,112,935
Sales and Use Tax	4,749,291	4,749,291	4,802,136	4,802,136	4,802,136	4,859,448	4,859,448	4,859,448	4,859,448	4,859,448	4,859,448
Business License Taxes	678,563	678,563	680,442	680,442	680,442	696,701	696,701	696,701	696,701	696,701	696,701
Property Transfer Tax											
Transient Occupancy Tax	39,480,714	39,480,714	39,480,714	39,480,714	39,480,714	41,251,329	41,968,311	41,968,311	41,968,311	41,968,311	41,968,311
Utility Users Tax											
<b>LICENSES, PERMITS &amp; FEES</b>											
Franchise & Right of Way	391,802	391,802	393,804	393,804	393,804	406,300	406,300	406,300	406,300	406,300	406,300
Land Use & Planning Fee											
Building Permit Fees											
Transportation/Parking											
Library Use Fee											
Subdivision Fees											
Police Activity Fees											
Fire Service Fees											
Recreation Fees											
Misc.Services											
Fines and Forfeitures	24,773	24,773	24,842	24,842	24,842	25,435	25,435	25,435	25,435	25,435	25,435
<b>USE OF MONEY &amp; PROPERTY</b>											
<b>INTERGOVERNMENTAL REVENUES &amp; TRANSFERS</b>											
Federal, State, & Regional Aid											
Motor Vehicle License											
Homeowners Exemption Reimbursement											
Other State Transfers (2)											
Other Income (3)											
Utility Administrative Transfer	889,548	889,548	894,457	894,457	894,457	924,061	924,061	924,061	924,061	924,061	924,061
Fund Balance (4)											
Other Net Transfers (5)											
<b>TOTAL GENERAL FUND REVENUES</b>	<b>\$48,463,822</b>	<b>\$48,441,986</b>	<b>\$48,485,680</b>	<b>\$48,464,231</b>	<b>\$48,442,990</b>	<b>\$50,381,836</b>	<b>\$51,077,279</b>	<b>\$51,055,948</b>	<b>\$51,034,825</b>	<b>\$51,013,907</b>	<b>\$50,993,192</b>

pt.

**Table 9**  
**General Fund Expenditure Assumptions**  
**Alternative I -- Baseline**

Department	1994-95 Actual Budget Costs	C-R Area Costs	C-R AREA Costs as % of City Net Costs	Estimating Procedure	Budget Multiplier
General Government	\$13,802,199	\$1,257,099	NA	12% of C-R Area Expenditure	12.0%
Community Development	\$3,721,690	NA	NA	Not Evaluated	
Public Works-Engineering	\$5,174,752	\$236,119	4.7%	(See Note 6)	
Utilities	\$1,479,297	\$0	0.0%	Not Evaluated	
Police	\$50,630,396	\$3,927,271	7.8%	(See Note 5)	
Fire	\$27,289,444	\$5,100,000	21.5%	(See Note 7)	
Parks & Recreation	\$12,118,697	\$110,099	1.0%	(See Note 8)	
Planning	\$5,697,002	\$423,600	8.3%	(See Note 9)	
Public Works-Maintenance	\$5,307,365	\$500,656	15.1%	(See Note 6)	
Library	\$5,485,182	\$178,077	3.2%	Per Daytime Population	\$15.16
Visitor & Convention Bureau	4,344,863 (1)	\$4,344,863	100.0%	(See Note 4)	
Audit Adjustments	\$209,987			Not Evaluated	
<b>TOTAL EXPENDITURES</b>	<b>\$135,260,874</b>	<b>\$16,077,783</b>	<b>13.2%</b>		

(1) Estimate only based on results for 1995 in Note 4.

**Table 9**  
**General Fund Expenditure As:**  
**Alternative I -- Baseline**

Department	Fiscal Year Ending (in Constant 1995 Dollars)										
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>General Government</b>	\$1,257,099	\$1,269,486	\$1,282,396	\$1,311,835	\$1,328,900	\$1,347,971	\$1,362,231	\$1,375,496	\$1,388,894	\$1,402,425	\$1,416,092
<b>Community Development</b>											
<b>Public Works-Engineering</b>	236,119	238,480	240,865	243,273	281,527	284,343	287,186	290,058	292,959	295,888	298,847
<b>Utilities</b>											
<b>Police</b>	3,927,271	3,966,544	4,009,040	4,049,130	4,089,622	4,177,373	4,228,629	4,270,915	4,313,625	4,356,761	4,400,328
<b>Fire</b>	5,100,000	5,151,000	5,202,510	5,254,535	5,307,080	5,360,151	5,413,753	5,467,890	5,522,569	5,577,795	5,633,573
<b>Parks &amp; Recreation</b>	110,099	111,200	112,312	113,435	114,569	115,715	116,872	118,041	119,221	120,414	121,618
<b>Planning</b>	423,600	428,086	432,617	577,193	581,815	586,483	591,198	595,960	600,770	605,627	610,533
<b>Public Works-Maintenance</b>	500,656	505,662	510,719	515,826	520,984	526,194	531,456	536,771	542,138	547,560	553,035
<b>Library</b>	178,077	178,077	178,569	178,569	178,569	182,833	182,833	182,833	182,833	182,833	182,833
<b>Visitor &amp; Convention Bureau</b>	\$4,382,359	\$4,382,359	\$4,382,359	\$4,382,359	\$4,382,359	\$4,578,898	\$4,658,483	\$4,658,483	\$4,658,483	\$4,658,483	\$4,658,483
<b>Audit Adjustments</b>											
<b>TOTAL EXPENDITURES</b>	\$16,115,279	\$16,230,894	\$16,351,387	\$16,626,157	\$16,785,427	\$17,159,961	\$17,372,641	\$17,496,447	\$17,621,491	\$17,747,786	\$17,875,343

**Table 10**  
**General Fund Summary**  
**Alternative I -- Baseline**

Fiscal Year Ending (in Constant 1995 Dollars)

REVENUE OR EXPENDITURE	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>GENERAL FUND REVENUES</b>											
Property Tax	2,249,130	2,227,294	2,209,285	2,187,836	2,166,595	2,218,561	2,197,022	2,175,691	2,154,568	2,133,650	2,112,935
Sales and Use Tax	4,749,291	4,749,291	4,802,136	4,802,136	4,802,136	4,859,448	4,859,448	4,859,448	4,859,448	4,859,448	4,859,448
Franchise Fees	391,802	391,802	393,804	393,804	393,804	406,300	406,300	406,300	406,300	406,300	406,300
Transient Occupancy Tax	39,480,714	39,480,714	39,480,714	39,480,714	39,480,714	41,251,329	41,968,311	41,968,311	41,968,311	41,968,311	41,968,311
Business License Fees	678,563	678,563	680,442	680,442	680,442	696,701	696,701	696,701	696,701	696,701	696,701
Fines and Forfeitures	24,773	24,773	24,842	24,842	24,842	25,435	25,435	25,435	25,435	25,435	25,435
Utility Administrative Transfer	889,548	889,548	894,457	894,457	894,457	924,061	924,061	924,061	924,061	924,061	924,061
<b>TOTAL GENERAL FUND REVENUES</b>	<b>\$48,463,822</b>	<b>\$48,441,986</b>	<b>\$48,485,680</b>	<b>\$48,464,231</b>	<b>\$48,442,990</b>	<b>\$50,381,836</b>	<b>\$51,077,279</b>	<b>\$51,055,948</b>	<b>\$51,034,825</b>	<b>\$51,013,907</b>	<b>\$50,993,192</b>
<b>GENERAL FUND EXPENDITURES</b>											
General Government	1,257,099	1,269,486	1,282,396	1,311,835	1,328,900	1,347,971	1,362,231	1,375,496	1,388,894	1,402,425	1,416,092
Public Works-Engineering	236,119	238,480	240,865	243,273	281,527	284,343	287,186	290,058	292,959	295,888	298,847
Police	3,927,271	3,966,544	4,009,040	4,049,130	4,089,622	4,177,373	4,228,629	4,270,915	4,313,625	4,356,761	4,400,328
Fire	5,100,000	5,151,000	5,202,510	5,254,535	5,307,080	5,360,151	5,413,753	5,467,890	5,522,569	5,577,795	5,633,573
Parks & Recreation	110,099	111,200	112,312	113,435	114,569	115,715	116,872	118,041	119,221	120,414	121,618
Planning	423,600	428,086	432,617	577,193	581,815	586,483	591,198	595,960	600,770	605,627	610,533
Public Works-Maintenance	500,656	505,662	510,719	515,826	520,984	526,194	531,456	536,771	542,138	547,560	553,035
Library	178,077	178,077	178,569	178,569	178,569	182,833	182,833	182,833	182,833	182,833	182,833
Visitor & Convention Bureau	4,382,359	4,382,359	4,382,359	4,382,359	4,382,359	4,578,898	4,658,483	4,658,483	4,658,483	4,658,483	4,658,483
Convention Center Operating Subsidy	0	0	0	1,225,000	1,225,000	1,225,000	1,225,000	1,225,000	1,225,000	1,225,000	1,225,000
<b>TOTAL EXPENDITURES</b>	<b>\$16,115,279</b>	<b>\$16,230,894</b>	<b>\$16,351,387</b>	<b>\$17,851,157</b>	<b>\$18,010,427</b>	<b>\$18,384,961</b>	<b>\$18,597,641</b>	<b>\$18,721,447</b>	<b>\$18,846,491</b>	<b>\$18,972,786</b>	<b>\$19,100,343</b>
<b>NET BALANCE - GENERAL FUND BEFORE DEBT SERVICE</b>	<b>\$32,348,543</b>	<b>\$32,211,092</b>	<b>\$32,134,293</b>	<b>\$30,613,074</b>	<b>\$30,432,563</b>	<b>\$31,996,875</b>	<b>\$32,479,637</b>	<b>\$32,334,501</b>	<b>\$32,188,334</b>	<b>\$32,041,121</b>	<b>\$31,892,849</b>

**Note 1**

**Daytime Population Calculation  
Alternative I -- Baseline**

Item	Assumptions	Fiscal Year Ending											
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	
Existing Population	292,177												
Existing Employment	139,240												
Existing Daytime Population (1)	361,797												
New Cumulative Population		8	8	8	8	8	8	8	8	8	8	8	8
New Cumulative Employment		23,475	23,475	23,540	23,540	23,540	24,102	24,102	24,102	24,102	24,102	24,102	24,102
New Cumulative Daytime Population (1)		11,746	11,746	11,778	11,778	11,778	12,059	12,059	12,059	12,059	12,059	12,059	12,059
<u>Visitation Assumptions</u>													
Alternative I	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000
Growth Rate - Alternative I only	0.0%												
Alternative II													
Disneyland		0	0	0	0	0	0	0	0	0	0	0	0
Second Gate	100%							0	0	0	0	0	0
Total Alternative II		0	0	0	0	0	0	0	0	0	0	0	0
Total Visitation Estimate		13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000

(1) Daytime population is the sum of population and one-half of new employment.

**Note 2**  
**Utility Administrative Transfer & ROW Fees**  
**Alternative I -- Baseline**

Item	Assumptions:	Total Electric and Water
Billing Assumptions - annual		
Disney Theme Park		\$55,530 per acre
Disney Center Retail		\$4.72 per sq.ft.
Disney Theater		\$4.72 per sq.ft.
Other Retail/Rest.		\$4.72 per sq.ft.
Disney Hotel-Luxury		\$1,244.20 per room
Other Hotel-Luxury		\$1,244.20 per room
Disney Hotel		\$1,244.20 per room
Other Hotel		\$747.77 per room
Motel		\$443.56 per room
RV Park		\$293.29 per room
Condo/Residential		\$640.00 per unit
Office		\$3.07 per sq.ft.
Industrial		\$2.10 per sq.ft.

Cumulative Development	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Disney Theme Park	131	131	131	131	131	131	131	131	131	131	131
Disney Center Retail	0	0	0	0	0	0	0	0	0	0	0
Disney Theater	0	0	0	0	0	0	0	0	0	0	0
Other Retail/Rest.	509,000	509,000	535,000	535,000	535,000	560,000	560,000	560,000	560,000	560,000	560,000
Disney Hotel-Luxury	0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury	5,083	5,083	5,083	5,083	5,083	5,583	5,583	5,583	5,583	5,583	5,583
Disney Hotel	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638
Other Hotel	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583
Motel	5,271	5,271	5,271	5,271	5,271	5,271	5,271	5,271	5,271	5,271	5,271
RV Park	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
Condominium	140	140	140	140	140	140	140	140	140	140	140
Residential	4	4	4	4	4	4	4	4	4	4	4
Office	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000
Industrial	0	0	0	0	0	0	0	0	0	0	0
<b>Estimated Gross Utility Sales</b>											
Disney Theme Park	7,274,430	7,274,430	7,274,430	7,274,430	7,274,430	7,274,430	7,274,430	7,274,430	7,274,430	7,274,430	7,274,430
Disney Center Retail	0	0	0	0	0	0	0	0	0	0	0
Disney Theater	0	0	0	0	0	0	0	0	0	0	0
Other Retail/Rest.	2,402,480	2,402,480	2,525,200	2,525,200	2,525,200	2,643,200	2,643,200	2,643,200	2,643,200	2,643,200	2,643,200
Disney Hotel-Luxury	0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury	6,324,269	6,324,269	6,324,269	6,324,269	6,324,269	6,946,369	6,946,369	6,946,369	6,946,369	6,946,369	6,946,369
Disney Hotel	2,038,000	2,038,000	2,038,000	2,038,000	2,038,000	2,038,000	2,038,000	2,038,000	2,038,000	2,038,000	2,038,000
Other Hotel	1,183,720	1,183,720	1,183,720	1,183,720	1,183,720	1,183,720	1,183,720	1,183,720	1,183,720	1,183,720	1,183,720
Motel	2,338,005	2,338,005	2,338,005	2,338,005	2,338,005	2,338,005	2,338,005	2,338,005	2,338,005	2,338,005	2,338,005
RV Park	330,831	330,831	330,831	330,831	330,831	330,831	330,831	330,831	330,831	330,831	330,831
Condominium	89,600	89,600	89,600	89,600	89,600	89,600	89,600	89,600	89,600	89,600	89,600
Residential	2,560	2,560	2,560	2,560	2,560	2,560	2,560	2,560	2,560	2,560	2,560
Office	254,810	254,810	254,810	254,810	254,810	254,810	254,810	254,810	254,810	254,810	254,810
Industrial	0	0	0	0	0	0	0	0	0	0	0
Total Estimated Utility Charges	22,238,704	22,238,704	22,361,424	22,361,424	22,361,424	23,101,524	23,101,524	23,101,524	23,101,524	23,101,524	23,101,524
UTILITY ADM. TRANSFER REVENUE	4.0%	889,548	889,548	894,457	894,457	894,457	924,061	924,061	924,061	924,061	924,061
UTILITY RIGHT OF WAY FEES	1.5%	333,581	333,581	335,421	335,421	335,421	346,523	346,523	346,523	346,523	346,523

(1) The City transfers 4% of gross receipts from the Water and Electric Funds to the General Fund.

**Note 3**  
**Sales and Use Tax**  
**Alternative I -- Baseline**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Sales Tax Rate	1.00%											
<b>SALES TAX REV. FROM VISITORS</b>												
Taxable sales/Disneyland Visitor (1)	\$20.56	\$20.56	\$20.56	\$20.56	\$20.56	\$20.56	\$20.56	\$20.56	\$20.56	\$20.56	\$20.56	\$20.56
Taxable sales at 2nd Gate/visitor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Taxable Sales at Disneyland (\$1,000s) (see note 1)		\$282,906	\$282,906	\$282,906	\$282,906	\$282,906	\$282,906	\$282,906	\$282,906	\$282,906	\$282,906	\$282,906
Taxable Sales at 2nd Gate (\$1,000s) (see note 1)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales Tax Revenue from Visitors		\$2,829	\$2,829	\$2,829	\$2,829	\$2,829	\$2,829	\$2,829	\$2,829	\$2,829	\$2,829	\$2,829
<b>SALES TAX FROM EXISTING &amp; NEW RETAIL SPACE, &amp; DISNEY HOTEL ROOMS</b>												
Disney Center Retail	sqft	0	0	0	0	0	0	0	0	0	0	0
Disney Theater	sqft	0	0	0	0	0	0	0	0	0	0	0
Disney Hotel-Luxury	rooms	0	0	0	0	0	0	0	0	0	0	0
Disney Hotel	rooms	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638
Other Retail/Rest.	sqft	509,000	509,000	535,000	535,000	535,000	560,000	560,000	560,000	560,000	560,000	560,000
Disney Occupied Luxury Hotel Rooms	rooms	0	0	0	0	0	0	0	0	0	0	0
Disney Occupied Hotel Rooms	rooms	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409
<b>Taxable Sales Per SqFt per Year or Room per Day (1)</b>												
Disney Center Retail	\$505	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Disney Theater	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Disney Luxury Hotel Taxable Sales (2)	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Disney Room Sales (2)	\$116.11	\$59,700	\$59,700	\$59,700	\$59,700	\$59,700	\$59,700	\$59,700	\$59,700	\$59,700	\$59,700	\$59,700
Other Retail/Rest.	\$200	\$101,800	\$101,800	\$107,000	\$107,000	\$107,000	\$112,000	\$112,000	\$112,000	\$112,000	\$112,000	\$112,000
Total Taxable Sales-New Space or Rooms (\$1,000s)		\$161,500	\$161,500	\$166,700	\$166,700	\$166,700	\$171,700	\$171,700	\$171,700	\$171,700	\$171,700	\$171,700
Sales Tax Revenue from New Rooms/Retail (\$1000s)		\$1,615	\$1,615	\$1,667	\$1,667	\$1,667	\$1,717	\$1,717	\$1,717	\$1,717	\$1,717	\$1,717
<b>SALES TAX FROM EMPLOYEES</b>												
Cumulative Employment		23,475	23,475	23,540	23,540	23,540	24,102	24,102	24,102	24,102	24,102	24,102
Daily Sales per new employee	\$6.50											
Work days per year	250											
Total Employee Retail Expenditures (\$1,000s)		\$38,146	\$38,146	\$38,252	\$38,252	\$38,252	\$39,166	\$39,166	\$39,166	\$39,166	\$39,166	\$39,166
Percent Captured in Anaheim	80%	\$30,517	\$30,517	\$30,602	\$30,602	\$30,602	\$31,333	\$31,333	\$31,333	\$31,333	\$31,333	\$31,333
Sales Tax Revenue from New Employees (\$1000s)		\$305	\$305	\$306	\$306	\$306	\$313	\$313	\$313	\$313	\$313	\$313
<b>SALES TAX FROM POPULATION</b>												
Existing Population		8	8	8	8	8	8	8	8	8	8	8
Per Capita Taxable Sales	\$750	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Sales Tax Revenue from pop.		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL SALES TAX REVENUE (\$1,000s)		\$4,749	\$4,749	\$4,802	\$4,802	\$4,802	\$4,859	\$4,859	\$4,859	\$4,859	\$4,859	\$4,859
Share due to existing Disney uses		\$3,426	\$3,426	\$3,426	\$3,426	\$3,426	\$3,426	\$3,426	\$3,426	\$3,426	\$3,426	\$3,426
Total Disney Sales Tax Revenue (\$1,000s)		\$3,426	\$3,426	\$3,426	\$3,426	\$3,426	\$3,426	\$3,426	\$3,426	\$3,426	\$3,426	\$3,426

(1) Assumes a real increase of: 0.0% under the Disney Expansion only, after 1998.

(2) Average sales per room per occupied room night under Alternative I is \$116; under the expansion, it is \$72 after retail opens.

See Note 4 for occupancy assumptions for each room type. Under Alternative I, retail sales from hotel guests are calculated by using retail space; under Disney the method is sales per hotel room.

(3) After the expansion, at 2001, average sales increase to \$250 per square foot.

**Note 4**  
**Transient Occupancy Tax Assumptions**  
**Alternative I -- Baseline**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Real Rate Increase	0.0%											
Transient Occupancy Tax		15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Days per Year	365											
<u>Occupancy Rate</u>												
Disney Hotel-Luxury	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Other Hotel-Luxury	68%	66%	66%	66%	66%	66%	66%	68%	68%	68%	68%	68%
Disney Hotel	86%	86%	86%	86%	86%	86%	86%	86%	86%	86%	86%	86%
Other Hotel	68%	66%	66%	66%	66%	66%	66%	68%	68%	68%	68%	68%
Motel	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
RV Parks	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
<u>Average Daily Rate</u>												
Disney Hotel-Luxury	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Hotel-Luxury	\$98	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00
Disney Hotel	\$111	\$111.17	\$111.17	\$111.17	\$111.17	\$111.17	\$111.17	\$111.17	\$111.17	\$111.17	\$111.17	\$111.17
Other Hotel	\$68	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00
Motel	\$55	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00
RV Parks	\$25	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
ADR Induced Room Occupancies	\$78.75											
<u>Real Increase in Revenues</u>												
Sensitivity Run	0.0%											
Increase, Non-Disney Rooms	\$8.60	after 2000										

**Note 4a**  
**Transient Occupancy Tax Projections**  
**Alternative I -- Baseline**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<u>Cumulative New Hotel Rooms by Type</u>												
Disney Hotel-Luxury		0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury		5,083	5,083	5,083	5,083	5,083	5,583	5,583	5,583	5,583	5,583	5,583
Disney Hotel		1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638
Other Hotel		1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583
Motel		5,271	5,271	5,271	5,271	5,271	5,271	5,271	5,271	5,271	5,271	5,271
RV Park		1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
Induced Room Occupancies	100.0%											
Total		14,703	14,703	14,703	14,703	14,703	15,203	15,203	15,203	15,203	15,203	15,203
<u>Annual Average Occupied Rooms Nights</u>												
Disney Hotel-Luxury		0	0	0	0	0	0	0	0	0	0	0
Other Hotel-Luxury		1,224,495	1,224,495	1,224,495	1,224,495	1,224,495	1,344,945	1,385,701	1,385,701	1,385,701	1,385,701	1,385,701
Disney Hotel		514,168	514,168	514,168	514,168	514,168	514,168	514,168	514,168	514,168	514,168	514,168
Other Hotel		381,345	381,345	381,345	381,345	381,345	381,345	392,901	392,901	392,901	392,901	392,901
Motel		961,958	961,958	961,958	961,958	961,958	961,958	961,958	961,958	961,958	961,958	961,958
RV Park		288,204	288,204	288,204	288,204	288,204	288,204	288,204	288,204	288,204	288,204	288,204
Induced Room Occupancies		0	0	0	0	0	0	0	0	0	0	0
Total		3,370,169	3,370,169	3,370,169	3,370,169	3,370,169	3,490,619	3,542,931	3,542,931	3,542,931	3,542,931	3,542,931
<u>TOT by Type of Hotel</u>												
Disney Hotel-Luxury		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Hotel-Luxury		\$18,000,072	\$18,000,072	\$18,000,072	\$18,000,072	\$18,000,072	\$19,770,687	\$20,369,799	\$20,369,799	\$20,369,799	\$20,369,799	\$20,369,799
Disney Hotel		\$8,574,012	\$8,574,012	\$8,574,012	\$8,574,012	\$8,574,012	\$8,574,012	\$8,574,012	\$8,574,012	\$8,574,012	\$8,574,012	\$8,574,012
Other Hotel		\$3,889,716	\$3,889,716	\$3,889,716	\$3,889,716	\$3,889,716	\$3,889,716	\$4,007,586	\$4,007,586	\$4,007,586	\$4,007,586	\$4,007,586
Motel		\$7,936,149	\$7,936,149	\$7,936,149	\$7,936,149	\$7,936,149	\$7,936,149	\$7,936,149	\$7,936,149	\$7,936,149	\$7,936,149	\$7,936,149
RV Park		\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765
Induced Room Occupancies		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transient Occupancy Tax Revenue		\$39,480,714	\$39,480,714	\$39,480,714	\$39,480,714	\$39,480,714	\$41,251,329	\$41,968,311	\$41,968,311	\$41,968,311	\$41,968,311	\$41,968,311
Share due to 3% increase above %:	12.0%	7,896,143	7,896,143	7,896,143	7,896,143	7,896,143	8,250,266	8,393,662	8,393,662	8,393,662	8,393,662	8,393,662
Share due to Base%		31,584,571	31,584,571	31,584,571	31,584,571	31,584,571	33,001,063	33,574,649	33,574,649	33,574,649	33,574,649	33,574,649
VCB Share of TOT from Resort Rms	11.1%	\$4,382,359	\$4,382,359	\$4,382,359	\$4,382,359	\$4,382,359	\$4,578,898	\$4,658,483	\$4,658,483	\$4,658,483	\$4,658,483	\$4,658,483
Excluding new Disney Rooms												
Net TOT Revenues		\$35,098,355	\$35,098,355	\$35,098,355	\$35,098,355	\$35,098,355	\$36,672,432	\$37,309,829	\$37,309,829	\$37,309,829	\$37,309,829	\$37,309,829
TOT @ 3% (exc. new Disney Rooms)		\$7,896,143	\$7,896,143	\$7,896,143	\$7,896,143	\$7,896,143	\$8,250,266	\$8,393,662	\$8,393,662	\$8,393,662	\$8,393,662	\$8,393,662

**Note 5**  
**Police Services**  
**Alternative I -- Baseline**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<u>Visitation Assumptions (see Note 1)</u>												
Current Annual Visitors	13,760,000											
Current room nights	3,370,169											
Employee-days	5,868,675											
Subtotal	22,998,844											
Sworn Officers/1 mill. visitors	1.53											
Alternative I Visitors		13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000	13,760,000
Alternative II Visitors		0	0	0	0	0	0	0	0	0	0	0
Officers/1 mill. visitors, rms. emp.	0.91											
Alternative I		22,998,844	22,998,844	23,015,094	23,015,094	23,015,094	23,276,169	23,328,480	23,328,480	23,328,480	23,328,480	23,328,480
Alternative II		0	0	0	0	0	0	0	0	0	0	0
<u>Commercial Recreation Area Personnel</u>	<u>Number</u>	<u>Annual Cost</u>	<u>Total Costs</u>									
Sworn Officers	21.00	\$92,497	\$1,942,437									
Sergeants	4.00	\$105,860	\$423,440									
Lieutenant	0.75	\$124,163	\$93,122									
Captain	0.15	\$134,962	\$20,244									
Chief of Police	0.07	\$155,685	\$10,898									
Patrol PSR	1.20	\$57,749	\$69,299									
Non-Sworn Staff	11.70	\$46,787	\$547,408									
Traffic control asst. (hours)	0.60	\$16,723	\$10,034									
Totals			\$3,116,882									
Overhead Costs as % of Total Costs	26%		\$810,389									
Total Expenditures			\$3,927,271									
Total Cost per Sworn Officer			\$187,012.92									
<u>Personnel Costs - New and Existing</u>												
Real Annual Increase in Costs	1.0%											
Cost per Sworn Officer	\$187,013	\$187,013	\$188,883	\$190,772	\$192,680	\$194,606	\$196,552	\$198,518	\$200,503	\$202,508	\$204,533	\$206,579
Sworn Officers		21.0	21.0	21.0	21.0	21.0	21.3	21.3	21.3	21.3	21.3	21.3
Total Annual Police Expenditures		\$3,927,271	\$3,966,544	\$4,009,040	\$4,049,130	\$4,089,622	\$4,177,373	\$4,228,629	\$4,270,915	\$4,313,625	\$4,356,761	\$4,400,328

(1) Includes sergeants, lieutenants, captains, chief of police, and patrol PSR staff.

(2) Includes Patrol PSR staff, Support staff, and Traffic Control staff.

**Note 6**  
**Public Works Expenditures**  
**Alternative I -- Baseline**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>PUBLIC WORKS - ENGINEERING</b>												
Real Annual Cost Increase	1%											
Signal Maintenance	\$57,400	\$57,400	\$57,974	\$58,554	\$59,139	\$59,731	\$60,328	\$60,931	\$61,541	\$62,156	\$62,778	\$63,405
Specialized Maintenance	\$50,760	\$50,760	\$51,268	\$51,780	\$52,298	\$89,640	\$90,536	\$91,442	\$92,356	\$93,280	\$94,213	\$95,155
Engineering Personnel	\$134,535	\$134,535	\$135,880	\$137,239	\$138,612	\$139,998	\$141,398	\$142,812	\$144,240	\$145,682	\$147,139	\$148,610
Additional Eng. Costs w/ Alt. II	150%				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		242,695	245,122	247,573	250,049	289,368	292,262	295,185	298,136	301,118	304,129	307,170
Percent covered by fees	2.7%	\$6,576	\$6,642	\$6,708	\$6,775	\$7,841	\$7,919	\$7,998	\$8,078	\$8,159	\$8,241	\$8,323
Total Net Engineering Costs		\$236,119	\$238,480	\$240,865	\$243,273	\$281,527	\$284,343	\$287,186	\$290,058	\$292,959	\$295,888	\$298,847
<b>PUBLIC WORKS - STREET MAINTENANCE</b>												
<b>Existing Streets (lane miles)</b>		53.7	53.7	53.7	53.7	53.7	53.7	53.7	53.7	53.7	53.7	53.7
Total Annual Maintenance Costs	\$4,528	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154
Net Street Cleaning/Sweeping Costs	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847
Increased Costs with Alternative II	\$0							\$0	\$0	\$0	\$0	\$0
Net Sewer & Storm Drain Maintenance	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455
Increased Costs with Alternative II	na					\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal, Street Maintenance Costs		\$261,456	\$261,456	\$261,456	\$261,456	\$261,456	\$261,456	\$261,456	\$261,456	\$261,456	\$261,456	\$261,456
<b>STREET REHAB/RECONSTRUCTION PI</b>												
	(2)											
Alternative I		\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Alternative II Additional cost					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Subtotal, All Maintenance Costs		\$511,456	\$511,456	\$511,456	\$511,456	\$511,456	\$511,456	\$511,456	\$511,456	\$511,456	\$511,456	\$511,456
Amount covered by Gas Tax Revenue	\$10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800
Total Maintenance Costs		\$500,656	\$500,656	\$500,656	\$500,656	\$500,656	\$500,656	\$500,656	\$500,656	\$500,656	\$500,656	\$500,656
Total Maintenance Costs (cost inflation)	1.0%	\$500,656	\$505,662	\$510,719	\$515,826	\$520,984	\$526,194	\$531,456	\$536,771	\$542,138	\$547,560	\$553,035

(1) Gas Tax revenues are not expected to increase above inflation and are not expected to increase with the Disney Expansion as these revenues are population-based.  
(2) Under Disney Expansion the reconstruction program would be delayed until 1996 and accelerated to a 11-year program versus the existing 20-year program.

**Note 7**  
**Fire Services**  
**Alternative I -- Baseline**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>FIRE PROTECTION SERVICES EXPENDITURES</b>												
Cost per fire unit (avg. cost)	<b>\$1,700,000</b>	\$1,700,000	\$1,717,000	\$1,734,170	\$1,751,512	\$1,769,027	\$1,786,717	\$1,804,584	\$1,822,630	\$1,840,856	\$1,859,265	\$1,877,858
Net Costs per Fire Unit (incremental)	<b>\$1,351,937</b>	\$1,351,937	\$1,365,456	\$1,379,111	\$1,392,902	\$1,406,831	\$1,420,899	\$1,435,108	\$1,449,459	\$1,463,954	\$1,478,594	\$1,493,380
Cost per Fire Inspector	<b>\$65,000</b>	\$65,000	\$65,650	\$66,307	\$66,970	\$67,639	\$68,316	\$68,999	\$69,689	\$70,386	\$71,090	\$71,800
<b>REQUIRED FIRE SERVICE UNITS</b>												
Number of Units	3											
Fire Units Required		3	3	3	3	3	3	3	3	3	3	3
Additional Units Required - Alternative II								0	0	0	0	0
Total Fire Unit Costs (1)		5,100,000	5,151,000	5,202,510	5,254,535	5,307,080	5,360,151	5,413,753	5,467,890	5,522,569	5,577,795	5,633,573
Fire Inspector Cost								\$0	\$0	\$0	\$0	\$0
Cost Inflation	1.0%	\$5,100,000	\$5,151,000	\$5,202,510	\$5,254,535	\$5,307,080	\$5,360,151	\$5,413,753	\$5,467,890	\$5,522,569	\$5,577,795	\$5,633,573
Total Fire Service Expenditures		\$5,100,000	\$5,151,000	\$5,202,510	\$5,254,535	\$5,307,080	\$5,360,151	\$5,413,753	\$5,467,890	\$5,522,569	\$5,577,795	\$5,633,573

(1) Cost for additional units based on marginal cost of adding one unit.

**Note 8**  
**Parks and Recreation**  
**Alternative I -- Baseline**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<u>Existing Park/Parkways/Median Maintenance</u>												
Real Cost Increase	1.0%											
Cost per Median/Parkway acre	\$8,712	\$8,712	\$8,799	\$8,887	\$8,976	\$9,066	\$9,156	\$9,248	\$9,340	\$9,434	\$9,528	\$9,623
Cost per New Disney Acre	\$10,559	\$10,559	\$10,665	\$10,771	\$10,879	\$10,988	\$11,098	\$11,209	\$11,321	\$11,434	\$11,548	\$11,664
<u>Average Annual Tree Maintenance Cost</u>												
Branching Tree	\$95	\$95.00	\$95.95	\$96.91	\$97.88	\$98.86	\$99.85	\$100.84	\$101.85	\$102.87	\$103.90	\$104.94
Palm Tree	\$64	\$64.00	\$64.64	\$65.29	\$65.94	\$66.60	\$67.26	\$67.94	\$68.62	\$69.30	\$70.00	\$70.70
<u>New Medians/Parkways/Landscaped Acreage</u>												
<b>Existing Median/Parkway Acres</b>	<b>3.00</b>	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
<b>New Acres w/ Expansion</b>	<b>0.00</b>						0.00	0.00	0.00	0.00	0.00	0.00
Costs for Existing Median/Parkway		\$26,136	\$26,397	\$26,661	\$26,928	\$27,197	\$27,469	\$27,744	\$28,021	\$28,302	\$28,585	\$28,870
Costs for New Disney Acres	Alternative II	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance Costs		\$26,136	\$26,397	\$26,661	\$26,928	\$27,197	\$27,469	\$27,744	\$28,021	\$28,302	\$28,585	\$28,870
<u>Tree Trimming (1)</u>												
Existing number of trees- Baseline	295	\$11,800	\$11,918	\$12,037	\$12,158	\$12,279	\$12,402	\$12,526	\$12,651	\$12,778	\$12,905	\$13,035
<u>New Disney Trees - Alternative II</u>												
New Palm Trees	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Branching Trees	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total New Trees Trimming Costs	295	\$11,800	\$11,918	\$12,037	\$12,158	\$12,279	\$12,402	\$12,526	\$12,651	\$12,778	\$12,905	\$13,035
<u>Other Costs</u>												
Tree Well Maintenance (55 wells)	\$1,229	\$1,229	\$1,241	\$1,254	\$1,266	\$1,279	\$1,292	\$1,305	\$1,318	\$1,331	\$1,344	\$1,358
Maintenance Associated w/ Parks	\$70,934	\$70,934	\$71,643	\$72,360	\$73,083	\$73,814	\$74,552	\$75,298	\$76,051	\$76,811	\$77,579	\$78,355
<b>TOTAL PARK MAINTENANCE COSTS</b>		\$110,099	\$111,200	\$112,312	\$113,435	\$114,569	\$115,715	\$116,872	\$118,041	\$119,221	\$120,414	\$121,618

(1) Assumes new Disney trees are trimmed once per year.

**Note 9**  
**Planning Department Expenditures**  
**Alternative I -- Baseline**

Item	Assumptions	Fiscal Year Ending											
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	
Real Cost Increase	1.0%												
<u>Alternative I</u>													
Planning Staff & Overhead Costs	<b>\$448,600</b>	\$448,600	\$453,086	\$457,617	\$462,193	\$466,815	\$471,483	\$476,198	\$480,960	\$485,770	\$490,627	\$495,533	
New Incremental Costs				140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	
Total Costs Alternative I	<b>\$448,600</b>	\$448,600	\$453,086	\$457,617	\$602,193	\$606,815	\$611,483	\$616,198	\$620,960	\$625,770	\$630,627	\$635,533	
<u>Alternative II</u>													
Other Additional Planning Staff		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Current Staff Cost	<b>\$65,358</b>	\$65,358	\$66,012	\$66,672	\$67,338	\$68,012	\$68,692	\$69,379	\$70,073	\$70,773	\$71,481	\$72,196	
Total Planning Staff Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Planning Costs		\$448,600	\$453,086	\$457,617	\$602,193	\$606,815	\$611,483	\$616,198	\$620,960	\$625,770	\$630,627	\$635,533	
Covered by Fees (1)		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	
Total Net Planning Costs		\$423,600	\$428,086	\$432,617	\$577,193	\$581,815	\$586,483	\$591,198	\$595,960	\$600,770	\$605,627	\$610,533	

(1) Based on current fees estimated at \$25,000. No proportionate change is assumed.

**Note 10**  
**Detailed Rate Assumptions for Property Tax Calculations**  
**Alternative I -- Baseline**

Rate		Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Inflation	3.0%	1.000	1.030	1.061	1.093	1.126	1.159	1.194	1.230	1.267	1.305	1.344
Legislated Appreciation	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
<u>Real Market Appreciation Rate</u>												
Disney Theme Park	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Disney Center Retail	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Disney Theater	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Other Retail/Rest.	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Disney Hotel-Luxury	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Other Hotel-Luxury	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Disney Hotel	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Other Hotel	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Motel	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
RV Park	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Condominium	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Residential	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Office	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Industrial	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
<u>Property Tax Appreciation Rate</u>												
Disney Theme Park	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Disney Center Retail	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Disney Theater	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Other Retail/Rest.	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Disney Hotel-Luxury	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Other Hotel-Luxury	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Disney Hotel	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Other Hotel	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Motel	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
RV Park	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Condominium	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Residential	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Office	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Industrial	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219

APPENDIX B  
ALTERNATIVE II  
(EXPANSION)

**Table Index**  
**Anaheim Resort Area/Disney Second Gate: Fiscal Impact Model**  
**Expansion Alternative**

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**Table 1**  
**General Assumptions**  
**Expansion**

General	Assumption	Existing Conditions	Citywide	Sources
Start Year	1995	Population	292,177	DOF 1995 Household Population
Current Year	1995	Employees	139,240	State EDD - Est. Feb. 1996
Inflation	3.0%	Base Annual Attendance	13,760,000	Disney Corporation
Interest Rate				
Legislated Appreciation Rate	2.0%			

NA= Not Appropriate for this analysis.

**Table 2  
Land Use Assumptions  
Expansion**

Land Use	Descriptive Unit	Current AV Per Unit	Market Value per Unit	Sales/sqft or Hotel Rm Rates (1)	Real Market Appreciation Rate	Property Tax Appreciation Rate (1)	Demographics	
							Persons per DU	Space Use By Employees
Disney Theme Park	acre	\$5,862,595	\$4,544,218	\$0	0.0%	2.0%	0.0	69.18 per acre
Disney Center Retail	sqft	\$0	\$338	\$500	0.0%	2.0%	0.0	400 per sqft
Disney Theater	sqft	\$0	\$338	\$0	0.0%	2.0%	0.0	1000 per sqft
Other Retail/Rest.	sqft	\$75	\$125	\$250	0.0%	2.0%	0.0	400 per sqft
Disney Hotel-Luxury	room	\$0	\$152,000	\$182	0.0%	2.0%	0.0	1.00 per room
Other Hotel-Luxury	room	\$110,000	\$150,000	\$107	0.0%	2.0%	0.0	1.00 per room
Disney Hotel	room	\$184,400	\$0	\$133	0.0%	2.0%	0.0	1.00 per room
Other Hotel	room	\$75,000	\$100,000	\$77	0.0%	2.0%	0.0	1.00 per room
Motel	room	\$50,000	\$0	\$64	0.0%	2.0%	0.0	0.80 per room
RV Park	space	\$18,000	\$0	\$25	0.0%	2.0%	0.0	0.25 per space
Condominium	unit	\$45,000	\$0	\$0	0.0%	2.0%	0.0	0.25 per unit
Residential	unit	\$18,000	\$0	\$0	0.0%	2.0%	2.1	0.00 per unit
Office	sqft	\$75	\$0	\$0	0.0%	2.0%	0.0	275 per sqft
Industrial	sqft	\$50	\$0	\$0	0.0%	2.0%	0.0	700 per sqft
Streets	lane mile	\$0	\$0	\$0	0.0%	2.0%	0.0	0 na

(1) Sales assumptions for visitors at the theme parks is estimated in Note 3 on a per visitor basis.  
Sources: City of Anaheim; Disney Corporation; Economic & Planning Systems, Inc.

**Table 3  
Buildout Schedule  
Expansion**

Land Uses	Total Net New Dev.	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>Annual Development</b>												
						*						
Disney Theme Park	( acre)	147	0	0	0	0	0	147	0	0	0	0
Disney Center Retail	( sqft)	182,000	0	0	0	0	182,000	0	0	0	0	0
Disney Theater	( sqft)	108,000	0	0	0	0	108,000	0	0	0	0	0
Other Retail/Rest.	( sqft)	51,000	0	0	26,000	0	25,000	0	0	0	0	0
Disney Hotel-Luxury	( room)	760	0	0	0	0	0	10	750	0	0	0
Other Hotel-Luxury	( room)	1,000	0	0	0	0	500	0	0	500	0	0
Disney Hotel	( room)	0	0	0	0	0	0	0	0	0	0	0
Other Hotel	( room)	1,500	0	0	0	0	375	375	375	375	0	0
Motel	( room)	(552)	0	0	0	(552)	0	0	0	0	0	0
RV Park	( space)	0	0	0	0	0	0	0	0	0	0	0
Condominium	( unit)	0	0	0	0	0	0	0	0	0	0	0
Residential	( unit)	0	0	0	0	0	0	0	0	0	0	0
Office	( sqft)	0	0	0	0	0	0	0	0	0	0	0
Industrial	( sqft)	0	0	0	0	0	0	0	0	0	0	0
Streets	(lane mile)	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Development</b>												
Disney Theme Park	( acre)	131	131	131	131	131	131	278	278	278	278	278
Disney Center Retail	( sqft)	0	0	0	0	0	182,000	182,000	182,000	182,000	182,000	182,000
Disney Theater	( sqft)	0	0	0	0	0	108,000	108,000	108,000	108,000	108,000	108,000
Other Retail/Rest.	( sqft)	509,000	509,000	535,000	535,000	535,000	560,000	560,000	560,000	560,000	560,000	560,000
Disney Hotel-Luxury	( room)	0	0	0	0	0	0	10	760	760	760	760
Other Hotel-Luxury	( room)	5,083	5,083	5,083	5,083	5,083	5,583	5,583	5,583	6,083	6,083	6,083
Disney Hotel	( room)	1,638	1,638	1,638	1,492	1,492	1,492	1,492	1,492	1,492	1,492	1,492
Other Hotel	( room)	1,583	1,583	1,583	1,583	1,583	1,958	2,333	2,708	3,083	3,083	3,083
Motel	( room)	5,271	5,271	5,271	4,719	4,719	4,719	4,719	4,719	4,719	4,719	4,719
RV Park	( space)	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
Condominium	( unit)	140	140	140	140	140	140	140	140	140	140	140
Residential	( unit)	4	4	4	4	4	4	4	4	4	4	4
Office	( sqft)	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000
Industrial	( sqft)	0	0	0	0	0	0	0	0	0	0	0
Streets	(lane mile)	54	54	54	54	54	54	54	54	54	54	54

**Table 4**  
**New Assessed Valuation**  
**Expansion**

Item	Fiscal Year Ending (in thousands of dollars)										
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>New Assessed Value (Constant \$)</b>											
Disney Theme Park (includes Admin.)	0	0	0	0	0	0	668,000	0	0	0	0
Disney Center Retail	0	0	0	0	0	61,503	0	0	0	0	0
Disney Theater	0	0	0	0	0	36,497	0	0	0	0	0
Other Retail/Rest.	0	0	3,250	0	0	3,125	0	0	0	0	0
Disney Hotel-Luxury	0	0	0	0	0	0	1,520	114,000	0	0	0
Other Hotel-Luxury	0	0	0	0	0	75,000	0	0	75,000	0	0
Disney Hotel	0	0	0	0	0	0	0	0	0	0	0
Other Hotel	0	0	0	0	0	37,500	37,500	37,500	37,500	0	0
Motel	0	0	0	0	0	0	0	0	0	0	0
RV Park	0	0	0	0	0	0	0	0	0	0	0
Condominium	0	0	0	0	0	0	0	0	0	0	0
Residential	0	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0
Total	\$0	\$0	\$3,250	\$0	\$0	\$213,625	\$707,020	\$151,500	\$112,500	\$0	\$0
<b>New Assessed Value (Appreciated \$)</b>											
Disney Theme Park (includes Admin.)	0	0	0	0	0	0	668,000	0	0	0	0
Disney Center Retail	0	0	0	0	0	61,503	0	0	0	0	0
Disney Theater	0	0	0	0	0	36,497	0	0	0	0	0
Other Retail/Rest.	0	0	3,250	0	0	3,125	0	0	0	0	0
Disney Hotel-Luxury (includes land)	0	0	0	0	0	0	1,520	114,000	0	0	0
Other Hotel-Luxury	0	0	0	0	0	75,000	0	0	75,000	0	0
Disney Hotel	0	0	0	0	0	0	0	0	0	0	0
Other Hotel	0	0	0	0	0	37,500	37,500	37,500	37,500	0	0
Motel	0	0	0	0	0	0	0	0	0	0	0
RV Park	0	0	0	0	0	0	0	0	0	0	0
Condominium	0	0	0	0	0	0	0	0	0	0	0
Residential	0	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0
Total	\$0	\$0	\$3,250	\$0	\$0	\$213,625	\$707,020	\$151,500	\$112,500	\$0	\$0
<b>New Assessed Value (Nominal \$)</b>											
Disney Theme Park (includes Admin.)	0	0	0	0	0	0	821,556	0	0	0	0
Disney Center Retail	0	0	0	0	0	73,438	0	0	0	0	0
Disney Theater	0	0	0	0	0	43,579	0	0	0	0	0
Other Retail/Rest.	0	0	3,551	0	0	3,731	0	0	0	0	0
Disney Hotel-Luxury (includes land)	0	0	0	0	0	0	1,869	144,412	0	0	0
Other Hotel-Luxury	0	0	0	0	0	89,554	0	0	97,858	0	0
Disney Hotel	0	0	0	0	0	0	0	0	0	0	0
Other Hotel	0	0	0	0	0	44,777	46,120	47,504	48,929	0	0
Motel	0	0	0	0	0	0	0	0	0	0	0
RV Park	0	0	0	0	0	0	0	0	0	0	0
Condominium	0	0	0	0	0	0	0	0	0	0	0
Residential	0	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0
Total	\$0	\$0	\$3,551	\$0	\$0	\$255,079	\$869,545	\$191,916	\$146,787	\$0	\$0

**Table 5a  
Property Tax Revenues  
Expansion**

Item	Fiscal Year Ending (in thousands of dollars)										
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>Assessed Value (Start of Period)</b>	<b>\$2,082,528</b>	<b>\$2,076,303</b>	<b>\$2,117,829</b>	<b>\$2,163,737</b>	<b>\$2,207,012</b>	<b>\$2,251,152</b>	<b>\$2,551,255</b>	<b>\$3,471,825</b>	<b>\$3,733,177</b>	<b>\$3,954,628</b>	<b>\$4,033,720</b>
<b>Appreciation of Assessed Value</b>	\$0	\$41,651	\$42,484	\$43,404	\$44,272	\$45,158	\$51,163	\$69,577	\$74,807	\$79,238	\$80,823
<b>New Assessed Value</b>	\$0	\$0	\$3,551	\$0	\$0	\$255,079	\$869,545	\$191,916	\$146,787	\$0	\$0
<b>Assessed Value (End of Period)</b>	\$2,082,528	\$2,124,179	\$2,170,214	\$2,213,618	\$2,257,890	\$2,558,128	\$3,478,836	\$3,740,328	\$3,961,921	\$4,041,160	\$4,121,983
<b>Property Tax</b>	\$20,825	\$21,242	\$21,702	\$22,136	\$22,579	\$25,581	\$34,788	\$37,403	\$39,619	\$40,412	\$41,220
<b>Property Tax (Constant \$)</b>	\$20,825	\$20,623	\$20,456	\$20,258	\$20,061	\$22,067	\$29,135	\$30,412	\$31,276	\$30,972	\$30,671

**Table 5b**  
**Property Tax Subroutine By Land Use**  
**Expansion**

Item	Misc. Rates	Fiscal Year Ending (in thousands of dollars)										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>Assessed Value (Start of Period)</b>												
Disney Theme Park		768,000	768,000	783,360	799,027	815,008	831,308	847,934	1,686,448	1,720,177	1,754,581	1,789,673
Disney Center Retail		0	0	0	0	0	0	73,438	74,907	76,405	77,933	79,492
Disney Theater		0	0	0	0	0	0	43,579	44,450	45,339	46,246	47,171
Other Retail/Rest.		38,175	38,175	38,939	43,269	44,134	45,017	49,648	50,641	51,654	52,687	53,741
Disney Hotel-Luxury		0	0	0	0	0	0	0	1,869	146,319	149,245	152,230
Other Hotel-Luxury		559,130	559,130	570,313	581,719	593,353	605,220	706,879	721,016	735,437	848,003	864,963
Disney Hotel		302,047	302,047	308,088	314,250	320,535	326,946	333,485	340,154	346,957	353,896	360,974
Other Hotel		118,725	118,725	121,100	123,521	125,992	128,512	175,859	225,496	277,510	331,989	338,629
Motel		263,550	263,550	268,821	274,197	279,681	285,275	290,980	296,800	302,736	308,791	314,967
RV Park		20,304	20,304	20,710	21,124	21,547	21,978	22,417	22,866	23,323	23,789	24,265
Condominium		6,300	6,300	6,426	6,555	6,686	6,819	6,956	7,095	7,237	7,381	7,529
Residential		72	72	73	75	76	78	79	81	83	84	86
Office		6,225	6,225	6,350	6,476	6,606	6,738	6,873	7,010	7,151	7,294	7,439
Industrial		0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>2,082,528</b>	<b>2,076,303</b>	<b>2,117,829</b>	<b>2,163,737</b>	<b>2,207,012</b>	<b>2,251,152</b>	<b>2,551,255</b>	<b>3,471,825</b>	<b>3,733,177</b>	<b>3,954,628</b>	<b>4,033,720</b>
<b>Appreciation of Assessed Value</b>												
Disney Theme Park	2.0%	0	15,360	15,667	15,981	16,300	16,626	16,959	33,729	34,404	35,092	35,793
Disney Center Retail	2.0%	0	0	0	0	0	0	1,469	1,498	1,528	1,559	1,590
Disney Theater	2.0%	0	0	0	0	0	0	872	889	907	925	943
Other Retail/Rest.	2.0%	0	764	779	865	883	900	993	1,013	1,033	1,054	1,075
Disney Hotel-Luxury	2.0%	0	0	0	0	0	0	0	37	2,926	2,985	3,045
Other Hotel-Luxury	2.0%	0	11,183	11,406	11,634	11,867	12,104	14,138	14,420	14,709	16,960	17,299
Disney Hotel	2.0%	0	6,041	6,162	6,285	6,411	6,539	6,670	6,803	6,939	7,078	7,219
Other Hotel	2.0%	0	2,375	2,422	2,470	2,520	2,570	3,517	4,510	5,550	6,640	6,773
Motel	2.0%	0	5,271	5,376	5,484	5,594	5,705	5,820	5,936	6,055	6,176	6,299
RV Park	2.0%	0	406	414	422	431	440	448	457	466	476	485
Condominium	2.0%	0	126	129	131	134	136	139	142	145	148	151
Residential	2.0%	0	1	1	1	2	2	2	2	2	2	2
Office	2.0%	0	125	127	130	132	135	137	140	143	146	149
Industrial	2.0%	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>0</b>	<b>41,651</b>	<b>42,484</b>	<b>43,404</b>	<b>44,272</b>	<b>45,158</b>	<b>51,163</b>	<b>69,577</b>	<b>74,807</b>	<b>79,238</b>	<b>80,823</b>
<b>New Assessed Value</b>												
Disney Theme Park		0	0	0	0	0	0	821,556	0	0	0	0
Disney Center Retail		0	0	0	0	0	0	73,438	0	0	0	0
Disney Theater		0	0	0	0	0	0	43,579	0	0	0	0
Other Retail/Rest.		0	0	3,551	0	0	0	3,731	0	0	0	0
Disney Hotel-Luxury		0	0	0	0	0	0	1,869	144,412	0	0	0
Other Hotel-Luxury		0	0	0	0	0	0	89,554	0	97,858	0	0
Disney Hotel		0	0	0	0	0	0	0	0	0	0	0
Other Hotel		0	0	0	0	0	0	44,777	46,120	47,504	48,929	0
Motel		0	0	0	0	0	0	0	0	0	0	0
RV Park		0	0	0	0	0	0	0	0	0	0	0
Condominium		0	0	0	0	0	0	0	0	0	0	0
Residential		0	0	0	0	0	0	0	0	0	0	0
Office		0	0	0	0	0	0	0	0	0	0	0
Industrial		0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>0</b>	<b>0</b>	<b>3,551</b>	<b>0</b>	<b>0</b>	<b>255,079</b>	<b>869,545</b>	<b>191,916</b>	<b>146,787</b>	<b>0</b>	<b>0</b>
<b>Assessed Value (End of Period)</b>												
Disney Theme Park	768,000	768,000	783,360	799,027	815,008	831,308	847,934	1,686,448	1,720,177	1,754,581	1,789,673	1,825,466

**Table 5b**  
**Property Tax Subroutine By Land Use**  
**Expansion**

Item	Misc. Rates	Fiscal Year Ending (in thousands of dollars)										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Disney Center Retail	0	0	0	0	0	0	73,438	74,907	76,405	77,933	79,492	81,082
Disney Theater	0	0	0	0	0	0	43,579	44,450	45,339	46,246	47,171	48,115
Other Retail/Rest.	38,175	38,175	38,939	43,269	44,134	45,017	49,648	50,641	51,654	52,687	53,741	54,816
Disney Hotel-Luxury	0	0	0	0	0	0	0	1,869	146,319	149,245	152,230	155,274
Other Hotel-Luxury	559,130	559,130	570,313	581,719	593,353	605,220	706,879	721,016	735,437	848,003	864,963	882,263
Disney Hotel	302,047	302,047	308,088	314,250	320,535	326,946	333,485	340,154	346,957	353,896	360,974	368,194
Other Hotel	118,725	118,725	121,100	123,521	125,992	128,512	175,859	225,496	277,510	331,989	338,629	345,402
Motel	263,550	263,550	268,821	274,197	279,681	285,275	290,980	296,800	302,736	308,791	314,967	321,266
RV Park	20,304	20,304	20,710	21,124	21,547	21,978	22,417	22,866	23,323	23,789	24,265	24,750
Condominium	6,300	6,300	6,426	6,555	6,686	6,819	6,956	7,095	7,237	7,381	7,529	7,680
Residential	72	72	73	75	76	78	79	81	83	84	86	88
Office	6,225	6,225	6,350	6,476	6,606	6,738	6,873	7,010	7,151	7,294	7,439	7,588
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>2,082,528</b>	<b>2,082,528</b>	<b>2,124,179</b>	<b>2,170,214</b>	<b>2,213,618</b>	<b>2,257,890</b>	<b>2,558,128</b>	<b>3,478,836</b>	<b>3,740,328</b>	<b>3,961,921</b>	<b>4,041,160</b>	<b>4,121,983</b>
<b>Property Tax</b>												
Disney Theme Park		7,680	7,834	7,990	8,150	8,313	8,479	16,864	17,202	17,546	17,897	18,255
Disney Center Retail		0	0	0	0	0	734	749	764	779	795	811
Disney Theater		0	0	0	0	0	436	445	453	462	472	481
Other Retail/Rest.		382	389	433	441	450	496	506	517	527	537	548
Disney Hotel-Luxury		0	0	0	0	0	0	19	1,463	1,492	1,522	1,553
Other Hotel-Luxury		5,591	5,703	5,817	5,934	6,052	7,069	7,210	7,354	8,480	8,650	8,823
Disney Hotel		3,020	3,081	3,142	3,205	3,269	3,335	3,402	3,470	3,539	3,610	3,682
Other Hotel		1,187	1,211	1,235	1,260	1,285	1,759	2,255	2,775	3,320	3,386	3,454
Motel		2,636	2,688	2,742	2,797	2,853	2,910	2,968	3,027	3,088	3,150	3,213
RV Park		203	207	211	215	220	224	229	233	238	243	248
Condominium		63	64	66	67	68	70	71	72	74	75	77
Residential		1	1	1	1	1	1	1	1	1	1	1
Office		62	63	65	66	67	69	70	72	73	74	76
Industrial		0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>20,825</b>	<b>21,242</b>	<b>21,702</b>	<b>22,136</b>	<b>22,579</b>	<b>25,581</b>	<b>34,788</b>	<b>37,403</b>	<b>39,619</b>	<b>40,412</b>	<b>41,220</b>
<b>Property Tax (Constant \$)</b>												
Disney Theme Park		7,680	7,605	7,532	7,458	7,386	7,314	14,124	13,987	13,851	13,716	13,583
Disney Center Retail		0	0	0	0	0	633	627	621	615	609	603
Disney Theater		0	0	0	0	0	376	372	369	365	362	358
Other Retail/Rest.		382	378	408	404	400	428	424	420	416	412	408
Disney Hotel-Luxury		0	0	0	0	0	0	16	1,190	1,178	1,167	1,155
Other Hotel-Luxury		5,591	5,537	5,483	5,430	5,377	6,098	6,038	5,980	6,694	6,629	6,565
Disney Hotel		3,020	2,991	2,962	2,933	2,905	2,877	2,849	2,821	2,794	2,767	2,740
Other Hotel		1,187	1,176	1,164	1,153	1,142	1,517	1,888	2,256	2,621	2,595	2,570
Motel		2,636	2,610	2,585	2,559	2,535	2,510	2,486	2,462	2,438	2,414	2,391
RV Park		203	201	199	197	195	193	191	190	188	186	184
Condominium		63	62	62	61	61	60	59	59	58	58	57
Residential		1	1	1	1	1	1	1	1	1	1	1
Office		62	62	61	60	60	59	59	58	58	57	56
Industrial		0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>20,825</b>	<b>20,623</b>	<b>20,456</b>	<b>20,258</b>	<b>20,061</b>	<b>22,067</b>	<b>29,135</b>	<b>30,412</b>	<b>31,276</b>	<b>30,972</b>	<b>30,671</b>

**Table 6**  
**Property Tax Revenue Allocation**  
**Expansion**

Item	Tax Allocation Factor	Total	Fiscal Year Ending (in thousands of dollars)										
			1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>Nominal Dollars (1)</b>													
City of Anaheim	10.8%	\$79,664	\$2,249	\$2,294	\$2,344	\$2,391	\$2,439	\$2,763	\$3,757	\$4,040	\$4,279	\$4,364	\$4,452
Orange County	18.1%	\$133,512	\$3,769	\$3,845	\$3,928	\$4,007	\$4,087	\$4,630	\$6,297	\$6,770	\$7,171	\$7,314	\$7,461
Other Agencies	71.1%	\$524,458	\$14,807	\$15,103	\$15,430	\$15,739	\$16,054	\$18,188	\$24,735	\$26,594	\$28,169	\$28,733	\$29,307
<b>Total</b>		<b>\$737,634</b>	<b>\$20,825</b>	<b>\$21,242</b>	<b>\$21,702</b>	<b>\$22,136</b>	<b>\$22,579</b>	<b>\$25,581</b>	<b>\$34,788</b>	<b>\$37,403</b>	<b>\$39,619</b>	<b>\$40,412</b>	<b>\$41,220</b>
<b>Constant Dollars (1)</b>													
City of Anaheim	10.8%	\$58,292	\$2,249	\$2,227	\$2,209	\$2,188	\$2,167	\$2,383	\$3,147	\$3,285	\$3,378	\$3,345	\$3,313
Orange County	18.1%	\$97,693	\$3,769	\$3,733	\$3,703	\$3,667	\$3,631	\$3,994	\$5,273	\$5,505	\$5,661	\$5,606	\$5,552
Other Agencies	71.1%	\$383,755	\$14,807	\$14,663	\$14,544	\$14,403	\$14,263	\$15,689	\$20,715	\$21,623	\$22,237	\$22,021	\$21,807
<b>Total</b>		<b>\$539,740</b>	<b>\$20,825</b>	<b>\$20,623</b>	<b>\$20,456</b>	<b>\$20,258</b>	<b>\$20,061</b>	<b>\$22,067</b>	<b>\$29,135</b>	<b>\$30,412</b>	<b>\$31,276</b>	<b>\$30,972</b>	<b>\$30,671</b>
<b>Net City Property Tax Rev. (constant)</b>		<b>\$58,292</b>	<b>\$2,249</b>	<b>\$2,227</b>	<b>\$2,209</b>	<b>\$2,188</b>	<b>\$2,167</b>	<b>\$2,383</b>	<b>\$3,147</b>	<b>\$3,285</b>	<b>\$3,378</b>	<b>\$3,345</b>	<b>\$3,313</b>

(1) Calculated in Table 5a.

(2) Net of the Education Revenue Augmentation Fund (ERAF) transfer. This agreement is expected to continue in one form or another indefinitely.

**Table 7**  
**Demographics**  
**Expansion**

Item	Fiscal Year Ending										
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>POPULATION</b>											
RV Park	0	0	0	0	0	0	0	0	0	0	0
Condominium	0	0	0	0	0	0	0	0	0	0	0
Residential	8	8	8	8	8	8	8	8	8	8	8
Cumulative Total	8	8	8	8	8	8	8	8	8	8	8
<b>EMPLOYEES</b>											
Disney Theme Park (1)	9,063	9,063	9,063	9,063	9,063	9,063	14,139	14,139	14,139	14,139	14,139
Disney Center Retail	0	0	0	0	0	455	455	455	455	455	455
Disney Theater	0	0	0	0	0	108	108	108	108	108	108
Other Retail/Rest.	1,273	1,273	1,338	1,338	1,338	1,400	1,400	1,400	1,400	1,400	1,400
Disney Hotel-Luxury	0	0	0	0	0	0	10	760	760	760	760
Other Hotel-Luxury	5,083	5,083	5,083	5,083	5,083	5,583	5,583	5,583	6,083	6,083	6,083
Disney Hotel	1,638	1,638	1,638	1,492	1,492	1,492	1,492	1,492	1,492	1,492	1,492
Other Hotel	1,583	1,583	1,583	1,583	1,583	1,958	2,333	2,708	3,083	3,083	3,083
Motel	4,217	4,217	4,217	3,775	3,775	3,775	3,775	3,775	3,775	3,775	3,775
RV Park	282	282	282	282	282	282	282	282	282	282	282
Condominium	35	35	35	35	35	35	35	35	35	35	35
Residential	0	0	0	0	0	0	0	0	0	0	0
Office	302	302	302	302	302	302	302	302	302	302	302
Industrial	0	0	0	0	0	0	0	0	0	0	0
Cumulative Total	23,475	23,475	23,540	22,952	22,952	24,453	29,914	31,039	31,914	31,914	31,914

(1) For Disney Theme Park the employees per acre for the existing park is about 69 per acre; for the second theme park it is 30 per acre per information from Disney Corporation.

**Table 8**  
**General Fund Revenue Assumptions**  
**Expansion**

ITEM	1994-95 Actual Budget Revenue	% of Total Revenue	1994-95 Anaheim Resort Area Revenues (1)	Estimating Procedure	Budget Multiplier
<b>TAXES</b>					
Property Tax	\$15,259,046	11.3%	\$1,943,800	(See Table 6)	
Sales and Use Tax	\$33,033,763	24.5%	\$5,000,647	(See Note 3)	
Business License Taxes	\$4,024,890	3.0%	\$678,563	Per Citywide Employee	\$28.91
Property Transfer Tax	\$410,391	0.3%	--	Not Evaluated	
Transient Occupancy Tax	\$33,737,128	25.1%	\$38,100,000 (1)	(See Note 4)	
Utility Users Tax	\$20,873	0.0%	--	Not Evaluated	
<b>LICENSES, PERMITS &amp; FEES</b>					
Franchise & Right of Way	\$5,193,374	3.9%	\$391,802 (6)	(See Note 2) and bud.mult.	\$4.96
Land Use & Planning Fee	\$433,677	0.3%	--		
Building Permit Fees	\$2,098,621	1.6%	--	Offsets Costs	
Transportation/Parking	\$51,676	0.0%	--	Offsets Costs	
Library Use Fee	\$140,218	0.1%	--		
Subdivision Fees	\$395,631	0.3%	--	Not Evaluated	
Police Activity Fees	\$591,460	0.4%	--	Offsets Costs	
Fire Service Fees	\$3,618,376	2.7%	--	Offsets Costs	
Recreation Fees	\$1,266,739	0.9%	--	Offsets Costs	
Misc. Services	\$3,430,238	2.5%	--	Not Evaluated	
Fines and Forfeitures	\$1,526,165	1.1%	\$24,773	50% Per City Daytime Pop.	\$2.11
<b>USE OF MONEY &amp; PROPERTY</b>	\$1,746,523	1.3%	--	Not Evaluated	
<b>INTERGOVERNMENTAL REVENUES &amp; TRANSFERS</b>					
Federal, State, & Regional Aid	\$824,382	0.6%	--	Not Evaluated	
Motor Vehicle License	\$10,241,324	7.6%	--	Not Evaluated	
Homeowners Exemption Reimbursement	\$283,160	0.2%	--	(Included in Prop. Tax)	
Other State Transfers (2)	\$158,158	0.1%	--	Not Evaluated	
Other Income (3)	\$2,510,269	1.9%	--	Not Evaluated	
Utility Administrative Transfer	\$11,825,478	8.8%	\$951,627	(See Note 2)	
Fund Balance (4)	\$706,311	0.5%	--	Not Evaluated	
Other Net Transfers (5)	\$1,118,870	0.8%	--	Not Evaluated	
<b>TOTAL GENERAL FUND REVENUES</b>	\$134,646,741	100.0%	\$47,091,213		

(1) 1994/95 estimate assuming 15 percent TOT rate.

(2) Includes city police and fire program reimbursements and state mandated cost reimbursements.

(3) Includes donations and miscellaneous reimbursements to the General Fund from other departments or the federal government.

(4) Equals the amount transferred to the General Fund from various departments due to a net surplus or deficit in their annual budget.

(5) Includes net revenues to the General Fund from other City Funds.

(6) Includes right-of-way fees based on 1.5% of gross water/elect. revenues.

**Table 9**  
**General Fund Expenditure Assumptions**  
**Expansion**

Department	1994-95 Actual Budget Costs	C-R Area Costs	C-R AREA Costs as % of City Net Costs	Estimating Procedure	Budget Multiplier
General Government	\$13,802,199	\$1,257,099	NA	12% of C-R Area Expenditure	12.0%
Community Development	\$3,721,690	NA	NA	Not Evaluated	
Public Works-Engineering	\$5,174,752	\$236,119	4.7%	(See Note 6)	
Utilities	\$1,479,297	\$0	0.0%	Not Evaluated	
Police	\$50,630,396	\$3,927,271	7.8%	(See Note 5)	
Fire	\$27,289,444	\$5,100,000	21.5%	(See Note 7)	
Parks & Recreation	\$12,118,697	\$110,099	1.0%	(See Note 8)	
Planning	\$5,697,002	\$423,600	8.3%	(See Note 9)	
Public Works-Maintenance	\$5,307,365	\$500,656	15.1%	(See Note 6)	
Library	\$5,485,182	\$178,077	3.2%	Per Daytime Population	\$15.16
Visitor & Convention Bureau	4,344,863 (1)	\$4,344,863	100.0%	(See Note 4)	
Audit Adjustments	\$209,987			Not Evaluated	
<b>TOTAL EXPENDITURES</b>	<b>\$135,260,874</b>	<b>\$16,077,783</b>	<b>13.2%</b>		

(1) Estimate only based on results for 1995 in Note 4.

**Table 10**  
**General Fund Summary**  
**Expansion**

Fiscal Year Ending (in Constant 1995 Dollars)											
REVENUE OR EXPENDITURE	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>GENERAL FUND REVENUES</b>											
Property Tax	2,249,130	2,227,294	2,209,285	2,187,836	2,166,595	2,383,196	3,146,548	3,284,527	3,377,784	3,344,990	3,312,514
Sales and Use Tax	4,749,291	4,749,291	4,802,136	4,535,684	4,535,684	5,515,191	7,398,420	7,652,193	7,663,568	7,663,568	7,663,568
Franchise Fees	391,802	391,802	393,804	385,951	385,951	425,509	565,880	586,872	602,579	602,579	602,579
Transient Occupancy Tax	39,480,714	39,480,714	39,480,714	38,595,886	38,595,886	41,287,943	50,831,358	57,958,124	61,236,459	61,236,459	61,236,459
Business License Fees	678,563	678,563	680,442	663,456	663,456	706,830	864,688	897,208	922,500	922,500	922,500
Fines and Forfeitures	24,773	24,773	24,842	24,222	24,222	25,805	31,564	32,750	33,673	33,673	33,673
Utility Administrative Transfer	889,548	889,548	894,457	877,397	877,397	972,970	1,311,200	1,359,743	1,395,843	1,395,843	1,395,843
<b>TOTAL GENERAL FUND REVENUES</b>	<b>\$48,463,822</b>	<b>\$48,441,986</b>	<b>\$48,485,680</b>	<b>\$47,270,432</b>	<b>\$47,249,191</b>	<b>\$51,317,444</b>	<b>\$64,149,659</b>	<b>\$71,771,418</b>	<b>\$75,232,406</b>	<b>\$75,199,612</b>	<b>\$75,167,136</b>
<b>GENERAL FUND EXPENDITURES</b>											
General Government	1,257,099	1,285,329	1,298,397	1,357,156	1,374,679	1,443,736	1,845,167	1,877,334	1,906,428	1,924,981	1,943,719
Public Works-Engineering	236,119	238,480	240,865	445,557	485,834	490,692	495,599	500,555	505,561	510,616	515,722
Police	3,927,271	3,966,544	4,009,040	3,836,717	3,875,085	4,018,989	5,724,478	5,891,600	6,034,075	6,094,416	6,155,360
Fire	5,100,000	5,151,000	5,202,510	5,254,535	5,307,080	5,360,151	6,917,860	6,986,349	7,055,522	7,125,387	7,195,951
Parks & Recreation	110,099	111,200	112,312	113,435	114,569	463,001	467,631	472,307	477,031	481,801	486,619
Planning	423,600	560,109	565,960	711,870	717,839	723,867	729,956	736,105	742,316	748,589	754,925
Public Works-Maintenance	500,656	505,662	510,719	773,401	781,135	788,947	813,983	822,123	830,344	838,647	847,034
Library	178,077	178,077	178,569	174,115	174,115	185,490	226,887	235,415	242,048	242,048	242,048
Visitor & Convention Bureau	4,382,359	4,382,359	4,382,359	4,284,143	4,284,143	4,582,962	4,506,746	4,608,694	4,899,810	4,899,810	4,899,810
Convention Center Operating Subsidy	0	0	0	1,225,000	1,225,000	1,225,000	1,225,000	1,225,000	1,225,000	1,225,000	1,225,000
<b>TOTAL EXPENDITURES</b>	<b>\$16,115,279</b>	<b>\$16,378,760</b>	<b>\$16,500,732</b>	<b>\$18,175,930</b>	<b>\$18,339,479</b>	<b>\$19,282,835</b>	<b>\$22,953,306</b>	<b>\$23,355,482</b>	<b>\$23,918,134</b>	<b>\$24,091,295</b>	<b>\$24,266,188</b>
<b>NET BALANCE - GENERAL FUND BEFORE DEBT SERVICE</b>	<b>\$32,348,543</b>	<b>\$32,063,226</b>	<b>\$31,984,949</b>	<b>\$29,094,503</b>	<b>\$28,909,712</b>	<b>\$32,034,609</b>	<b>\$41,196,352</b>	<b>\$48,415,935</b>	<b>\$51,314,272</b>	<b>\$51,108,317</b>	<b>\$50,900,948</b>

**Note 1**

**Daytime Population Calculation  
Expansion**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Existing Population	292,177											
Existing Employment	139,240											
Existing Daytime Population (1)	361,797											
New Cumulative Population		8	8	8	8	8	8	8	8	8	8	8
New Cumulative Employment		23,475	23,475	23,540	22,952	22,952	24,453	29,914	31,039	31,914	31,914	31,914
New Cumulative Daytime Population (1)		11,746	11,746	11,778	11,484	11,484	12,235	14,965	15,528	15,965	15,965	15,965
<u>Visitation Assumptions</u>												
Alternative I	13,760,000	0	0	0	0	0	0	0	0	0	0	0
Growth Rate - Alternative I only	0.0%											
Alternative II												
Disneyland		13,760,000	13,760,000	13,760,000	12,760,000	12,760,000	12,760,000	13,270,000	13,270,000	13,270,000	13,270,000	13,270,000
Second Gate	100%							7,000,000	7,000,000	7,000,000	7,000,000	7,000,000
Total Alternative II		13,760,000	13,760,000	13,760,000	12,760,000	12,760,000	12,760,000	20,270,000	20,270,000	20,270,000	20,270,000	20,270,000
Total Visitation Estimate		13,760,000	13,760,000	13,760,000	12,760,000	12,760,000	12,760,000	20,270,000	20,270,000	20,270,000	20,270,000	20,270,000

(1) Daytime population is the sum of population and one-half of new employment.

**Note 2**  
**Utility Administrative Transfer & ROW Fees**  
**Expansion**

Item	Assumptions:	Total Electric and Water
Billing Assumptions - annual		
Disney Theme Park		\$55,530 per acre
Disney Center Retail		\$4.72 per sq.ft.
Disney Theater		\$4.72 per sq.ft.
Other Retail/Rest.		\$4.72 per sq.ft.
Disney Hotel-Luxury		\$1,244.20 per room
Other Hotel-Luxury		\$1,244.20 per room
Disney Hotel		\$1,244.20 per room
Other Hotel		\$747.77 per room
Motel		\$443.56 per room
RV Park		\$293.29 per room
Condo/Residential		\$640.00 per unit
Office		\$3.07 per sq.ft.
Industrial		\$2.10 per sq.ft.

Cumulative Development	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Disney Theme Park	131	131	131	131	131	131	278	278	278	278	278
Disney Center Retail	0	0	0	0	0	182,000	182,000	182,000	182,000	182,000	182,000
Disney Theater	0	0	0	0	0	108,000	108,000	108,000	108,000	108,000	108,000
Other Retail/Rest.	509,000	509,000	535,000	535,000	535,000	560,000	560,000	560,000	560,000	560,000	560,000
Disney Hotel-Luxury	0	0	0	0	0	0	10	760	760	760	760
Other Hotel-Luxury	5,083	5,083	5,083	5,083	5,083	5,583	5,583	5,583	6,083	6,083	6,083
Disney Hotel	1,638	1,638	1,638	1,492	1,492	1,492	1,492	1,492	1,492	1,492	1,492
Other Hotel	1,583	1,583	1,583	1,583	1,583	1,958	2,333	2,708	3,083	3,083	3,083
Motel	5,271	5,271	5,271	4,719	4,719	4,719	4,719	4,719	4,719	4,719	4,719
RV Park	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
Condominium	140	140	140	140	140	140	140	140	140	140	140
Residential	4	4	4	4	4	4	4	4	4	4	4
Office	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000	83,000
Industrial	0	0	0	0	0	0	0	0	0	0	0
<b>Estimated Gross Utility Sales</b>											
Disney Theme Park	7,274,430	7,274,430	7,274,430	7,274,430	7,274,430	7,274,430	15,437,340	15,437,340	15,437,340	15,437,340	15,437,340
Disney Center Retail	0	0	0	0	0	859,040	859,040	859,040	859,040	859,040	859,040
Disney Theater	0	0	0	0	0	509,760	509,760	509,760	509,760	509,760	509,760
Other Retail/Rest.	2,402,480	2,402,480	2,525,200	2,525,200	2,525,200	2,643,200	2,643,200	2,643,200	2,643,200	2,643,200	2,643,200
Disney Hotel-Luxury	0	0	0	0	0	0	12,442	945,592	945,592	945,592	945,592
Other Hotel-Luxury	6,324,269	6,324,269	6,324,269	6,324,269	6,324,269	6,946,369	6,946,369	6,946,369	7,568,469	7,568,469	7,568,469
Disney Hotel	2,038,000	2,038,000	2,038,000	1,856,346	1,856,346	1,856,346	1,856,346	1,856,346	1,856,346	1,856,346	1,856,346
Other Hotel	1,183,720	1,183,720	1,183,720	1,183,720	1,183,720	1,464,134	1,744,547	2,024,961	2,305,375	2,305,375	2,305,375
Motel	2,338,005	2,338,005	2,338,005	2,093,160	2,093,160	2,093,160	2,093,160	2,093,160	2,093,160	2,093,160	2,093,160
RV Park	330,831	330,831	330,831	330,831	330,831	330,831	330,831	330,831	330,831	330,831	330,831
Condominium	89,600	89,600	89,600	89,600	89,600	89,600	89,600	89,600	89,600	89,600	89,600
Residential	2,560	2,560	2,560	2,560	2,560	2,560	2,560	2,560	2,560	2,560	2,560
Office	254,810	254,810	254,810	254,810	254,810	254,810	254,810	254,810	254,810	254,810	254,810
Industrial	0	0	0	0	0	0	0	0	0	0	0
Total Estimated Utility Charges	22,238,704	22,238,704	22,361,424	21,934,926	21,934,926	24,324,239	32,780,005	33,993,569	34,896,083	34,896,083	34,896,083
UTILITY ADM. TRANSFER REVENUE	4.0%	889,548	889,548	894,457	877,397	877,397	972,970	1,311,200	1,359,743	1,395,843	1,395,843
UTILITY RIGHT OF WAY FEES	1.5%	333,581	333,581	335,421	329,024	329,024	364,864	491,700	509,904	523,441	523,441

(1) The City transfers 4% of gross receipts from the Water and Electric Funds to the General Fund.

**Note 3**  
**Sales and Use Tax**  
**Expansion**

Item	Assumptions	Fiscal Year Ending											
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	
Sales Tax Rate	1.00%												
<b>SALES TAX REV. FROM VISITORS</b>													
Taxable sales/Disneyland Visitor (1)	\$20.28	\$20.56	\$20.56	\$20.56	\$20.56	\$20.56	\$20.56	\$20.28	\$20.28	\$20.28	\$20.28	\$20.28	
Taxable sales at 2nd Gate/visitor	\$23.60	\$23.60	\$23.60	\$23.60	\$23.60	\$23.60	\$23.60	\$23.60	\$23.60	\$23.60	\$23.60	\$23.60	
Taxable Sales at Disneyland (\$1,000s) (see note 1)		\$282,906	\$282,906	\$282,906	\$262,346	\$262,346	\$262,346	\$269,116	\$269,116	\$269,116	\$269,116	\$269,116	
Taxable Sales at 2nd Gate (\$1,000s) (see note 1)		\$0	\$0	\$0	\$0	\$0	\$0	\$165,200	\$165,200	\$165,200	\$165,200	\$165,200	
Sales Tax Revenue from Visitors		\$2,829	\$2,829	\$2,829	\$2,623	\$2,623	\$2,623	\$4,343	\$4,343	\$4,343	\$4,343	\$4,343	
<b>SALES TAX FROM EXISTING &amp; NEW RETAIL SPACE, &amp; DISNEY HOTEL ROOMS</b>													
Disney Center Retail	sqft	0	0	0	0	0	182,000	182,000	182,000	182,000	182,000	182,000	
Disney Theater	sqft	0	0	0	0	0	108,000	108,000	108,000	108,000	108,000	108,000	
Disney Hotel-Luxury	rooms	0	0	0	0	0	0	10	760	760	760	760	
Disney Hotel	rooms	1,638	1,638	1,638	1,492	1,492	1,492	1,492	1,492	1,492	1,492	1,492	
Other Retail/Rest.	sqft	509,000	509,000	535,000	535,000	535,000	560,000	560,000	560,000	560,000	560,000	560,000	
Disney Occupied Luxury Hotel Rooms	rooms	0	0	0	0	0	0	8	608	608	608	608	
Disney Occupied Hotel Rooms	rooms	1,409	1,409	1,409	1,283	1,283	1,283	1,328	1,328	1,328	1,328	1,328	
<b>Taxable Sales Per SqFt per Year or Room per Day (1)</b>													
Disney Center Retail	\$500	\$0	\$0	\$0	\$0	\$0	\$91,000	\$91,000	\$91,000	\$91,000	\$91,000	\$91,000	
Disney Theater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Disney Luxury Hotel Taxable Sales (2)	\$109.20	\$0	\$0	\$0	\$0	\$0	\$0	\$319	\$24,234	\$24,234	\$24,234	\$24,234	
Other Disney Room Sales (2)	\$72.86	\$59,700	\$59,700	\$59,700	\$54,379	\$54,379	\$54,379	\$35,314	\$35,314	\$35,314	\$35,314	\$35,314	
Other Retail/Rest.	\$250	\$101,800	\$101,800	\$107,000	\$107,000	\$107,000	\$112,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	
Total Taxable Sales-New Space or Rooms (\$1,000s)		\$161,500	\$161,500	\$166,700	\$161,379	\$161,379	\$257,379	\$266,632	\$290,547	\$290,547	\$290,547	\$290,547	
Sales Tax Revenue from New Rooms/Retail (\$1000s)		\$1,615	\$1,615	\$1,667	\$1,614	\$1,614	\$2,574	\$2,666	\$2,905	\$2,905	\$2,905	\$2,905	
<b>SALES TAX FROM EMPLOYEES</b>													
Cumulative Employment		23,475	23,475	23,540	22,952	22,952	24,453	29,914	31,039	31,914	31,914	31,914	
Daily Sales per new employee	\$6.50												
Work days per year	250												
Total Employee Retail Expenditures (\$1,000s)		\$38,146	\$38,146	\$38,252	\$37,297	\$37,297	\$39,735	\$48,610	\$50,438	\$51,860	\$51,860	\$51,860	
Percent Captured in Anaheim	80%	\$30,517	\$30,517	\$30,602	\$29,838	\$29,838	\$31,788	\$38,888	\$40,350	\$41,488	\$41,488	\$41,488	
Sales Tax Revenue from New Employees (\$1000s)		\$305	\$305	\$306	\$298	\$298	\$318	\$389	\$404	\$415	\$415	\$415	
<b>SALES TAX FROM POPULATION</b>													
Existing Population		8	8	8	8	8	8	8	8	8	8	8	
Per Capita Taxable Sales	\$750	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	
Sales Tax Revenue from pop.		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL SALES TAX REVENUE (\$1,000s)		\$4,749	\$4,749	\$4,802	\$4,536	\$4,536	\$5,515	\$7,398	\$7,652	\$7,664	\$7,664	\$7,664	
Share due to existing Disney uses		\$3,426	\$3,426	\$3,426	\$3,167	\$3,167	\$3,167	\$3,044	\$3,044	\$3,044	\$3,044	\$3,044	
Total Disney Sales Tax Revenue (\$1,000s)		\$3,426	\$3,426	\$3,426	\$3,167	\$3,167	\$4,077	\$5,609	\$5,849	\$5,849	\$5,849	\$5,849	

(1) Assumes a real increase of: 0.0% under the Disney Expansion only, after 1998.

(2) Average sales per room per occupied room night under Alternative I is \$116; under the expansion, it is \$72 after retail opens.

See Note 4 for occupancy assumptions for each room type. Under Alternative I, retail sales from hotel guests are calculated by using retail space; under Disney the method is sales per hotel room.

(3) After the expansion, at 2001, average sales increase to \$250 per square foot.

**Note 4**  
**Transient Occupancy Tax Assumptions**  
**Expansion**

Item	Assumptions	Fiscal Year Ending											
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	
Real Rate Increase	0.0%												
Transient Occupancy Tax		15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Days per Year	365												
<u>Occupancy Rate</u>													
Disney Hotel-Luxury	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Other Hotel-Luxury	73%	66%	66%	66%	66%	66%	66%	73%	73%	73%	73%	73%	73%
Disney Hotel	89%	86%	86%	86%	86%	86%	86%	89%	89%	89%	89%	89%	89%
Other Hotel	73%	66%	66%	66%	66%	66%	66%	73%	73%	73%	73%	73%	73%
Motel	55%	50%	50%	50%	55%	55%	55%	55%	55%	55%	55%	55%	55%
RV Parks	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
<u>Average Daily Rate</u>													
Disney Hotel-Luxury	\$182	\$182.00	\$182.00	\$182.00	\$182.00	\$182.00	\$182.00	\$182.00	\$182.00	\$182.00	\$182.00	\$182.00	\$182.00
Other Hotel-Luxury	\$98	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$98.00	\$106.60	\$106.60	\$106.60	\$106.60	\$106.60	\$106.60
Disney Hotel	\$133	\$111.17	\$111.17	\$111.17	\$111.17	\$111.17	\$111.17	\$133.48	\$133.48	\$133.48	\$133.48	\$133.48	\$133.48
Other Hotel	\$68	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00	\$76.60	\$76.60	\$76.60	\$76.60	\$76.60	\$76.60
Motel	\$55	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$63.60	\$63.60	\$63.60	\$63.60	\$63.60	\$63.60
RV Parks	\$25	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
ADR Induced Room Occupancies	\$78.75												
<u>Real Increase in Revenues</u>													
Sensitivity Run	0.0%												
Increase, Non-Disney Rooms	\$8.60	after 2000											

**Note 4a**  
**Transient Occupancy Tax Projections**  
**Expansion**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<u>Cumulative New Hotel Rooms by Type</u>												
Disney Hotel-Luxury		0	0	0	0	0	0	10	760	760	760	760
Other Hotel-Luxury		5,083	5,083	5,083	5,083	5,083	5,583	5,583	5,583	6,083	6,083	6,083
Disney Hotel		1,638	1,638	1,638	1,492	1,492	1,492	1,492	1,492	1,492	1,492	1,492
Other Hotel		1,583	1,583	1,583	1,583	1,583	1,958	2,333	2,708	3,083	3,083	3,083
Motel		5,271	5,271	5,271	4,719	4,719	4,719	4,719	4,719	4,719	4,719	4,719
RV Park		1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
Induced Room Occupancies	100.0%											
Total		14,703	14,703	14,703	14,005	14,005	14,880	15,265	16,390	17,265	17,265	17,265
<u>Annual Average Occupied Rooms Nights</u>												
Disney Hotel-Luxury		0	0	0	0	0	0	2,920	221,920	221,920	221,920	221,920
Other Hotel-Luxury		1,224,495	1,224,495	1,224,495	1,224,495	1,224,495	1,344,945	1,487,590	1,487,590	1,620,815	1,620,815	1,620,815
Disney Hotel		514,168	514,168	514,168	468,339	468,339	468,339	484,676	484,676	484,676	484,676	484,676
Other Hotel		381,345	381,345	381,345	381,345	381,345	471,682	621,628	721,547	821,465	821,465	821,465
Motel		961,958	961,958	961,958	947,339	947,339	947,339	947,339	947,339	947,339	947,339	947,339
RV Park		288,204	288,204	288,204	288,204	288,204	288,204	288,204	288,204	288,204	288,204	288,204
Induced Room Occupancies		0	0	0	0	0	0	0	0	0	0	0
Total		3,370,169	3,370,169	3,370,169	3,309,721	3,309,721	3,520,509	3,832,358	4,151,276	4,384,420	4,384,420	4,384,420
<u>TOT by Type of Hotel</u>												
Disney Hotel-Luxury		\$0	\$0	\$0	\$0	\$0	\$0	\$79,716	\$6,058,416	\$6,058,416	\$6,058,416	\$6,058,416
Other Hotel-Luxury		\$18,000,072	\$18,000,072	\$18,000,072	\$18,000,072	\$18,000,072	\$19,770,687	\$23,786,570	\$23,786,570	\$25,916,837	\$25,916,837	\$25,916,837
Disney Hotel		\$8,574,012	\$8,574,012	\$8,574,012	\$7,809,784	\$7,809,784	\$7,809,784	\$9,704,187	\$9,704,187	\$9,704,187	\$9,704,187	\$9,704,187
Other Hotel		\$3,889,716	\$3,889,716	\$3,889,716	\$3,889,716	\$3,889,716	\$4,811,158	\$7,142,504	\$8,290,570	\$9,438,637	\$9,438,637	\$9,438,637
Motel		\$7,936,149	\$7,936,149	\$7,936,149	\$7,815,549	\$7,815,549	\$7,815,549	\$9,037,616	\$9,037,616	\$9,037,616	\$9,037,616	\$9,037,616
RV Park		\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765	\$1,080,765
Induced Room Occupancies		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transient Occupancy Tax Revenue		\$39,480,714	\$39,480,714	\$39,480,714	\$38,595,886	\$38,595,886	\$41,287,943	\$50,831,358	\$57,958,124	\$61,236,459	\$61,236,459	\$61,236,459
Share due to 3% increase above %:	12.0%	7,896,143	7,896,143	7,896,143	7,719,177	7,719,177	8,257,589	10,166,272	11,591,625	12,247,292	12,247,292	12,247,292
Share due to Base%		31,584,571	31,584,571	31,584,571	30,876,708	30,876,708	33,030,354	40,665,086	46,366,500	48,989,167	48,989,167	48,989,167
VCB Share of TOT from Resort Rms	11.1%	\$4,382,359	\$4,382,359	\$4,382,359	\$4,284,143	\$4,284,143	\$4,582,962	\$4,506,746	\$4,608,694	\$4,899,810	\$4,899,810	\$4,899,810
Excluding new Disney Rooms												
Net TOT Revenues		\$35,098,355	\$35,098,355	\$35,098,355	\$34,311,742	\$34,311,742	\$36,704,981	\$46,324,612	\$53,349,430	\$56,336,648	\$56,336,648	\$56,336,648
TOT @ 3% (exc. new Disney Rooms)		\$7,896,143	\$7,896,143	\$7,896,143	\$7,719,177	\$7,719,177	\$8,257,589	\$10,150,328	\$10,379,942	\$11,035,609	\$11,035,609	\$11,035,609

**Note 5**  
**Police Services**  
**Expansion**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<u>Visitation Assumptions (see Note 1)</u>												
Current Annual Visitors	13,760,000											
Current room nights	3,370,169											
Employee-days	5,868,675											
Subtotal	22,998,844											
Sworn Officers/1 mill. visitors	1.53											
Alternative I Visitors		0	0	0	0	0	0	0	0	0	0	0
Alternative II Visitors		13,760,000	13,760,000	13,760,000	12,760,000	12,760,000	12,760,000	20,270,000	20,270,000	20,270,000	20,270,000	20,270,000
Officers/1 mill. visitors, rms. emp.	0.91											
Alternative I		0	0	0	0	0	0	0	0	0	0	0
Alternative II		22,998,844	22,998,844	23,015,094	21,807,746	21,807,746	22,393,658	31,580,772	32,180,941	32,632,835	32,632,835	32,632,835
<u>Commercial Recreation Area Personnel</u>	<u>Number</u>	<u>Annual Cost</u>	<u>Total Costs</u>									
Sworn Officers	21.00	\$92,497	\$1,942,437									
Sergeants	4.00	\$105,860	\$423,440									
Lieutenant	0.75	\$124,163	\$93,122									
Captain	0.15	\$134,962	\$20,244									
Chief of Police	0.07	\$155,685	\$10,898									
Patrol PSR	1.20	\$57,749	\$69,299									
Non-Sworn Staff	11.70	\$46,787	\$547,408									
Traffic control asst. (hours)	0.60	\$16,723	\$10,034									
Totals			\$3,116,882									
Overhead Costs as % of Total Costs	26%		\$810,389									
Total Expenditures			\$3,927,271									
Total Cost per Sworn Officer			\$187,012.92									
<u>Personnel Costs - New and Existing</u>												
Real Annual Increase in Costs	1.0%											
Cost per Sworn Officer	\$187,013	\$187,013	\$188,883	\$190,772	\$192,680	\$194,606	\$196,552	\$198,518	\$200,503	\$202,508	\$204,533	\$206,579
Sworn Officers		21.0	21.0	21.0	19.9	19.9	20.4	28.8	29.4	29.8	29.8	29.8
Total Annual Police Expenditures		\$3,927,271	\$3,966,544	\$4,009,040	\$3,836,717	\$3,875,085	\$4,018,989	\$5,724,478	\$5,891,600	\$6,034,075	\$6,094,416	\$6,155,360

(1) Includes sergeants, lieutenants, captains, chief of police, and patrol PSR staff.

(2) Includes Patrol PSR staff, Support staff, and Traffic Control staff.

**Note 6**  
**Public Works Expenditures**  
**Expansion**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>PUBLIC WORKS - ENGINEERING</b>												
Real Annual Cost Increase	1%											
Signal Maintenance	\$57,400	\$57,400	\$57,974	\$58,554	\$59,139	\$59,731	\$60,328	\$60,931	\$61,541	\$62,156	\$62,778	\$63,405
Specialized Maintenance	\$50,760	\$50,760	\$51,268	\$51,780	\$52,298	\$89,640	\$90,536	\$91,442	\$92,356	\$93,280	\$94,213	\$95,155
Engineering Personnel	\$134,535	\$134,535	\$135,880	\$137,239	\$138,612	\$139,998	\$141,398	\$142,812	\$144,240	\$145,682	\$147,139	\$148,610
Additional Eng. Costs w/ Alt. II	150%				\$207,917	\$209,996	\$212,096	\$214,217	\$216,360	\$218,523	\$220,708	\$222,916
Subtotal		242,695	245,122	247,573	457,966	499,365	504,358	509,402	514,496	519,641	524,837	530,086
Percent covered by fees	2.7%	\$6,576	\$6,642	\$6,708	\$12,409	\$13,531	\$13,666	\$13,803	\$13,941	\$14,080	\$14,221	\$14,364
Total Net Engineering Costs		\$236,119	\$238,480	\$240,865	\$445,557	\$485,834	\$490,692	\$495,599	\$500,555	\$505,561	\$510,616	\$515,722
<b>PUBLIC WORKS - STREET MAINTENANCE</b>												
<b>Existing Streets (lane miles)</b>		53.7	53.7	53.7	53.7	53.7	53.7	53.7	53.7	53.7	53.7	53.7
Total Annual Maintenance Costs	\$4,528	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154	\$243,154
Net Street Cleaning/Sweeping Costs	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847	\$13,847
Increased Costs with Alternative II	\$16,153							\$16,153	\$16,153	\$16,153	\$16,153	\$16,153
Net Sewer & Storm Drain Maintenance	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455	\$4,455
Increased Costs with Alternative II	na					\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal, Street Maintenance Costs		\$261,456	\$261,456	\$261,456	\$261,456	\$261,456	\$261,456	\$277,609	\$277,609	\$277,609	\$277,609	\$277,609
<b>STREET REHAB/RECONSTRUCTION PI</b>												
Alternative I	(2)	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Alternative II Additional cost					\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Subtotal		250,000	250,000	250,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Subtotal, All Maintenance Costs		\$511,456	\$511,456	\$511,456	\$761,456	\$761,456	\$761,456	\$777,609	\$777,609	\$777,609	\$777,609	\$777,609
Amount covered by Gas Tax Revenue	\$10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800
Total Maintenance Costs		\$500,656	\$500,656	\$500,656	\$750,656	\$750,656	\$750,656	\$766,809	\$766,809	\$766,809	\$766,809	\$766,809
Total Maintenance Costs (cost inflation)	1.0%	\$500,656	\$505,662	\$510,719	\$773,401	\$781,135	\$788,947	\$813,983	\$822,123	\$830,344	\$838,647	\$847,034

(1) Gas Tax revenues are not expected to increase above inflation and are not expected to increase with the Disney Expansion as these revenues are population-based.  
(2) Under Disney Expansion the reconstruction program would be delayed until 1996 and accelerated to a 11-year program versus the existing 20-year program.

**Note 7**  
**Fire Services**  
**Expansion**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b>FIRE PROTECTION SERVICES EXPENDITURES</b>												
Cost per fire unit (avg. cost)	<b>\$1,700,000</b>	\$1,700,000	\$1,717,000	\$1,734,170	\$1,751,512	\$1,769,027	\$1,786,717	\$1,804,584	\$1,822,630	\$1,840,856	\$1,859,265	\$1,877,858
Net Costs per Fire Unit (incremental)	<b>\$1,351,937</b>	\$1,351,937	\$1,365,456	\$1,379,111	\$1,392,902	\$1,406,831	\$1,420,899	\$1,435,108	\$1,449,459	\$1,463,954	\$1,478,594	\$1,493,380
Cost per Fire Inspector	<b>\$65,000</b>	\$65,000	\$65,650	\$66,307	\$66,970	\$67,639	\$68,316	\$68,999	\$69,689	\$70,386	\$71,090	\$71,800
<b>REQUIRED FIRE SERVICE UNITS</b>												
Number of Units	3											
Fire Units Required		3	3	3	3	3	3	3	3	3	3	3
Additional Units Required - Alternative II								1	1	1	1	1
Total Fire Unit Costs (1)		5,100,000	5,151,000	5,202,510	5,254,535	5,307,080	5,360,151	6,848,861	6,917,350	6,986,523	7,056,388	7,126,952
Fire Inspector Cost								\$68,999	\$68,999	\$68,999	\$68,999	\$68,999
Cost Inflation	1.0%	\$5,100,000	\$5,151,000	\$5,202,510	\$5,254,535	\$5,307,080	\$5,360,151	\$6,917,860	\$6,986,349	\$7,055,522	\$7,125,387	\$7,195,951
Total Fire Service Expenditures		\$5,100,000	\$5,151,000	\$5,202,510	\$5,254,535	\$5,307,080	\$5,360,151	\$6,917,860	\$6,986,349	\$7,055,522	\$7,125,387	\$7,195,951

(1) Cost for additional units based on marginal cost of adding one unit.

**Note 8**  
**Parks and Recreation**  
**Expansion**

Item	Assumptions	Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<u>Existing Park/Parkways/Median Maintenance</u>												
Real Cost Increase	1.0%											
Cost per Median/Parkway acre	\$8,712	\$8,712	\$8,799	\$8,887	\$8,976	\$9,066	\$9,156	\$9,248	\$9,340	\$9,434	\$9,528	\$9,623
Cost per New Disney Acre	\$10,559	\$10,559	\$10,665	\$10,771	\$10,879	\$10,988	\$11,098	\$11,209	\$11,321	\$11,434	\$11,548	\$11,664
<u>Average Annual Tree Maintenance Cost</u>												
Branching Tree	\$95	\$95.00	\$95.95	\$96.91	\$97.88	\$98.86	\$99.85	\$100.84	\$101.85	\$102.87	\$103.90	\$104.94
Palm Tree	\$64	\$64.00	\$64.64	\$65.29	\$65.94	\$66.60	\$67.26	\$67.94	\$68.62	\$69.30	\$70.00	\$70.70
<u>New Medians/Parkways/Landscaped Acreage</u>												
<b>Existing Median/Parkway Acres</b>	<b>3.00</b>	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
<b>New Acres w/ Expansion</b>	<b>5.13</b>						5.13	5.13	5.13	5.13	5.13	5.13
Costs for Existing Median/Parkway		\$26,136	\$26,397	\$26,661	\$26,928	\$27,197	\$27,469	\$27,744	\$28,021	\$28,302	\$28,585	\$28,870
Costs for New Disney Acres	Alternative II	\$0	\$0	\$0	\$0	\$0	\$56,931	\$57,500	\$58,075	\$58,656	\$59,242	\$59,835
Total Maintenance Costs		\$26,136	\$26,397	\$26,661	\$26,928	\$27,197	\$84,400	\$85,244	\$86,096	\$86,957	\$87,827	\$88,705
<u>Tree Trimming (1)</u>												
Existing number of trees- Baseline	295	\$11,800	\$11,918	\$12,037	\$12,158	\$12,279	\$12,402	\$12,526	\$12,651	\$12,778	\$12,905	\$13,035
<u>New Disney Trees - Alternative II</u>												
New Palm Trees	<b>1,382</b>	\$0	\$0	\$0	\$0	\$0	\$92,960	\$93,889	\$94,828	\$95,777	\$96,734	\$97,702
New Branching Trees	<b>1,977</b>	\$0	\$0	\$0	\$0	\$0	\$197,395	\$199,369	\$201,363	\$203,377	\$205,410	\$207,465
Total New Trees Trimming Costs	3,654	\$11,800	\$11,918	\$12,037	\$12,158	\$12,279	\$302,757	\$305,785	\$308,843	\$311,931	\$315,050	\$318,201
<u>Other Costs</u>												
Tree Well Maintenance (55 wells)	\$1,229	\$1,229	\$1,241	\$1,254	\$1,266	\$1,279	\$1,292	\$1,305	\$1,318	\$1,331	\$1,344	\$1,358
Maintenance Associated w/ Parks	\$70,934	\$70,934	\$71,643	\$72,360	\$73,083	\$73,814	\$74,552	\$75,298	\$76,051	\$76,811	\$77,579	\$78,355
<b>TOTAL PARK MAINTENANCE COSTS</b>		\$110,099	\$111,200	\$112,312	\$113,435	\$114,569	\$463,001	\$467,631	\$472,307	\$477,031	\$481,801	\$486,619

(1) Assumes new Disney trees are trimmed once per year.

**Note 9**  
**Planning Department Expenditures**  
**Expansion**

Item	Assumptions	Fiscal Year Ending											
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	
Real Cost Increase	1.0%												
<u>Alternative I</u>													
Planning Staff & Overhead Costs	<b>\$448,600</b>	\$448,600	\$453,086	\$457,617	\$462,193	\$466,815	\$471,483	\$476,198	\$480,960	\$485,770	\$490,627	\$495,533	
New Incremental Costs				140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	
Total Costs Alternative I	<b>\$448,600</b>	\$448,600	\$453,086	\$457,617	\$602,193	\$606,815	\$611,483	\$616,198	\$620,960	\$625,770	\$630,627	\$635,533	
<u>Alternative II</u>													
Other Additional Planning Staff		0.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Current Staff Cost	<b>\$65,358</b>	\$65,358	\$66,012	\$66,672	\$67,338	\$68,012	\$68,692	\$69,379	\$70,073	\$70,773	\$71,481	\$72,196	
Total Planning Staff Costs		\$0	\$132,023	\$133,343	\$134,677	\$136,024	\$137,384	\$138,758	\$140,145	\$141,547	\$142,962	\$144,392	
Total Planning Costs		\$448,600	\$585,109	\$590,960	\$736,870	\$742,839	\$748,867	\$754,956	\$761,105	\$767,316	\$773,589	\$779,925	
Covered by Fees (1)		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	
Total Net Planning Costs		\$423,600	\$560,109	\$565,960	\$711,870	\$717,839	\$723,867	\$729,956	\$736,105	\$742,316	\$748,589	\$754,925	

(1) Based on current fees estimated at \$25,000. No proportionate change is assumed.

**Note 10**  
**Detailed Rate Assumptions for Property Tax Calculations**  
**Expansion**

Rate		Fiscal Year Ending										
		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Inflation	3.0%	1.000	1.030	1.061	1.093	1.126	1.159	1.194	1.230	1.267	1.305	1.344
Legislated Appreciation	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
<u>Real Market Appreciation Rate</u>												
Disney Theme Park	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Disney Center Retail	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Disney Theater	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Other Retail/Rest.	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Disney Hotel-Luxury	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Other Hotel-Luxury	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Disney Hotel	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Other Hotel	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Motel	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
RV Park	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Condominium	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Residential	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Office	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Industrial	0.0%	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
<u>Property Tax Appreciation Rate</u>												
Disney Theme Park	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Disney Center Retail	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Disney Theater	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Other Retail/Rest.	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Disney Hotel-Luxury	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Other Hotel-Luxury	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Disney Hotel	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Other Hotel	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Motel	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
RV Park	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Condominium	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Residential	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Office	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219
Industrial	2.0%	1.000	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219