

# APPENDIX F

## ILLUSTRATIVE FUNDING PLAN SCENARIO

Appendix F. Estimated SEP-HCP Costs.

OCTOBER 28, 2011

Plan Year: Calendar Year:	1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022
PRESERVE SYSTEM ACQUISITIONS										
GCW Preserve Size										
Annual Preserve Land Acquisitions - All Forms (acres)	781	781	781	781	781	781	781	781	781	781
Fee Simple Purchases (acres)	78	78	78	78	78	78	78	78	78	78
Conservation Easement Purchases (acres)	703	703	703	703	703	703	703	703	703	703
Cumulative GCW Preserve Size (acres)	781	1,562	2,343	3,124	3,905	4,686	5,466	6,247	7,028	7,809
BCV Preserve Size										
Annual Preserve Land Acquisitions - All Forms (acres)	220	220	220	220	220	220	220	220	220	220
Fee Simple Purchases (acres)	22	22	22	22	22	22	22	22	22	22
Conservation Easement Purchases (acres)	198	198	198	198	198	198	198	198	198	198
Cumulative BCV Preserve Size (acres)	220	440	660	880	1,100	1,320	1,540	1,760	1,980	2,200
Karst Preserve Size										
Annual Preserve Land Acquisitions - All Forms (acres)	33	33	33	33	33	33	33	33	33	33
Fee Simple Purchases (acres)	30	30	30	30	30	30	30	30	30	30
Conservation Easement Purchases (acres)	3	3	3	3	3	3	3	3	3	3
Cumulative Karst Preserve Size (acres)	33	67	100	133	167	200	233	267	300	333
Total SEP-HCP Preserve System Acquisitions										
Annual Preserve Land Acquisitions - All Forms (acres)	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034
Fee Simple Purchases (acres)	130	130	130	130	130	130	130	130	130	130
Conservation Easement Purchases (acres)	904	904	904	904	904	904	904	904	904	904
Cumulative Preserve System Size (acres)	1,034	2,069	3,103	4,137	5,171	6,206	7,240	8,274	9,308	10,343

Assumptions: Preserve acquisitions equally distributed across Years 1-30 to assemble target preserve sizes. 10% of GCW and BCV acquisitions as fee simple purchases and 90% as conservation easements. 90% of Karst preserves as fee simple purchases and 10% as conservation easements.

<u>Preserve Land Acquisition Costs</u>																				
GCW Preserves	\$	1,480,070	\$	1,524,472	\$	1,570,206	\$	1,617,312	\$	1,665,831	\$	1,715,806	\$	1,767,281	\$	1,820,299	\$	1,874,908	\$	1,931,155
BCV Preserves	\$	416,966	\$	429,474	\$	442,359	\$	455,629	\$	469,298	\$	483,377	\$	497,879	\$	512,815	\$	528,199	\$	544,045
Karst Preserves	\$	1,484,730	\$	1,529,271	\$	1,575,150	\$	1,622,404	\$	1,671,076	\$	1,721,208	\$	1,772,845	\$	1,826,030	\$	1,880,811	\$	1,937,235
Real Estate Transaction Fees	\$	191,093	\$	196,826	\$	202,731	\$	208,813	\$	215,077	\$	221,529	\$	228,175	\$	235,021	\$	242,071	\$	249,333
<b>Total Land Acquisition Costs</b>	<b>\$</b>	<b>3,572,858</b>	<b>\$</b>	<b>3,680,044</b>	<b>\$</b>	<b>3,790,445</b>	<b>\$</b>	<b>3,904,158</b>	<b>\$</b>	<b>4,021,283</b>	<b>\$</b>	<b>4,141,922</b>	<b>\$</b>	<b>4,266,179</b>	<b>\$</b>	<b>4,394,165</b>	<b>\$</b>	<b>4,525,990</b>	<b>\$</b>	<b>4,661,769</b>

Assumptions: Fee simple land purchases for GCW and BCV preserves estimated at \$4,500 per acre. Fee simple land purchases for Karst preserves estimated at \$45,000 per acre. Conservation easement purchases estimated at 33% of fee simple cost. Real estate transaction fees based on 3% of fee simple cost for all lands acquired.

\*All dollar values are estimated in 2011 dollars and inflated annually by 3%

Appendix F. Estimated SEP-HCP Costs.

OCTOBER 28, 2011

Plan Year: Calendar Year:	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032
PRESERVE SYSTEM ACQUISITIONS										
GCW Preserve Size										
Annual Preserve Land Acquisitions - All Forms (acres)	781	781	781	781	781	781	781	781	781	781
Fee Simple Purchases (acres)	78	78	78	78	78	78	78	78	78	78
Conservation Easement Purchases (acres)	703	703	703	703	703	703	703	703	703	703
Cumulative GCW Preserve Size (acres)	8,590	9,371	10,152	10,933	11,714	12,495	13,276	14,057	14,837	15,618
BCV Preserve Size										
Annual Preserve Land Acquisitions - All Forms (acres)	220	220	220	220	220	220	220	220	220	220
Fee Simple Purchases (acres)	22	22	22	22	22	22	22	22	22	22
Conservation Easement Purchases (acres)	198	198	198	198	198	198	198	198	198	198
Cumulative BCV Preserve Size (acres)	2,420	2,640	2,860	3,080	3,300	3,520	3,740	3,960	4,180	4,400
Karst Preserve Size										
Annual Preserve Land Acquisitions - All Forms (acres)	33	33	33	33	33	33	33	33	33	33
Fee Simple Purchases (acres)	30	30	30	30	30	30	30	30	30	30
Conservation Easement Purchases (acres)	3	3	3	3	3	3	3	3	3	3
Cumulative Karst Preserve Size (acres)	367	400	433	467	500	533	567	600	633	667
Total SEP-HCP Preserve System Acquisitions										
Annual Preserve Land Acquisitions - All Forms (acres)	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034
Fee Simple Purchases (acres)	130	130	130	130	130	130	130	130	130	130
Conservation Easement Purchases (acres)	904	904	904	904	904	904	904	904	904	904
Cumulative Preserve System Size (acres)	11,377	12,411	13,445	14,480	15,514	16,548	17,582	18,617	19,651	20,685

Assumptions: Preserve acquisitions equally distributed across Years 1-30 to assemble target preserve sizes. 10% of GCW and BCV acquisitions as fee simple purchases and 90% as conservation easements. 90% of Karst preserves as fee simple purchases and 10% as conservation easements.

<u>Preserve Land Acquisition Costs</u>																				
GCW Preserves	\$	1,989,090	\$	2,048,763	\$	2,110,225	\$	2,173,532	\$	2,238,738	\$	2,305,900	\$	2,375,077	\$	2,446,330	\$	2,519,720	\$	2,595,311
BCV Preserves	\$	560,367	\$	577,178	\$	594,493	\$	612,328	\$	630,698	\$	649,619	\$	669,107	\$	689,180	\$	709,856	\$	731,152
Karst Preserves	\$	1,995,352	\$	2,055,213	\$	2,116,869	\$	2,180,375	\$	2,245,787	\$	2,313,160	\$	2,382,555	\$	2,454,032	\$	2,527,653	\$	2,603,482
Real Estate Transaction Fees	\$	256,813	\$	264,518	\$	272,453	\$	280,627	\$	289,046	\$	297,717	\$	306,649	\$	315,848	\$	325,324	\$	335,083
<b>Total Land Acquisition Costs</b>	<b>\$</b>	<b>4,801,622</b>	<b>\$</b>	<b>4,945,671</b>	<b>\$</b>	<b>5,094,041</b>	<b>\$</b>	<b>5,246,862</b>	<b>\$</b>	<b>5,404,268</b>	<b>\$</b>	<b>5,566,396</b>	<b>\$</b>	<b>5,733,388</b>	<b>\$</b>	<b>5,905,390</b>	<b>\$</b>	<b>6,082,552</b>	<b>\$</b>	<b>6,265,028</b>

Assumptions: Fee simple land purchases for GCW and BCV preserves estimated at \$4,500 per acre. Fee simple land purchases for Karst preserves estimated at \$45,000 per acre. Conservation easement purchases estimated at 33% of fee simple cost. Real estate transaction fees based on 3% of fee simple cost for all lands acquired.

\*All dollar values are estimated in 2011 dollars and inflated annually by 3%

Appendix F. Estimated SEP-HCP Costs.

OCTOBER 28, 2011

	Plan Year: Calendar Year:	21 2033	22 2034	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	Total
PRESERVE SYSTEM ACQUISITIONS												
GCW Preserve Size												
Annual Preserve Land Acquisitions - All Forms (acres)		781	781	781	781	781	781	781	781	781	781	23,428
Fee Simple Purchases (acres)		78	78	78	78	78	78	78	78	78	78	2,343
Conservation Easement Purchases (acres)		703	703	703	703	703	703	703	703	703	703	21,085
Cumulative GCW Preserve Size (acres)		16,399	17,180	17,961	18,742	19,523	20,304	21,085	21,866	22,647	23,428	
BCV Preserve Size												
Annual Preserve Land Acquisitions - All Forms (acres)		220	220	220	220	220	220	220	220	220	220	6,600
Fee Simple Purchases (acres)		22	22	22	22	22	22	22	22	22	22	660
Conservation Easement Purchases (acres)		198	198	198	198	198	198	198	198	198	198	5,940
Cumulative BCV Preserve Size (acres)		4,620	4,840	5,060	5,280	5,500	5,720	5,940	6,160	6,380	6,600	
Karst Preserve Size												
Annual Preserve Land Acquisitions - All Forms (acres)		33	33	33	33	33	33	33	33	33	33	1,000
Fee Simple Purchases (acres)		30	30	30	30	30	30	30	30	30	30	900
Conservation Easement Purchases (acres)		3	3	3	3	3	3	3	3	3	3	100
Cumulative Karst Preserve Size (acres)		700	733	767	800	833	867	900	933	967	1,000	
Total SEP-HCP Preserve System Acquisitions												
Annual Preserve Land Acquisitions - All Forms (acres)		1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	1,034	31,028
Fee Simple Purchases (acres)		130	130	130	130	130	130	130	130	130	130	3,903
Conservation Easement Purchases (acres)		904	904	904	904	904	904	904	904	904	904	27,125
Cumulative Preserve System Size (acres)		21,719	22,754	23,788	24,822	25,856	26,891	27,925	28,959	29,993	31,028	

Assumptions: Preserve acquisitions equally distributed across Years 1-30 to assemble target preserve sizes. 10% of GCW and BCV acquisitions as fee simple purchases and 90% as conservation easements. 90% of Karst preserves as fee simple purchases and 10% as conservation easements.

<u>Reserve Land Acquisition Costs</u>																						
GCW Preserves	\$	2,673,170	\$	2,753,366	\$	2,835,967	\$	2,921,046	\$	3,008,677	\$	3,098,937	\$	3,191,905	\$	3,287,663	\$	3,386,292	\$	3,487,881	\$	70,414,930
BCV Preserves	\$	753,086	\$	775,679	\$	798,949	\$	822,918	\$	847,605	\$	873,033	\$	899,224	\$	926,201	\$	953,987	\$	982,607	\$	19,837,308
Karst Preserves	\$	2,681,587	\$	2,762,034	\$	2,844,895	\$	2,930,242	\$	3,018,149	\$	3,108,694	\$	3,201,955	\$	3,298,013	\$	3,396,954	\$	3,498,862	\$	70,636,626
Real Estate Transaction Fees	\$	345,136	\$	355,490	\$	366,154	\$	377,139	\$	388,453	\$	400,107	\$	412,110	\$	424,473	\$	437,208	\$	450,324	\$	9,091,343
Total Land Acquisition Costs	\$	6,452,979	\$	6,646,568	\$	6,845,965	\$	7,051,344	\$	7,262,885	\$	7,480,771	\$	7,705,194	\$	7,936,350	\$	8,174,441	\$	8,419,674	\$	169,980,207

Assumptions: Fee simple land purchases for GCW and BCV preserves estimated at \$4,500 per acre. Fee simple land purchases for Karst preserves estimated at \$45,000 per acre. Conservation easement purchases estimated at 33% of fee simple cost. Real estate transaction fees based on 3% of fee simple cost for all lands acquired.

Appendix F. Estimated SEP-HCP Costs.

OCTOBER 28, 2011

Plan Year: Calendar Year:		1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022
LABOR AND ADMINISTRATIVE COSTS											
Staffing											
Number of ProgramManager/Senior Biologists		1	1	1	1	1	1	1	1	1	1
Program Manager/Senior Biologist Salaries	\$	107,416	\$ 110,639	\$ 113,958	\$ 117,377	\$ 120,898	\$ 124,525	\$ 128,260	\$ 132,108	\$ 136,072	\$ 140,154
Number of Staff Biologists		1	1	1	1	2	2	2	2	2	3
Staff Biologist Salaries	\$	64,450	\$ 66,383	\$ 68,375	\$ 70,426	\$ 145,077	\$ 149,430	\$ 153,913	\$ 158,530	\$ 163,286	\$ 252,277
Number of Part-time Field Technicians		1	1	1	1	2	2	2	2	2	3
Technician Salaries	\$	23,870	\$ 24,586	\$ 25,324	\$ 26,084	\$ 53,732	\$ 55,344	\$ 57,005	\$ 58,715	\$ 60,476	\$ 93,436
Number of Preserve Rangers		0	0	0	1	1	1	1	1	1	1
Preserve Ranger Salaries	\$	-	\$ -	\$ -	\$ 86,076	\$ 88,658	\$ 91,318	\$ 94,058	\$ 96,879	\$ 99,786	\$ 102,779
Number of Maintenance Personnel		0	0	0	1	1	1	1	1	1	1
Maintenance Personnel Salaries	\$	-	\$ -	\$ -	\$ 54,776	\$ 56,419	\$ 58,112	\$ 59,855	\$ 61,651	\$ 63,500	\$ 65,405
Total Staff Salaries	\$	195,736	\$ 201,608	\$ 207,656	\$ 354,738	\$ 464,785	\$ 478,728	\$ 493,090	\$ 507,883	\$ 523,119	\$ 654,051
Assumptions: Base salaries for staff are as follows: Program Manager/Senior Biologist (\$75,000/yr), Staff Biologist (\$55,000/yr), Technician (\$22,500/6 months), Preserve Rangers (\$55,000/yr), and Maintenance Personnel (\$35,000/yr). Annual salary costs include an additional 35% for benefits. Staffing levels are scheduled based on preserve size and acquisition type (i.e. fee simple versus conservation easement).											
Administrative Costs											
Office Space Rent, Utilities, and Maintenance	\$	7,638	\$ 7,868	\$ 8,104	\$ 10,202	\$ 15,284	\$ 15,742	\$ 16,215	\$ 16,701	\$ 17,202	\$ 23,255
Office Equipment and Supplies	\$	2,411	\$ 2,483	\$ 2,558	\$ 3,220	\$ 4,824	\$ 4,969	\$ 5,118	\$ 5,271	\$ 5,429	\$ 7,340
Software and Communications	\$	3,915	\$ 4,032	\$ 4,153	\$ 5,228	\$ 7,833	\$ 8,068	\$ 8,310	\$ 8,559	\$ 8,816	\$ 11,918
Total Administrative Costs	\$	13,964	\$ 14,383	\$ 14,815	\$ 18,650	\$ 27,941	\$ 28,779	\$ 29,642	\$ 30,532	\$ 31,448	\$ 42,513
Assumptions): Office space rent estimated at \$16/sq ft/year and assumes 200 sq ft/full time biologist and 50 sq ft/field technician, ranger, and maintenance position. Rent costs include utilities and maintenance. Office equipment and supply costs estimated at \$1,010/staff with office presence/year. Software and communications costs estiamted at \$1,640/staff with office presence/year.											
Total Labor and Administrative Costs	\$	209,700	\$ 215,991	\$ 222,471	\$ 373,388	\$ 492,726	\$ 507,507	\$ 522,733	\$ 538,415	\$ 554,567	\$ 696,564

PRESERVE MANAGEMENT EQUIPMENT, MATERIALS, AND SPECIAL CONTRACT SERVICES											
Signage (GCW & BCV Preserves)	\$	637	\$ 656	\$ 675	\$ 696	\$ 716	\$ 738	\$ 760	\$ 783	\$ 806	\$ 831
Estimated at \$300 for each 500-ac fee simple preserve acquisition for boundary markers (every 500 linear feet) and gate signs.											
Signage (Karst Preserves)	\$	-	\$ 219	\$ 225	\$ -	\$ 239	\$ 246	\$ -	\$ 261	\$ 269	\$ -
Estimated at \$200 for each 50-ac fee simple preserve acquisition for boundary markers (every 200 linear feet) and gate signs.											
Fencing Costs (GCW & BCV Preserves)	\$	-	\$ -	\$ -	\$ -	\$ 134,042	\$ -	\$ -	\$ -	\$ -	\$ 155,391
Assumes preserve boundaries fenced with 4-ft ranch fencing with two access points with ranch gates. Fencing costs estimated at \$112,300 for each 500-ac fee simple preserve. Costs include labor and materials.											

\*All dollar values are estimated in 2011 dollars and inflated annually by 3%

Appendix F. Estimated SEP-HCP Costs.

Plan Year: Calendar Year:		11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032
LABOR AND ADMINISTRATIVE COSTS											
Staffing											
Number of ProgramManager/Senior Biologists		1	1	1	1	2	2	2	2	2	2
Program Manager/Senior Biologist Salaries	\$	144,358	\$ 148,689	\$ 153,150	\$ 157,744	\$ 324,953	\$ 334,702	\$ 344,743	\$ 355,085	\$ 365,738	\$ 376,710
Number of Staff Biologists		3	3	3	3	4	4	4	4	4	5
Staff Biologist Salaries	\$	259,845	\$ 267,640	\$ 275,669	\$ 283,940	\$ 389,944	\$ 401,642	\$ 413,691	\$ 426,102	\$ 438,885	\$ 565,064
Number of Part-time Field Technicians		3	3	3	3	4	4	4	4	4	5
Technician Salaries	\$	96,239	\$ 99,126	\$ 102,100	\$ 105,163	\$ 144,424	\$ 148,756	\$ 153,219	\$ 157,816	\$ 162,550	\$ 209,283
Number of Preserve Rangers		1	1	1	1	1	1	1	1	1	2
Preserve Ranger Salaries	\$	105,863	\$ 109,039	\$ 112,310	\$ 115,679	\$ 119,149	\$ 122,724	\$ 126,406	\$ 130,198	\$ 134,104	\$ 276,254
Number of Maintenance Personnel		1	1	1	1	1	1	1	1	1	2
Maintenance Personnel Salaries	\$	67,367	\$ 69,388	\$ 71,470	\$ 73,614	\$ 75,822	\$ 78,097	\$ 80,440	\$ 82,853	\$ 85,339	\$ 175,798
Total Staff Salaries	\$	673,672	\$ 693,882	\$ 714,699	\$ 736,140	\$ 1,054,292	\$ 1,085,921	\$ 1,118,499	\$ 1,152,053	\$ 1,186,615	\$ 1,603,109
Assumptions: Base salaries for staff are as follows: Program Manager/Senior Biologist (\$75,000/yr), Staff Biologist (\$55,000/yr), Technician (\$22,500/6 months), Preserve Rangers (\$55,000/yr), and Maintenance Personnel (\$35,000/yr). Annual salary costs include an additional 35% for benefits. Staffing levels are scheduled based on preserve size and acquisition type (i.e. fee simple versus conservation easement).											
Administrative Costs											
Office Space Rent, Utilities, and Maintenance	\$	23,953	\$ 24,671	\$ 25,412	\$ 26,174	\$ 38,513	\$ 39,668	\$ 40,858	\$ 42,084	\$ 43,347	\$ 55,065
Office Equipment and Supplies	\$	7,560	\$ 7,787	\$ 8,021	\$ 8,261	\$ 12,156	\$ 12,520	\$ 12,896	\$ 13,283	\$ 13,681	\$ 17,380
Software and Communications	\$	12,276	\$ 12,644	\$ 13,023	\$ 13,414	\$ 19,738	\$ 20,330	\$ 20,940	\$ 21,568	\$ 22,215	\$ 28,221
Total Administrative Costs	\$	43,789	\$ 45,102	\$ 46,455	\$ 47,849	\$ 70,406	\$ 72,519	\$ 74,694	\$ 76,935	\$ 79,243	\$ 100,665
Assumptions): Office space rent estimated at \$16/sq ft/year and assumes 200 sq ft/full time biologist and 50 sq ft/field technician, ranger, and maintenance position. Rent costs include utilities and maintenance. Office equipment and supply costs estimated at \$1,010/staff with office presence/year. Software and communications costs estiamted at \$1,640/staff with office presence/year.											
Total Labor and Administrative Costs	\$	717,461	\$ 738,985	\$ 761,154	\$ 783,989	\$ 1,124,699	\$ 1,158,440	\$ 1,193,193	\$ 1,228,989	\$ 1,265,858	\$ 1,703,774

PRESERVE MANAGEMENT EQUIPMENT, MATERIALS, AND SPEC											
Signage (GCW & BCV Preserves)	\$	855	\$ 881	\$ 908	\$ 935	\$ 963	\$ 992	\$ 1,021	\$ 1,052	\$ 1,084	\$ 1,116
Estimated at \$300 for each 500-ac fee simple preserve acquisition for boundary markers (every 500 linear feet) and gate signs.											
Signage (Karst Preserves)	\$	285	\$ 294	\$ -	\$ 312	\$ 321	\$ -	\$ 340	\$ 351	\$ -	\$ 372
Estimated at \$200 for each 50-ac fee simple preserve acquisition for boundary markers (every 200 linear feet) and gate signs.											
Fencing Costs (GCW & BCV Preserves)	\$	-	\$ -	\$ -	\$ -	\$ 180,141	\$ -	\$ -	\$ -	\$ -	\$ 208,833
Assumes preserve boundaries fenced with 4-ft ranch fencing with two access points with ranch gates. Fencing costs estimated at \$112,300 for each 500-ac fee simple preserve. Costs include labor and materials.											

\*All dollar values are estimated in 2011 dollars and inflated annually by 3%

Appendix F. Estimated SEP-HCP Costs.

OCTOBER 28, 2011

Plan Year: Calendar Year:		21 2033	22 2034	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	Total
LABOR AND ADMINISTRATIVE COSTS												
Staffing												
Number of ProgramManager/Senior Biologists		2	2	2	2	2	2	2	2	2	3	
Program Manager/Senior Biologist Salaries	\$	388,011	\$ 399,651	\$ 411,641	\$ 423,990	\$ 436,710	\$ 449,811	\$ 463,305	\$ 477,205	\$ 491,521	\$ 759,399	8,638,520
Number of Staff Biologists		5	5	5	5	6	6	6	6	6	7	
Staff Biologist Salaries	\$	582,016	\$ 599,477	\$ 617,461	\$ 635,985	\$ 786,078	\$ 809,660	\$ 833,950	\$ 858,968	\$ 884,737	\$ 1,063,159	12,686,059
Number of Part-time Field Technicians		5	5	5	5	6	6	6	6	6	7	
Technician Salaries	\$	215,562	\$ 222,028	\$ 228,689	\$ 235,550	\$ 291,140	\$ 299,874	\$ 308,870	\$ 318,136	\$ 327,680	\$ 393,763	4,698,540
Number of Preserve Rangers		2	2	2	2	2	2	2	2	2	2	
Preserve Ranger Salaries	\$	284,541	\$ 293,078	\$ 301,870	\$ 310,926	\$ 320,254	\$ 329,861	\$ 339,757	\$ 349,950	\$ 360,448	\$ 371,262	5,273,227
Number of Maintenance Personnel		2	2	2	2	2	2	2	2	2	2	
Maintenance Personnel Salaries	\$	181,072	\$ 186,504	\$ 192,099	\$ 197,862	\$ 203,798	\$ 209,912	\$ 216,209	\$ 222,695	\$ 229,376	\$ 236,258	3,355,690
Total Staff Salaries	\$	1,651,202	\$ 1,700,738	\$ 1,751,760	\$ 1,804,313	\$ 2,037,979	\$ 2,099,118	\$ 2,162,092	\$ 2,226,954	\$ 2,293,763	\$ 2,823,841	34,652,037
Assumptions: Base salaries for staff are as follows: Program Manager/Senior Biologist (\$75,000/yr), Staff Biologist (\$55,000/yr), Technician (\$22,500/6 months), Preserve Rangers (\$55,000/yr), and Maintenance Personnel (\$35,000/yr). Annual salary costs include an additional 35% for benefits. Staffing levels are scheduled based on preserve size and acquisition type (i.e. fee simple versus conservation easement).												
Administrative Costs												
Office Space Rent, Utilities, and Maintenance	\$	56,717	\$ 58,418	\$ 60,171	\$ 61,976	\$ 72,461	\$ 74,635	\$ 76,874	\$ 79,181	\$ 81,556	\$ 102,003	1,221,948
Office Equipment and Supplies	\$	17,901	\$ 18,438	\$ 18,991	\$ 19,561	\$ 22,871	\$ 23,557	\$ 24,263	\$ 24,991	\$ 25,741	\$ 32,195	385,677
Software and Communications	\$	29,067	\$ 29,939	\$ 30,837	\$ 31,763	\$ 37,137	\$ 38,251	\$ 39,398	\$ 40,580	\$ 41,797	\$ 52,277	626,248
Total Administrative Costs	\$	103,685	\$ 106,796	\$ 110,000	\$ 113,300	\$ 132,469	\$ 136,443	\$ 140,536	\$ 144,752	\$ 149,095	\$ 186,475	2,233,873
Assumptions): Office space rent estimated at \$16/sq ft/year and assumes 200 sq ft/full time biologist and 50 sq ft/field technician, ranger, and maintenance position. Rent costs include utilities and maintenance. Office equipment and supply costs estimated at \$1,010/staff with office presence/year. Software and communications costs estiamted at \$1,640/staff with office presence/year.												
Total Labor and Administrative Costs	\$	1,754,887	\$ 1,807,534	\$ 1,861,760	\$ 1,917,613	\$ 2,170,447	\$ 2,235,561	\$ 2,302,628	\$ 2,371,706	\$ 2,442,858	\$ 3,010,315	36,885,910

PRESERVE MANAGEMENT EQUIPMENT, MATERIALS, AND SPEC												
Signage (GCW & BCV Preserves)	\$	1,150	\$ 1,184	\$ 1,220	\$ 1,256	\$ 1,294	\$ 1,333	\$ 1,373	\$ 1,414	\$ 1,456	\$ 1,500	30,284
Estimated at \$300 for each 500-ac fee simple preserve acquisition for boundary markers (every 500 linear feet) and gate signs.												
Signage (Karst Preserves)	\$	383	\$ -	\$ 407	\$ 419	\$ -	\$ 444	\$ 458	\$ -	\$ 485	\$ 500	6,829
Estimated at \$200 for each 50-ac fee simple preserve acquisition for boundary markers (every 200 linear feet) and gate signs.												
Fencing Costs (GCW & BCV Preserves)	\$	-	\$ -	\$ -	\$ -	\$ 242,095	\$ -	\$ -	\$ -	\$ -	\$ 280,654	1,201,156
Assumes preserve boundaries fenced with 4-ft ranch fencing with two access points with ranch gates. Fencing costs estimated at \$112,300 for each 500-ac fee simple preserve. Costs include labor and materials.												

\*All dollar values are estimated in 2011 dollars and inflated annually by 3%

Appendix F. Estimated SEP-HCP Costs.

OCTOBER 28, 2011

Plan Year: Calendar Year:		1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022
Fencing Costs (Karst Preserves)	\$	-	\$ 48,824	\$ -	\$ 51,798	\$ 53,352	\$ -	\$ 56,601	\$ -	\$ 60,048	\$ 61,849
Assumes 50% of karst preserves fenced with 8-ft game fence, 25% with 4-ft ranch fence, and 25% with no new fencing (assumes these will be included within a larger preserve). Assumes one gate per 50-ac preserve. The blended fencing/gate estimated cost is \$44,700 for each 50-ac karst preserve. The estimated cost includes installation labor and materials.											
Cave Entrance Security (Karst Preserves)	\$	-	\$ 5,464	\$ 5,628	\$ -	\$ 5,970	\$ 6,149	\$ -	\$ 6,524	\$ 6,720	-
Assumes 1 cave gate or remote monitoring device installed for each 50-acre karst preserve. Cost estimated at \$5000/cave.											
Cowbird Traps (BCV Preserves)	\$	-	\$ -	\$ 923	\$ 23	\$ 1,003	\$ 49	\$ 1,089	\$ 78	\$ 81	\$ 1,218
Assumes one metal hybrid trap for each 500 acres of BCV preserve and replaced every 15 years. Purchase price for a new trap estimated at \$800. Costs include \$20/year/trap for operation costs.											
Deer Control Contract Services	\$	244	\$ 503	\$ 777	\$ 1,067	\$ 1,373	\$ 1,697	\$ 2,039	\$ 2,401	\$ 2,782	\$ 3,184
Contract deer control for 10% of preserve system annually. Estimated at \$230/100 ac of preserve/year.											
Deer Control Equipment (GCW & BCV Preserves)	\$	583	\$ 656	\$ 732	\$ 811	\$ 896	\$ 984	\$ 1,077	\$ 1,174	\$ 1,277	\$ 1,384
Equipment includes 1 feeder and ground blind for each 1,000 acres of fee simple GCW or BCV preserve and replaced every 10 years. Equipment can be used either by a staff-operated deer population control program or by contract services. Equipment costs estimated at \$500 per set-up. Annual operational costs of \$50/set-up for bait corn and other miscellaneous supplies.											
Feral Hog Control Equipment	\$	-	\$ 546	\$ 563	\$ -	\$ 597	\$ 615	\$ -	\$ 652	\$ 672	-
Equipment includes 1 box trap or corral trap per 1,500 acres of preserve. Equipment cost estimated at \$500/trap. Equipment can be used either by a staff-operated feral hog control program or by contract services.											
Fire Ant Control (BCV Preserves)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,644
Estimated at one pallet of fire ant bait (Spinosad) per 2,000 acres of BCV preserve and replaced every 15 years. Cost is approximately \$4,800 per pallet.											
Fire Ant Control (Karst Preserves)	\$	-	\$ -	\$ 5,909	\$ 290	\$ 299	\$ 615	\$ 633	\$ 652	\$ 1,008	\$ 1,038
Equipment for hot water treatments estimated at \$5,000 and replaced every 15 years. First purchase in Year 3. Annual operation costs estimated at \$250 per 100 acres of karst preserve for fuel and miscellaneous supplies.											
BCV Habitat Restoration and Management - Mechanical	\$	123,701	\$ 127,412	\$ 131,234	\$ 135,171	\$ 139,226	\$ 143,403	\$ 147,705	\$ 152,137	\$ 156,701	\$ 161,402
Estimated at \$530/acre of BCV preserve for contract brush control services and repeated every 15 years.											
General Vegetation Management and Erosion Control	\$	530	\$ 546	\$ 563	\$ 580	\$ 597	\$ 615	\$ 633	\$ 652	\$ 672	\$ 692
Estimated costs are for equipment and materials for general vegetation management and erosion control on all preserves. Costs estimated at \$500 for each 1,000 acres of total preserve.											
Vegetation Enhancement (Karst Preserves)	\$	70	\$ 72	\$ 77	\$ 77	\$ 79	\$ 165	\$ 167	\$ 175	\$ 180	\$ 183
Estimated at \$100 for each 50 acres of karst preserve and repeated every 5 years. Costs are for native seed mixes that will contribute to the overall health and diversity of native vegetation within 345 feet of cave entrance.											
Trash Removal	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,305	\$ -	-
Estimated at \$1000 for each 1,000 acres of fee simple preserve.											
Infrastructure Management	\$	-	\$ -	\$ -	\$ 1,739	\$ -	\$ -	\$ -	\$ 1,957	\$ 2,016	-
Estimated at \$1,500 for each 500 acres of fee simple preserve and repeated every 5 years. Infrastructure management activities include road, trail, and existing infrastructure maintenance and repair.											

\*All dollar values are estimated in 2011 dollars and inflated annually by 3%



Appendix F. Estimated SEP-HCP Costs.

OCTOBER 28, 2011

Plan Year: Calendar Year:	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032
Fencing Costs (Karst Preserves) Assumes 50% of karst preserves fenced with 8-ft game fence, 25% with 4-ft ranch fence, and 25% with no new fencing (assumes these will be included within a larger preserve). Assumes one gate per 50-ac preserve. The blended fencing/gate estimated cost is \$44,700 for each 50-ac karst preserve. The estimated cost includes installation labor and materials.	\$ -	\$ 65,616	\$ -	\$ 69,612	\$ 71,700	\$ -	\$ 76,067	\$ -	\$ 80,699	\$ 83,120
Cave Entrance Security (Karst Preserves) Assumes 1 cave gate or remote monitoring device installed for each 50-acre karst preserve. Cost estimated at \$5000/cave.	\$ 7,129	\$ 7,343	\$ -	\$ 7,790	\$ 8,024	\$ -	\$ 8,512	\$ 8,768	\$ -	\$ 9,301
Cowbird Traps (BCV Preserves) Assumes one metal hybrid trap for each 500 acres of BCV preserve and replaced every 15 years. Purchase price for a new trap estimated at \$800. Costs include \$20/year/trap for operation costs.	\$ 114	\$ 1,322	\$ 151	\$ 1,433	\$ 193	\$ 1,554	\$ 238	\$ 1,648	\$ 1,734	\$ 1,786
Deer Control Contract Services Contract deer control for 10% of preserve system annually. Estimated at \$230/100 ac of preserve/year.	\$ 3,607	\$ 4,053	\$ 4,523	\$ 5,017	\$ 5,536	\$ 6,082	\$ 6,657	\$ 7,260	\$ 7,893	\$ 8,557
Deer Control Equipment (GCW & BCV Preserves) Equipment includes 1 feeder and ground blind for each 1,000 acres of fee simple GCW or BCV preserve and replaced every 10 years. Equipment can be used either by a staff-operated deer population control program or by contract services. Equipment costs estimated at \$500 per set-up. Annual operational costs of \$50/set-up for bait corn and other miscellaneous supplies.	\$ 2,210	\$ 2,350	\$ 2,496	\$ 2,649	\$ 2,808	\$ 2,975	\$ 3,150	\$ 3,332	\$ 3,522	\$ 3,721
Feral Hog Control Equipment Equipment includes 1 box trap or corral trap per 1,500 acres of preserve. Equipment cost estimated at \$500/trap. Equipment can be used either by a staff-operated feral hog control program or by contract services.	\$ 713	\$ 734	\$ -	\$ 779	\$ 802	\$ 826	\$ -	\$ 877	\$ 903	\$ -
Fire Ant Control (BCV Preserves) Estimated at one pallet of fire ant bait (Spinosad) per 2,000 acres of BCV preserve and replaced every 15 years. Cost is approximately \$4,800 per pallet.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,669	\$ -
Fire Ant Control (Karst Preserves) Equipment for hot water treatments estimated at \$5,000 and replaced every 15 years. First purchase in Year 3. Annual operation costs estimated at \$250 per 100 acres of karst preserve for fuel and miscellaneous supplies.	\$ 1,069	\$ 1,469	\$ 1,513	\$ 1,558	\$ 2,006	\$ 2,066	\$ 2,128	\$ 11,398	\$ 2,709	\$ 2,790
BCV Habitat Restoration and Management - Mechanical Estimated at \$530/acre of BCV preserve for contract brush control services and repeated every 15 years.	\$ 166,244	\$ 171,231	\$ 176,368	\$ 181,659	\$ 187,109	\$ 385,444	\$ 397,007	\$ 408,918	\$ 421,185	\$ 433,821
General Vegetation Management and Erosion Control Estimated costs are for equipment and materials for general vegetation management and erosion control on all preserves. Costs estimated at \$500 for each 1,000 acres of total preserve.	\$ 713	\$ 734	\$ 756	\$ 779	\$ 802	\$ 826	\$ 851	\$ 877	\$ 903	\$ 930
Vegetation Enhancement (Karst Preserves) Estimated at \$100 for each 50 acres of karst preserve and repeated every 5 years. Costs are for native seed mixes that will contribute to the overall health and diversity of native vegetation within 345 feet of cave entrance.	\$ 285	\$ 294	\$ 303	\$ 312	\$ 321	\$ 440	\$ 453	\$ 470	\$ 480	\$ 495
Trash Removal Estimated at \$1000 for each 1,000 acres of fee simple preserve.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,653	\$ -	\$ -	\$ -	\$ -
Infrastructure Management Estimated at \$1,500 for each 500 acres of fee simple preserve and repeated every 5 years. Infrastructure management activities include road, trail, and existing infrastructure maintenance and repair.	\$ -	\$ 2,203	\$ 2,269	\$ 2,337	\$ -	\$ 2,479	\$ 2,554	\$ 2,630	\$ 2,709	\$ 2,790

\*All dollar values are estimated in 2011 dollars and inflated annually by 3%

Appendix F. Estimated SEP-HCP Costs.

OCTOBER 28, 2011

Plan Year: Calendar Year:	21 2033	22 2034	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	Total
Fencing Costs (Karst Preserves) Assumes 50% of karst preserves fenced with 8-ft game fence, 25% with 4-ft ranch fence, and 25% with no new fencing (assumes these will be included within a larger preserve). Assumes one gate per 50-ac preserve. The blended fencing/gate estimated cost is \$44,700 for each 50-ac karst preserve. The estimated cost includes installation labor and materials.	\$ -	\$ 88,182	\$ -	\$ 93,553	\$ 96,359	\$ -	\$ 102,227	\$ -	\$ 108,453	\$ 111,707	1,379,768
Cave Entrance Security (Karst Preserves) Assumes 1 cave gate or remote monitoring device installed for each 50-acre karst preserve. Cost estimated at \$5000/cave.	\$ 9,581	\$ -	\$ 10,164	\$ 10,469	\$ -	\$ 11,106	\$ 11,440	\$ -	\$ 12,136	\$ 12,500	170,716
Cowbird Traps (BCV Preserves) Assumes one metal hybrid trap for each 500 acres of BCV preserve and replaced every 15 years. Purchase price for a new trap estimated at \$800. Costs include \$20/year/trap for operation costs.	\$ 1,878	\$ 1,934	\$ 2,033	\$ 419	\$ 3,925	\$ 489	\$ 2,334	\$ 2,451	\$ 2,524	\$ 2,650	35,274
Deer Control Contract Services Contract deer control for 10% of preserve system annually. Estimated at \$230/100 ac of preserve/year.	\$ 9,255	\$ 9,986	\$ 10,753	\$ 11,558	\$ 12,400	\$ 13,283	\$ 14,208	\$ 15,176	\$ 16,190	\$ 17,826	205,886
Deer Control Equipment (GCW & BCV Preserves) Equipment includes 1 feeder and ground blind for each 1,000 acres of fee simple GCW or BCV preserve and replaced every 10 years. Equipment can be used either by a staff-operated deer population control program or by contract services. Equipment costs estimated at \$500 per set-up. Annual operational costs of \$50/set-up for bait corn and other miscellaneous supplies.	\$ 4,886	\$ 5,131	\$ 5,387	\$ 5,653	\$ 5,931	\$ 6,220	\$ 6,521	\$ 6,834	\$ 7,160	\$ 7,500	100,008
Feral Hog Control Equipment Equipment includes 1 box trap or corral trap per 1,500 acres of preserve. Equipment cost estimated at \$500/trap. Equipment can be used either by a staff-operated feral hog control program or by contract services.	\$ 958	\$ 987	\$ -	\$ 1,047	\$ 1,078	\$ -	\$ 1,144	\$ 1,178	\$ -	\$ 1,250	16,922
Fire Ant Control (BCV Preserves) Estimated at one pallet of fire ant bait (Spinosad) per 2,000 acres of BCV preserve and replaced every 15 years . Cost is approximately \$4,800 per pallet.	\$ -	\$ -	\$ -	\$ -	\$ 10,352	\$ -	\$ -	\$ 11,312	\$ -	\$ -	36,977
Fire Ant Control (Karst Preserves) Equipment for hot water treatments estimated at \$5,000 and replaced every 15 years. First purchase in Year 3. Annual operation costs estimated at \$250 per 100 acres of karst preserve for fuel and miscellaneous supplies.	\$ 3,353	\$ 3,454	\$ 3,557	\$ 4,188	\$ 4,313	\$ 4,443	\$ 5,148	\$ 5,302	\$ 5,461	\$ 6,250	84,619
BCV Habitat Restoration and Management - Mechanical Estimated at \$530/acre of BCV preserve for contract brush control services and repeated every 15 years.	\$ 446,835	\$ 460,240	\$ 474,048	\$ 488,269	\$ 502,917	\$ 518,005	\$ 533,545	\$ 549,551	\$ 566,038	\$ 583,019	9,469,544
General Vegetation Management and Erosion Control Estimated costs are for equipment and materials for general vegetation management and erosion control on all preserves. Costs estimated at \$500 for each 1,000 acres of total preserve.	\$ 958	\$ 987	\$ 1,016	\$ 1,047	\$ 1,078	\$ 1,111	\$ 1,144	\$ 1,178	\$ 1,214	\$ 2,500	26,486
Vegetation Enhancement (Karst Preserves) Estimated at \$100 for each 50 acres of karst preserve and repeated every 5 years. Costs are for native seed mixes that will contribute to the overall health and diversity of native vegetation within 345 feet of cave entrance.	\$ 640	\$ 655	\$ 679	\$ 699	\$ 716	\$ 889	\$ 915	\$ 943	\$ 971	\$ 1,000	13,202
Trash Removal Estimated at \$1000 for each 1,000 acres of fee simple preserve.	\$ -	\$ -	\$ -	\$ 2,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,051
Infrastructure Management Estimated at \$1,500 for each 500 acres of fee simple preserve and repeated every 5 years. Infrastructure management activities include road, trail, and existing infrastructure maintenance and repair.	\$ 2,874	\$ 2,960	\$ 3,049	\$ 6,281	\$ 3,235	\$ 3,332	\$ 6,864	\$ 3,535	\$ 7,282	\$ 3,750	68,846

\*All dollar values are estimated in 2011 dollars and inflated annually by 3%

Appendix F. Estimated SEP-HCP Costs.

OCTOBER 28, 2011

Plan Year: Calendar Year:		1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022
Biologist Field Equipment (GCW & BCV Preserves)	\$	318	\$ 328	\$ 338	\$ 348	\$ 597	\$ 615	\$ 633	\$ 652	\$ 672	969
Estimated at \$100 per year for each full-time biologist and field technician. Covers costs associated with field equipment, reference materials, and miscellaneous supplies.											
Biologist Field and Lab Equipment (Karst Preserves)	\$	1,167	\$ 109	\$ 113	\$ 116	\$ 199	\$ 205	\$ 211	\$ 217	\$ 224	323
Field equipment estimated at \$100/year for 33% of the full-time biologist and field technician positions. Includes caving equipment, field safety equipment, and miscellaneous field supplies. Lab equipment includes a freezer, compound microscope, and other materials and supplies for identifying and curating collected karst specimens. Lab equipment estimated at \$1,000 and replaced every 10 years.											
Non-commissioned Ranger Equipment	\$	-	\$ -	\$ -	\$ 580	\$ -	\$ -	\$ -	\$ -	\$ 672	-
Estimated at \$500 for each new ranger and replaced every 5 years. Equipment includes items typical of biologist field equipment plus a long-range handheld radio to contact emergency personnel.											
Vehicles	\$	26,523	\$ -	\$ -	\$ 28,982	\$ -	\$ -	\$ -	\$ -	\$ 33,598	34,606
Assumes 1 vehicle for every 2 full time staff and vehicles replaced every 8 years. Vehicle cost estimated at \$25,000.											
Vehicle Operating Cost	\$	10,105	\$ 10,408	\$ 10,720	\$ 22,084	\$ 22,747	\$ 23,429	\$ 24,132	\$ 24,856	\$ 25,602	39,554
Vehicle operating costs estimated based on 15,000 miles/year at the federal tax reimbursement rate of \$0.555 per mile and \$1,200/year per vehicle for insurance.											
Conservation Easement Enforcement and Defense	\$	1,591	\$ 3,278	\$ 3,377	\$ 3,478	\$ 3,582	\$ 1,845	\$ 3,800	\$ 3,914	\$ 4,032	4,153
Estimated at \$1,500 for each 500 ac of conservation easement acquisitions. Funds to be used to enforce and defense the terms of conservation easements.											
Total Preserve Management Costs	\$	165,470	\$ 199,021	\$ 161,852	\$ 247,838	\$ 365,514	\$ 181,370	\$ 239,483	\$ 198,392	\$ 298,029	473,421
Other Conservation Measures											
Additional Karst Research and Conservation	\$	15,914	\$ 16,391	\$ 16,883	\$ 17,389	\$ 17,911	\$ 18,448	\$ 19,002	\$ 19,572	\$ 20,159	20,764
Estimated at \$15,000/year for Years 1-10, \$10,000/year for Years 11-20, and \$5,000/year for Years 21-30. Allocated funds will be used to assist in the discovery of new features and species localities, contribute to management activities at undermanaged features not within the preserve, and research projects.											
Education and Outreach	\$	1,061	\$ 1,093	\$ 1,126	\$ 1,159	\$ 1,194	\$ 1,230	\$ 1,267	\$ 1,305	\$ 1,344	1,384
Estimated at \$1,000/year for materials, distribution, and other outreach programs.											
Total Other Conservation Measure Costs	\$	16,974	\$ 17,484	\$ 18,008	\$ 18,548	\$ 19,105	\$ 19,678	\$ 20,268	\$ 20,876	\$ 21,503	22,148
Contingency and Endowment											
Contingency Funding	\$	16,547	\$ 19,902	\$ 16,185	\$ 24,784	\$ 36,551	\$ 18,137	\$ 23,948	\$ 19,839	\$ 29,803	47,342
Estimated as 10% of the annual preserve management non-labor costs.											
Non-wasting Management Endowment	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Endowment capital scaled to return the average cost for preserve management, including labor, overhead, equipment, materias, and contingency needs (approx. \$96.37/acre/year). Assumes that a 7% rate of return on capital investments will fund preserve management (4% return) and increase the endowment capital at the rate of inflation (3% return). Endowment capital contributions estimated at \$2,409 per acre of new preserve acquired. Endowment contributions deferred until Year 10.											
Total Contingency and Endowment Costs	\$	16,547	\$ 19,902	\$ 16,185	\$ 24,784	\$ 36,551	\$ 18,137	\$ 23,948	\$ 19,839	\$ 29,803	47,342
TOTAL ESTIMATED SEP-HCP IMPLEMENTATION COSTS	\$	3,981,549	\$ 4,132,441	\$ 4,208,961	\$ 4,568,716	\$ 4,935,179	\$ 4,868,614	\$ 5,072,611	\$ 5,171,687	\$ 5,429,892	5,901,244

\*All dollar values are estimated in 2011 dollars and inflated annually by 3%

Appendix F. Estimated SEP-HCP Costs.

OCTOBER 28, 2011

Plan Year: Calendar Year:	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	18 2030	19 2031	20 2032
Biologist Field Equipment (GCW & BCV Preserves) Estimated at \$100 per year for each full-time biologist and field technician. Covers costs associated with field equipment, reference materials, and miscellaneous supplies.	\$ 998	\$ 1,028	\$ 1,059	\$ 1,091	\$ 1,605	\$ 1,653	\$ 1,702	\$ 1,754	\$ 1,806	2,232
Biologist Field and Lab Equipment (Karst Preserves) Field equipment estimated at \$100/year for 33% of the full-time biologist and field technician positions. Includes caving equipment, field safety equipment, and miscellaneous field supplies. Lab equipment includes a freezer, compound microscope, and other materials and supplies for identifying and curating collected karst specimens. Lab equipment estimated at \$1,000 and replaced every 10 years.	\$ 1,758	\$ 343	\$ 353	\$ 364	\$ 535	\$ 551	\$ 567	\$ 585	\$ 602	744
Non-commissioned Ranger Equipment Estimated at \$500 for each new ranger and replaced every 5 years. Equipment includes items typical of biologist field equipment plus a long-range handheld radio to contact emergency personnel.	\$ -	\$ -	\$ -	\$ 779	\$ -	\$ -	\$ -	\$ -	\$ 903	930
Vehicles Assumes 1 vehicle for every 2 full time staff and vehicles replaced every 8 years. Vehicle cost estimated at \$25,000.	\$ -	\$ 36,713	\$ -	\$ -	\$ 40,118	\$ -	\$ 42,561	\$ 43,838	\$ -	93,015
Vehicle Operating Cost Vehicle operating costs estimated based on 15,000 miles/year at the federal tax reimbursement rate of \$0.555 per mile and \$1,200/year per vehicle for insurance.	\$ 40,741	\$ 41,963	\$ 43,222	\$ 44,519	\$ 61,139	\$ 62,973	\$ 64,863	\$ 66,809	\$ 68,813	88,597
Conservation Easement Enforcement and Defense Estimated at \$1,500 for each 500 ac of conservation easement acquisitions. Funds to be used to enforce and defense the terms of conservation easements.	\$ 2,139	\$ 4,406	\$ 4,538	\$ 4,674	\$ 4,814	\$ 2,479	\$ 5,107	\$ 5,261	\$ 5,418	5,581
Total Preserve Management Costs	\$ 228,861	\$ 342,975	\$ 238,457	\$ 326,596	\$ 568,937	\$ 472,994	\$ 613,779	\$ 565,824	\$ 610,033	948,732
Other Conservation Measures										
Additional Karst Research and Conservation Estimated at \$15,000/year for Years 1-10, \$10,000/year for Years 11-20, and \$5,000/year for Years 21-30. Allocated funds will be used to assist in the discovery of new features and species localities, contribute to management activities at undermanaged features not within the preserve, and research projects.	\$ 7,129	\$ 7,343	\$ 7,563	\$ 7,790	\$ 8,024	\$ 8,264	\$ 8,512	\$ 8,768	\$ 9,031	9,301
Education and Outreach Estimated at \$1,000/year for materials, distribution, and other outreach programs.	\$ 1,426	\$ 1,469	\$ 1,513	\$ 1,558	\$ 1,605	\$ 1,653	\$ 1,702	\$ 1,754	\$ 1,806	1,860
Total Other Conservation Measure Costs	\$ 8,555	\$ 8,811	\$ 9,076	\$ 9,348	\$ 9,628	\$ 9,917	\$ 10,215	\$ 10,521	\$ 10,837	11,162
Contingency and Endowment										
Contingency Funding Estimated as 10% of the annual preserve management non-labor costs.	\$ 22,886	\$ 34,298	\$ 23,846	\$ 32,660	\$ 56,894	\$ 47,299	\$ 61,378	\$ 56,582	\$ 61,003	94,873
Non-wasting Management Endowment Endowment capital scaled to return the average cost for preserve management, including labor, overhead, equipment, materias, and contingency needs (approx. \$96.37/acre/year). Assumes that a 7% rate of return on capital investments will fund preserve management (4% return) and increase the endowment capital at the rate of inflation (3% return). Endowment capital contributions estimated at \$2,409 per acre of new preserve acquired. Endowment contributions deferred until Year 10.	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	3,737,783
Total Contingency and Endowment Costs	\$ 3,760,669	\$ 3,772,080	\$ 3,761,628	\$ 3,770,442	\$ 3,794,676	\$ 3,785,082	\$ 3,799,160	\$ 3,794,365	\$ 3,798,786	3,832,656
TOTAL ESTIMATED SEP-HCP IMPLEMENTATION COSTS	\$ 9,517,167	\$ 9,808,522	\$ 9,864,356	\$ 10,137,237	\$ 10,902,208	\$ 10,992,829	\$ 11,349,735	\$ 11,505,088	\$ 11,768,066	12,761,352

\*All dollar values are estimated in 2011 dollars and inflated annually by 3%

Appendix F. Estimated SEP-HCP Costs.

OCTOBER 28, 2011

	Plan Year: Calendar Year:		21 2033	22 2034	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	Total
Biologist Field Equipment (GCW & BCV Preserves)	\$		2,299	\$ 2,368	\$ 2,439	\$ 2,513	\$ 3,019	\$ 3,110	\$ 3,203	\$ 3,299	\$ 3,398	\$ 4,250	\$ 50,297
Estimated at \$100 per year for each full-time biologist and field technician. Covers costs associated with field equipment, reference materials, and miscellaneous supplies.													
Biologist Field and Lab Equipment (Karst Preserves)	\$		2,683	\$ 789	\$ 813	\$ 838	\$ 1,006	\$ 1,037	\$ 1,068	\$ 1,100	\$ 1,133	\$ 1,417	\$ 21,168
Field equipment estimated at \$100/year for 33% of the full-time biologist and field technician positions. Includes caving equipment, field safety equipment, and miscellaneous field supplies. Lab equipment includes a freezer, compound microscope, and other materials and supplies for identifying and curating collected karst specimens. Lab equipment estimated at \$1,000 and replaced every 10 years.													
Non-commissioned Ranger Equipment	\$		-	\$ -	\$ -	\$ 1,047	\$ 1,078	\$ -	\$ -	\$ -	\$ 1,214	\$ 1,250	\$ 8,453
Estimated at \$500 for each new ranger and replaced every 5 years. Equipment includes items typical of biologist field equipment plus a long-range handheld radio to contact emergency personnel.													
Vehicles	\$		-	\$ -	\$ 50,820	\$ -	\$ 107,830	\$ 55,532	\$ -	\$ 117,828	\$ -	\$ 62,502	\$ 774,464
Assumes 1 vehicle for every 2 full time staff and vehicles replaced every 8 years. Vehicle cost estimated at \$25,000.													
Vehicle Operating Cost	\$		91,254	\$ 93,992	\$ 96,812	\$ 99,716	\$ 123,249	\$ 126,947	\$ 130,755	\$ 134,678	\$ 138,718	\$ 166,693	\$ 2,000,091
Vehicle operating costs estimated based on 15,000 miles/year at the federal tax reimbursement rate of \$0.555 per mile and \$1,200/year per vehicle for insurance.													
Conservation Easement Enforcement and Defense	\$		2,874	\$ 5,921	\$ 6,098	\$ 6,281	\$ 6,470	\$ 6,664	\$ 3,432	\$ 7,070	\$ 7,282	\$ 7,500	\$ 137,058
Estimated at \$1,500 for each 500 ac of conservation easement acquisitions. Funds to be used to enforce and defense the terms of conservation easements.													
Total Preserve Management Costs	\$		581,861	\$ 678,772	\$ 669,295	\$ 737,345	\$ 1,128,346	\$ 753,943	\$ 825,777	\$ 862,849	\$ 881,115	\$ 1,276,218	\$ 15,843,099
Other Conservation Measures													
Additional Karst Research and Conservation	\$		9,581	\$ 9,868	\$ 10,164	\$ 10,469	\$ 10,783	\$ 11,106	\$ 11,440	\$ 11,783	\$ 12,136	\$ 12,500	\$ 373,984
Estimated at \$15,000/year for Years 1-10, \$10,000/year for Years 11-20, and \$5,000/year for Years 21-30. Allocated funds will be used to assist in the discovery of new features and species localities, contribute to management activities at undermanaged features not within the preserve, and research projects.													
Education and Outreach	\$		1,916	\$ 1,974	\$ 2,033	\$ 2,094	\$ 2,157	\$ 2,221	\$ 2,288	\$ 2,357	\$ 2,427	\$ 2,500	\$ 50,473
Estimated at \$1,000/year for materials, distribution, and other outreach programs.													
Total Other Conservation Measure Costs	\$		11,497	\$ 11,842	\$ 12,197	\$ 12,563	\$ 12,940	\$ 13,328	\$ 13,728	\$ 14,139	\$ 14,564	\$ 15,000	\$ 424,457
Contingency and Endowment													
Contingency Funding	\$		58,186	\$ 67,877	\$ 66,930	\$ 73,735	\$ 112,835	\$ 75,394	\$ 82,578	\$ 86,285	\$ 88,112	\$ 127,622	\$ 1,584,310
Estimated as 10% of the annual preserve management non-labor costs.													
Non-wasting Management Endowment	\$		3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 3,737,783	\$ 74,755,650
Endowment capital scaled to return the average cost for preserve management, including labor, overhead, equipment, materias, and contingency needs (approx. \$96.37/acre/year). Assumes that a 7% rate of return on capital investments will fund preserve management (4% return) and increase the endowment capital at the rate of inflation (3% return). Endowment capital contributions estimated at \$2,409 per acre of new preserve acquired. Endowment contributions deferred until Year 10.													
Total Contingency and Endowment Costs	\$		3,795,969	\$ 3,805,660	\$ 3,804,712	\$ 3,811,517	\$ 3,850,617	\$ 3,813,177	\$ 3,820,360	\$ 3,824,067	\$ 3,825,894	\$ 3,865,404	\$ 76,339,960
TOTAL ESTIMATED SEP-HCP IMPLEMENTATION COSTS	\$		12,597,193	\$ 12,950,376	\$ 13,193,930	\$ 13,530,382	\$ 14,425,234	\$ 14,296,779	\$ 14,667,687	\$ 15,009,112	\$ 15,338,872	\$ 16,586,613	\$ 299,473,633

\*All dollar values are estimated in 2011 dollars and inflated annually by 3%

Appendix F. Estimated SEP-HCP Revenues.

Plan Year:	1	2	3	4	5	6	7	8	9	10
Calendar Year:	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
PARTICIPATION FEES										
Application Fees										
GCW and BCV Application Fees	\$ 425	\$ 437	\$ 451	\$ 464	\$ 478	\$ 492	\$ 507	\$ 522	\$ 538	554
Karst Application Fees	\$ 746	\$ 768	\$ 791	\$ 815	\$ 839	\$ 864	\$ 890	\$ 917	\$ 945	973
Application fees assessed at \$1 per acre of authorized GCW or BCV take and \$1 per acre of Karst Zone 1-4 within an Enrolled Property.										
Conservaton Credit Sales										
GCW Conservation Credits Sold	625	625	625	625	625	625	625	625	625	625
GCW Credit Sale Revenue	\$ 2,651,118	\$ 2,730,652	\$ 2,812,571	\$ 2,896,949	\$ 2,983,857	\$ 3,073,373	\$ 3,165,574	\$ 3,260,541	\$ 3,358,357	3,459,108
BCV Conservation Credits Sold	176	176	176	176	176	176	176	176	176	176
BCV Credit Sale Revenue	\$ 746,874	\$ 769,280	\$ 792,358	\$ 816,129	\$ 840,613	\$ 865,831	\$ 891,806	\$ 918,560	\$ 946,117	974,501
Assumes that credits are sold at a rate equivalent to acres of preserve acquired and one credit is created from each acre of protected habitat, excluding buffer acreage (80% of preserve acres are habitat). Credits are sold at \$4,000 per credit.										
Karst Participation Fees										
Occupied Caves Taken with Zone A Fees	0	0	0	0	1	0	0	0	1	0
Occupied Cave Zone A Participation Fee Revenue	\$ -	\$ -	\$ -	\$ -	\$ 477,621	\$ -	\$ -	\$ -	\$ 537,567	-
Occupied Caves Taken with Zone B Fees	0	1	0	1	0	1	0	1	1	0
Occupied Cave Zone B Participation Fee Revenue	\$ -	\$ 43,709	\$ -	\$ 46,371	\$ -	\$ 49,195	\$ -	\$ 52,191	\$ 53,757	-
Assumes 15% of caves within Enrolled Properties taken at OCZ A fee levels and 35% of caves taken at OCZ B fee levels. Assumes 50% of caves within Enrolled Properties will be avoided. OCZ A Participation Fees assessed at \$400,000 per feature and OCZ B Participation Fees assessed at \$40,000 per feature.										
Total Participation Fee Revenue	\$ 3,399,162	\$ 3,544,846	\$ 3,606,171	\$ 3,760,727	\$ 4,303,408	\$ 3,989,756	\$ 4,058,778	\$ 4,232,732	\$ 4,897,280	4,435,136
PUBLIC REVENUE - BEXAR COUNTY AND CITY OF SAN ANTONIO										
Conservation Credit from Existing Protected Lands										
GCW Credits Created	50	50	50	50	50	0	0	0	0	0
Land Acquisition Savings	\$ 47,382	\$ 48,804	\$ 50,268	\$ 51,776	\$ 53,329	\$ -	\$ -	\$ -	\$ -	-
Assumes that the Plan will contribute to establishing additional protections on existing protected lands that generate a limited number of GCW conservation credits. Assumes savings of 50% off the typical acquisition cost for those credits.										
Property Tax Increment Diversion										
Public Revenue Needed to Balance Annual Budget	\$ 535,004	\$ 538,791	\$ 552,521	\$ 756,213	\$ 578,441	\$ 878,859	\$ 1,013,834	\$ 938,955	\$ 532,611	1,466,108
Bexar County	\$ 267,502	\$ 269,396	\$ 276,261	\$ 378,106	\$ 289,221	\$ 439,429	\$ 506,917	\$ 469,477	\$ 266,306	733,054
City of San Antonio	\$ 267,502	\$ 269,396	\$ 276,261	\$ 378,106	\$ 289,221	\$ 439,429	\$ 506,917	\$ 469,477	\$ 266,306	733,054
Assumes that public revenue from Bexar County and City of San Antonio will be used to balance the annual Plan budget, after applying participation fee revenue and savings from credits generated from existing protected lands. Assumes that funding obligations will be split evenly between Bexar County and the City of San Antonio.										
Value of New Land Development in Bexar County Sectors										
Cummulative Acres Developed During Plan	2,750	5,500	8,250	11,000	13,750	16,500	19,250	22,000	24,750	27,500
Annual Appraised Value of Acres Developed During Plan	\$ 1,239,926,875	\$ 2,554,249,363	\$ 3,946,315,265	\$ 5,419,606,297	\$ 6,977,743,108	\$ 8,624,490,481	\$ 10,363,762,728	\$ 12,199,629,269	\$ 14,136,320,415	16,178,233,364
Assumes 2,750 acres of new development in Bexar County SEP-HCP Sectors each year and an average market value of developed land is \$425,000/acre.										
Projected Property Tax Collections										
Bexar County Property Tax Collections on New Development	\$ 3,672,502	\$ 7,565,355	\$ 11,688,473	\$ 16,052,169	\$ 20,667,168	\$ 25,544,620	\$ 30,696,118	\$ 36,133,716	\$ 41,869,943	47,917,824
COSA Property Tax Collections on New Development	\$ 4,909,900	\$ 10,114,393	\$ 15,626,738	\$ 21,460,720	\$ 27,630,676	\$ 34,151,516	\$ 41,038,739	\$ 48,308,458	\$ 55,977,426	64,063,054
Assumes current property tax rates are continued over Plan duration. Bexar County 2011 tax rate = \$0.296187 per \$100 taxable value. City of San Antonio 2011 tax rate = \$0.565690 per \$100 taxable value. Tax rates applied to appraised value of cumulative acres of new development in Bexar County SEP-HCP Sectors. Assumes that 70% of this new development occurs within the taxing jurisdiction of City of San Antonio.										
Projected Property Tax Increment Applied to SEP-HCP										
Bexar County Tax Increment Diversion	7.28%	3.56%	2.36%	2.36%	1.40%	1.72%	1.65%	1.30%	0.64%	1.53%
COSA Tax Increment Diversion	5.45%	2.66%	1.77%	1.76%	1.05%	1.29%	1.24%	0.97%	0.48%	1.14%
Calculates the % of the jurisdiction's projected property tax collections on new development that would provide the level of revenue needed to meet its funding obligations. Assumes that Bexar County and City of San Antonio each provide 50% of the total public revenue needed to balance the Plan budget annually.										
Total Estimated Public Revenue	\$ 582,387	\$ 587,595	\$ 602,789	\$ 807,989	\$ 631,771	\$ 878,859	\$ 1,013,834	\$ 938,955	\$ 532,611	1,466,108
TOTAL ESTIMATED SEP-HCP REVENUE	\$ 3,981,549	\$ 4,132,441	\$ 4,208,961	\$ 4,568,716	\$ 4,935,179	\$ 4,868,614	\$ 5,072,611	\$ 5,171,687	\$ 5,429,892	5,901,244
Annual Budget Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cumulative Budget Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

\*All dollar values are based on 2011 dollars and inflated by 3% annually.

Appendix F. Estimated SEP-HCP Revenues.

Plan Year:	11	12	13	14	15	16	17	18	19	20
Calendar Year:	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
PARTICIPATION FEES										
Application Fees										
GCW and BCV Application Fees	\$ 571	\$ 588	\$ 606	\$ 624	\$ 642	\$ 662	\$ 682	\$ 702	\$ 723	\$ 745
Karst Application Fees	\$ 1,002	\$ 1,032	\$ 1,063	\$ 1,095	\$ 1,128	\$ 1,162	\$ 1,197	\$ 1,232	\$ 1,269	\$ 1,308
Application fees assessed at \$1 per acre of authorized GCW or BCV take and \$1 per acre of Karst Zone 1-4 within an Enrolled Property.										
Conservaton Credit Sales										
GCW Conservation Credits Sold	625	625	625	625	625	625	625	625	625	625
GCW Credit Sale Revenue	\$ 3,562,881	\$ 3,669,768	\$ 3,779,861	\$ 3,893,257	\$ 4,010,054	\$ 4,130,356	\$ 4,254,267	\$ 4,381,895	\$ 4,513,352	\$ 4,648,752
BCV Conservation Credits Sold	176	176	176	176	176	176	176	176	176	176
BCV Credit Sale Revenue	\$ 1,003,736	\$ 1,033,848	\$ 1,064,863	\$ 1,096,809	\$ 1,129,713	\$ 1,163,605	\$ 1,198,513	\$ 1,234,468	\$ 1,271,502	\$ 1,309,647
Assumes that credits are sold at a rate equivalent to acres of preserve acquired and one credit is created from each acre of protected habitat, excluding buffer acreage (80% of preserve acres are habitat). Credits are sold at \$4,000 per credit.										
Karst Participation Fees										
Occupied Caves Taken with Zone A Fees	0	0	1	0	0	0	0	1	0	0
Occupied Cave Zone A Participation Fee Revenue	\$ -	\$ -	\$ 605,036	\$ -	\$ -	\$ -	\$ -	\$ 701,402	\$ -	\$ -
Occupied Caves Taken with Zone B Fees	1	0	1	0	1	1	0	1	0	1
Occupied Cave Zone B Participation Fee Revenue	\$ 57,030	\$ -	\$ 60,504	\$ -	\$ 64,188	\$ 66,114	\$ -	\$ 70,140	\$ -	\$ 74,412
Assumes 15% of caves within Enrolled Properties taken at OCZ A fee levels and 35% of caves taken at OCZ B fee levels. Assumes 50% of caves within Enrolled Properties will be avoided. OCZ A Participation Fees assessed at \$400,000 per feature and OCZ B Participation Fees assessed at \$40,000 per feature.										
Total Participation Fee Revenue	\$ 4,625,220	\$ 4,705,236	\$ 5,511,932	\$ 4,991,785	\$ 5,205,726	\$ 5,361,898	\$ 5,454,658	\$ 6,389,840	\$ 5,786,846	\$ 6,034,864
PUBLIC REVENUE - BEXAR COUNTY AND CITY OF SAN ANTONIO										
Conservation Credit from Existing Protected Lands										
GCW Credits Created	0	0	0	0	0	0	0	0	0	0
Land Acquisition Savings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assumes that the Plan will contribute to establishing additional protections on existing protected lands that generate a limited number of GCW conservation credits. Assumes savings of 50% off the typical acquisition cost for those credits.										
Property Tax Increment Diversion										
Public Revenue Needed to Balance Annual Budget	\$ 4,891,947	\$ 5,103,287	\$ 4,352,424	\$ 5,145,453	\$ 5,696,482	\$ 5,630,931	\$ 5,895,078	\$ 5,115,248	\$ 5,981,219	\$ 6,726,488
Bexar County	\$ 2,445,973	\$ 2,551,643	\$ 2,176,212	\$ 2,572,726	\$ 2,848,241	\$ 2,815,466	\$ 2,947,539	\$ 2,557,624	\$ 2,990,610	\$ 3,363,244
City of San Antonio	\$ 2,445,973	\$ 2,551,643	\$ 2,176,212	\$ 2,572,726	\$ 2,848,241	\$ 2,815,466	\$ 2,947,539	\$ 2,557,624	\$ 2,990,610	\$ 3,363,244
Assumes that public revenue from Bexar County and City of San Antonio will be used to balance the annual Plan budget, after applying participation fee revenue and savings from credits generated from existing protected lands. Assumes that funding obligations will be split evenly between Bexar County and the City of San Antonio.										
Value of New Land Development in Bexar County Sectors										
Cummulative Acres Developed During Plan	30,250	33,000	35,750	38,500	41,250	44,000	46,750	49,500	52,250	55,000
Annual Appraised Value of Acres Developed During Plan	\$ 18,329,938,402	\$ 20,596,185,331	\$ 22,981,910,132	\$ 25,492,241,854	\$ 28,132,509,760	\$ 30,908,250,723	\$ 33,825,216,886	\$ 36,889,383,592	\$ 40,106,957,605	\$ 43,484,385,614
Assumes 2,750 acres of new development in Bexar County SEP-HCP Sectors each year and an average market value of developed land is \$425,000/acre.										
Projected Property Tax Collections										
Bexar County Property Tax Collections on New Development	\$ 54,290,895	\$ 61,003,223	\$ 68,069,430	\$ 75,504,706	\$ 83,324,837	\$ 91,546,221	\$ 100,185,895	\$ 109,261,559	\$ 118,791,595	\$ 128,795,097
COSA Property Tax Collections on New Development	\$ 72,583,440	\$ 81,557,393	\$ 91,004,457	\$ 100,944,944	\$ 111,399,956	\$ 122,391,418	\$ 133,942,109	\$ 146,075,688	\$ 158,816,734	\$ 172,190,775
Assumes current property tax rates are continued over Plan duration. Bexar County 2011 tax rate = \$0.296187 per \$100 taxable value. City of San Antonio 2011 tax rate = \$0.565690 per \$100 taxable value. Tax rates applied to appraised value of cumulative acres of new development in Bexar County SEP-HCP Sectors. Assumes that 70% of this new development occurs within the taxing jurisdiction of City of San Antonio.										
Projected Property Tax Increment Applied to SEP-HCP										
Bexar County Tax Increment Diversion	4.51%	4.18%	3.20%	3.41%	3.42%	3.08%	2.94%	2.34%	2.52%	2.61%
COSA Tax Increment Diversion	3.37%	3.13%	2.39%	2.55%	2.56%	2.30%	2.20%	1.75%	1.88%	1.95%
Calculates the % of the jurisdiction's projected property tax collections on new development that would provide the level of revenue needed to meet its funding obligations. Assumes that Bexar County and City of San Antonio each provide 50% of the total public revenue needed to balance the Plan budget annually.										
Total Estimated Public Revenue	\$ 4,891,947	\$ 5,103,287	\$ 4,352,424	\$ 5,145,453	\$ 5,696,482	\$ 5,630,931	\$ 5,895,078	\$ 5,115,248	\$ 5,981,219	\$ 6,726,488
TOTAL ESTIMATED SEP-HCP REVENUE	\$ 9,517,167	\$ 9,808,522	\$ 9,864,356	\$ 10,137,237	\$ 10,902,208	\$ 10,992,829	\$ 11,349,735	\$ 11,505,088	\$ 11,768,066	\$ 12,761,352
Annual Budget Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Budget Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\*All dollar values are based on 2011 dollars and inflated by 3% annually.

Appendix F. Estimated SEP-HCP Revenues.

Plan Year: Calendar Year:	21 2033	22 2034	23 2035	24 2036	25 2037	26 2038	27 2039	28 2040	29 2041	30 2042	Total
<b>PARTICIPATION FEES</b>											
<u>Application Fees</u>											
GCW and BCV Application Fees	\$ 767	\$ 790	\$ 814	\$ 838	\$ 863	\$ 889	\$ 916	\$ 943	\$ 972	1,001	20,208
Karst Application Fees	\$ 1,347	\$ 1,387	\$ 1,429	\$ 1,472	\$ 1,516	\$ 1,561	\$ 1,608	\$ 1,656	\$ 1,706	\$ 1,757	35,476
Application fees assessed at \$1 per acre of authorized GCW or BCV take and \$1 per acre of Karst Zone 1-4 within an Enrolled Property.											
<u>Conservaton Credit Sales</u>											
GCW Conservation Credits Sold	625	625	625	625	625	625	625	625	625	625	18,742
GCW Credit Sale Revenue	\$ 4,788,215	\$ 4,931,861	\$ 5,079,817	\$ 5,232,211	\$ 5,389,178	\$ 5,550,853	\$ 5,717,379	\$ 5,888,900	\$ 6,065,567	\$ 6,247,534	126,128,059
BCV Conservation Credits Sold	176	176	176	176	176	176	176	176	176	176	5,280
BCV Credit Sale Revenue	\$ 1,348,937	\$ 1,389,405	\$ 1,431,087	\$ 1,474,020	\$ 1,518,240	\$ 1,563,787	\$ 1,610,701	\$ 1,659,022	\$ 1,708,793	\$ 1,760,057	35,532,822
Assumes that credits are sold at a rate equivalent to acres of preserve acquired and one credit is created from each acre of protected habitat, excluding buffer acreage (80% of preserve acres are habitat). Credits are sold at \$4,000 per credit.											
<u>Karst Participation Fees</u>											
Occupied Caves Taken with Zone A Fees	0	1	0	0	0	1	0	0	0	1	7
Occupied Cave Zone A Participation Fee Revenue	\$ -	\$ 789,435	\$ -	\$ -	\$ -	\$ 888,516	\$ -	\$ -	\$ -	\$ 1,000,032	4,999,608
Occupied Caves Taken with Zone B Fees	0	1	1	0	1	0	1	0	1	1	17
Occupied Cave Zone B Participation Fee Revenue	\$ -	\$ 78,943	\$ 81,312	\$ -	\$ 86,264	\$ -	\$ 91,517	\$ -	\$ 97,090	\$ 100,003	1,172,740
Assumes 15% of caves within Enrolled Properties taken at OCZ A fee levels and 35% of caves taken at OCZ B fee levels. Assumes 50% of caves within Enrolled Properties will be avoided. OCZ A Participation Fees assessed at \$400,000 per feature and OCZ B Participation Fees assessed at \$40,000 per feature.											
Total Participation Fee Revenue	\$ 6,139,265	\$ 7,191,821	\$ 6,594,458	\$ 6,708,541	\$ 6,996,061	\$ 8,005,607	\$ 7,422,121	\$ 7,550,522	\$ 7,874,128	\$ 9,110,384	167,888,913
<b>PUBLIC REVENUE - BEXAR COUNTY AND CITY OF SAN ANTONIO</b>											
<u>Conservation Credit from Existing Protected Lands</u>											
GCW Credits Created	0	0	0	0	0	0	0	0	0	0	250
Land Acquisition Savings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	251,560
Assumes that the Plan will contribute to establishing additional protections on existing protected lands that generate a limited number of GCW conservation credits. Assumes savings of 50% off the typical acquisition cost for those credits.											
<u>Property Tax Increment Diversion</u>											
Public Revenue Needed to Balance Annual Budget	\$ 6,457,927	\$ 5,758,554	\$ 6,599,471	\$ 6,821,841	\$ 7,429,173	\$ 6,291,172	\$ 7,245,566	\$ 7,458,590	\$ 7,464,743	\$ 7,476,228	131,333,161
Bexar County	\$ 3,228,964	\$ 2,879,277	\$ 3,299,736	\$ 3,410,921	\$ 3,714,587	\$ 3,145,586	\$ 3,622,783	\$ 3,729,295	\$ 3,732,372	\$ 3,738,114	65,666,580
City of San Antonio	\$ 3,228,964	\$ 2,879,277	\$ 3,299,736	\$ 3,410,921	\$ 3,714,587	\$ 3,145,586	\$ 3,622,783	\$ 3,729,295	\$ 3,732,372	\$ 3,738,114	65,666,580
Assumes that public revenue from Bexar County and City of San Antonio will be used to balance the annual Plan budget, after applying participation fee revenue and savings from credits generated from existing protected lands. Assumes that funding obligations will be split evenly between Bexar County and the City of San Antonio.											
Value of New Land Development in Bexar County Sectors											
Cummulative Acres Developed During Plan	57,750	60,500	63,250	66,000	68,750	71,500	74,250	77,000	79,750	82,500	
Annual Appraised Value of Acres Developed During Plan	\$ 47,028,363,041	\$ 50,745,843,167	\$ 54,644,046,574	\$ 58,730,470,927	\$ 63,012,901,099	\$ 67,499,419,657	\$ 72,198,417,717	\$ 77,118,606,184	\$ 82,269,027,383	\$ 87,659,067,108	\$ 1,043,293,419,921
Assumes 2,750 acres of new development in Bexar County SEP-HCP Sectors each year and an average market value of developed land is \$425,000/acre.											
Projected Property Tax Collections											
Bexar County Property Tax Collections on New Development	\$ 139,291,898	\$ 150,302,591	\$ 161,848,562	\$ 173,952,020	\$ 186,636,021	\$ 199,924,506	\$ 213,842,327	\$ 228,415,286	\$ 243,670,164	\$ 259,634,761	3,090,099,482
COSA Property Tax Collections on New Development	\$ 186,224,323	\$ 200,944,912	\$ 216,381,135	\$ 232,562,681	\$ 249,520,376	\$ 267,286,227	\$ 285,893,460	\$ 305,376,570	\$ 325,771,363	\$ 347,115,004	4,131,264,583
Assumes current property tax rates are continued over Plan duration. Bexar County 2011 tax rate = \$0.296187 per \$100 taxable value. City of San Antonio 2011 tax rate = \$0.565690 per \$100 taxable value. Tax rates applied to appraised value of cumulative acres of new development in Bexar County SEP-HCP Sectors. Assumes that 70% of this new development occurs within the taxing jurisdiction of City of San Antonio.											
Projected Property Tax Increment Applied to SEP-HCP											
Bexar County Tax Increment Diversion	2.32%	1.92%	2.04%	1.96%	1.99%	1.57%	1.69%	1.63%	1.53%	1.44%	2.13%
COSA Tax Increment Diversion	1.73%	1.43%	1.52%	1.47%	1.49%	1.18%	1.27%	1.22%	1.15%	1.08%	1.59%
Calculates the % of the jurisdiction's projected property tax collections on new development that would provide the level of revenue needed to meet its funding obligations. Assumes that Bexar County and City of San Antonio each provide 50% of the total public revenue needed to balance the Plan budget annually.											
Total Estimated Public Revenue	\$ 6,457,927	\$ 5,758,554	\$ 6,599,471	\$ 6,821,841	\$ 7,429,173	\$ 6,291,172	\$ 7,245,566	\$ 7,458,590	\$ 7,464,743	\$ 7,476,228	131,584,720
TOTAL ESTIMATED SEP-HCP REVENUE	\$ 12,597,193	\$ 12,950,376	\$ 13,193,930	\$ 13,530,382	\$ 14,425,234	\$ 14,296,779	\$ 14,667,687	\$ 15,009,112	\$ 15,338,872	\$ 16,586,613	299,473,633
Annual Budget Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cumulative Budget Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

\*All dollar values are based on 2011 dollars and inflated by 3% annually.