

**A Report of the
Economic Impact of
a Distribution Center
on the Anytown, Texas Area**

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Prepared for:

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A Report of the Economic Impact of a Proposed Distribution Center in Anytown, Texas

Introduction

This report presents the results of an economic impact analysis performed by Impact DataSource, Austin, Texas. The analysis was to determine the impact that a proposed distribution center will have on the economy of the Anytown, Texas area. In addition, the analysis projects the costs and benefits for local taxing entities over a ten year period.

Description of the Facility and its Operations

Anytown is being considered as a site for a distribution center.

The firm is expected to invest about \$20 million in buildings and related improvements for the center and invest \$15 million in furniture, fixtures and equipment at the facility.

Initially, about 500 workers will be employed at the center and about 50 new workers will be added each year thereafter, over the following nine years. By the tenth year the distribution center is expected to have 950 employees. The initial expected annual employee salaries will be \$20,000.

Incentives Being Considered for Distribution Center

The City and County are considering abating property taxes on the firm's real and personal property over the first ten years of the firm's operation at the following schedule:

Year	Percent of Taxes to be Abated
1	50%
2	50%
3	50%
4	50%
5	50%
6	50%
7	50%
8	50%
9	50%
10	50%

If taxes are abated as proposed, the following taxes will be abated over the next ten years:

Taxes That May be Abated Over the Next Ten Years			
Year	City	County	Total
1	\$213,580	\$96,014	\$309,594
2	\$217,501	\$97,777	\$315,278
3	\$222,573	\$100,057	\$322,630
4	\$227,668	\$102,347	\$330,014
5	\$232,786	\$104,648	\$337,433
6	\$237,928	\$106,959	\$344,887
7	\$243,094	\$109,282	\$352,375
8	\$248,285	\$111,615	\$359,900
9	\$245,659	\$110,435	\$356,094
10	\$251,686	\$113,144	\$364,830
Total	\$2,340,759	\$1,052,276	\$3,393,036

In addition, the City of Anytown is considering incentives of \$1,490,000 for the firm which include \$150,000 for a water line extension to the facility, \$175,000 for sanitary sewer and land for the distribution center, estimated to cost about \$1.3 million. The City is considering paying about \$1 million of the land cost.

In addition, the state will be requested to incur costs of \$750,000 for improvements to a highway interchange at the facility.

How the firm will impact the community over the next ten years is scheduled next.

Economic Impact of the Facility and Its Employees

The new facility, its new employees and workers in new spin-off jobs created in the community will have the following economic impact on Anytown area over the next ten years:

Economic Impact of the Facility on the Anytown Area Over the Next Ten Years	
Total number of new direct and indirect jobs to be created	1,747
Number of direct and indirect workers who will move to the City	137
Number of new residents in the City	482
Number of new residential properties to be built in the City	94
Number of new students expected in Anytown ISD	173
Salaries to be paid to direct and indirect workers	\$276,019,884
Taxable sales and purchases expected in the City	\$28,008,392
Spending by visitors on lodging at a local motel	\$1,736,001
The value, in Year 10, of new residential property to be built for direct and indirect workers who move to the City	\$8,987,096
Taxable value of assets at the facility in Year 10	\$96,276,506

The costs and benefits for the City and other taxing entities are detailed next.

Costs and Benefits for Area Taxing Entities

Area taxing entities can expect costs and benefits over the next ten years from the new facility, new employees and workers in new indirect jobs in the community.

First, area taxing entities can expect to receive the following revenues over the next 10 years.

Additional Revenues for the City and Other Taxing Entities Over the Next Ten Years				
	City of Anytown	Any County	Anytown ISD	Total
Sales and use taxes	\$560,168			\$560,168
Property taxes	\$2,671,965	\$1,201,168	\$12,176,116	\$16,049,250
Utilities	\$11,531,729			\$11,531,729
Utility franchise fees	\$163,452			\$163,452
Hotel-motel taxes	\$109,368			\$109,368
Other taxes and user fees	\$58,145			\$58,145
Additional state and federal school funding			\$4,534,984	\$4,534,984
Total	\$15,094,827	\$1,201,168	\$16,711,101	\$33,007,096

However, local taxing entities will incur the following costs over the next 10 years as a result of the facility, its operations and direct and indirect employees.

Additional Costs for the City and Other Taxing Entities Over the Next Ten Years				
	City of Anytown	Any County	Anytown ISD	Total
Cost of services to new residents	\$174,434			\$174,434
Cost of utilities for new residents	\$9,225,383			\$9,225,383
Cost of educating new students			\$4,094,030	\$4,094,030
Reduction in state aid for education because of increase in local tax base			\$11,088,742	\$11,088,742
Total	\$9,399,817	\$0	\$15,182,772	\$24,582,589

The net benefits for local taxing entities over the next 10 years will be as follows:

Net Benefits for the City and Other Taxing Entities Over the Next Ten Years				
	City of Anytown	Any County	Anytown ISD	Total
Total benefits	\$15,094,827	\$1,201,168	\$16,711,101	\$33,007,096
Total costs	\$9,399,817	\$0	\$15,182,772	\$24,582,589
Net benefits	\$5,695,010	\$1,201,168	\$1,528,328	\$8,424,507

The discounted net benefits or cash flow over the next ten years for each taxing entity is as follows

Discounted Cash Flow for the City and Other Taxing Entities Over the Next Ten Years	
City of Anytown	\$4,120,022
Any County	\$872,481
Anytown ISD	\$1,309,234

The above discounted cash flow or present value of net benefits is a way of expressing in today's dollars, dollars to be paid or received in the future. Today's dollar and a dollar to be received or paid at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 6% to make the dollars comparable -- by expressing them in today's dollars or in present value.

Analysis of the City of Anytown's Investment in the Facility

This analysis considers the incentives that the City of Anytown is considering making in the firm as an investment of public funds.

Four calculations analyzing this investment were made -- net benefits, discounted cash flow, rate of return on investment and payback period. Total net benefits and discounted cash flow for local taxing entities are scheduled above. Rate of return on investment and payback period are discussed and scheduled below.

Rate of return on investment is the average annual rate of return, over the next ten years, that the City will receive from additional revenues as a result of its investment in the facility. Payback period is the number of years that it will take the City to recover the amount of the investment from additional revenues that it will receive from the firm and its direct and indirect employees.

Rate of return on investment and payback calculations on the City's investment in the facility from additional revenues that it will receive are scheduled below.

Analysis of the City's Investment in the Facility	
The City's investment	\$1,490,000
Net benefits that will be received by the City over the next 10 years	\$5,695,010
Average annual rate of return on investment over the next ten years	38%
Payback period of the investment, in years	2.9

State Aid for the School District

According to the Texas Education Agency, any property added to local tax rolls reduces funding from the state – dollar for dollar. However, it takes a year for this to affect. Therefore, the analysis shows that the school district keeps or benefits from the first year’s property taxes but state funding in subsequent years is reduced by the amount of local property taxes collected. However, according to the Texas Education Agency, the school district will receive state aid of \$2,537 or so for each new child that moves to the District. The additional revenues and costs for the school district is calculated in this analysis.

Conduct of this Analysis

This analysis was conducted by Impact DataSource using data, rates and information supplied by the City of Anytown, as well as some Impact DataSource estimates and assumptions. This data is shown on Appendix A, attached.

Using this data, the economic impact from the facility and the costs and benefits for the City of Anytown and other local taxing entities were calculated for a ten year period. Impact DataSource used generally accepted economic analysis techniques in conducting this study.

In addition to the direct economic impact of the firm and its employees, spin-off or indirect and induced benefits were also calculated. Indirect jobs and salaries are created in new or existing area firms, such as trucking companies, that may supply goods and services to the firm. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to workers and their families.

To estimate the indirect and induced economic impact of the facility and its employees on the Anytown area, regional economic multipliers were used. Regional economic multipliers for Texas and areas of the state are included in the US Department of Commerce’s Regional Input-Output Modeling System (RIMS II).

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier.

An employment multiplier was used to estimate the number of indirect and induced jobs created and supported in the Anytown area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The multipliers show the estimated number of indirect and induced jobs created for every one direct job at the facility and the amount of salaries paid to these workers for every dollar paid to a direct worker at the facility. The multipliers used in this analysis are below:

Employment multiplier	0.8390
Earnings multiplier	\$0.6756

About Impact DataSource

Impact DataSource is a nine-year-old Austin economic consulting, research and analysis firm. The firm has conducted economic impact analyses of numerous projects in Texas, New Mexico, Oklahoma, Kansas and Georgia. In addition, the firm has developed economic impact analysis computer programs for several clients, including Texas cities.

The firm's principal, Jerry Walker, performed this economic impact analysis. He is an economist and has Bachelor of Science and Master of Business Administration degrees in accounting and economics from Nicholls State University, Thibodaux, Louisiana.

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Information and rates used in this analysis are on Appendix A that follows. In addition, schedules of the results of economic impact calculations are on Appendix B, followed by Appendix C, showing the results of calculations of costs and benefits for local taxing entities.

Appendix A
Data and Rates Used in this Analysis

Data and Rates Used in the Analysis

Name of project: Distribution Center

Community information and rates:

Sales tax rates:

City of Anytown	2.0%
Any County	0.0%

Property tax rates:

City of Anytown	\$0.52284
Any County	\$0.2350
Anytown ISD	\$1.270

City rates:

The City's effective hotel-motel tax rate	6.3%
Estimated marginal cost of providing municipal services, excluding utilities, to each new household	\$150
Estimated other city revenues per new household -- those revenues in addition to sales, hotel/motel and property taxes, utilities and utility franchise fees	\$50
Annual increase expected in other city revenues and marginal costs	2%
The city's annual water, wastewater and electricity billings per household	\$1,680

	Monthly Billings	Annual
Water	\$32	\$384
Wastewater	\$28	\$336
Electricity	\$80	\$960
Total	\$140	\$1,680

Cost of providing utilities as a percent of utility billings	80%
Annual increase expected in utility billings	2%

Estimated City utility franchise fee percentages:

Natural gas	4%
Solid waste	6%
Telephone	4%
Cable	5%

Annual utility franchise fees collected from each household in the city \$130

	Estimated Annual Billings	Franchise Fee Percentage	Annual Franchise Fee Percentage
Electricity	\$980	0%	\$0.00
Natural gas	\$400	4%	\$16.00
Telephone	\$420	4%	\$16.80
Cable	\$420	5%	\$21.00

Annual increase expected in utility franchise fee collections 2%

County rates:

The County's estimated cost of providing services to each new household \$0

Estimated other County revenues per new household -- those revenues in addition to sales and property taxes \$0

Anytown ISD rates:

Estimated annual state, federal and other funding received by the district for for each child enrolled, excluding local property taxes: \$2,937

State	\$2,537
Federal and other	\$400

Average annual cost per child \$5,340

Estimated marginal cost to provide services to each new child that may move to the district as a result of the firm locating in the community (60% of average annual cost) \$3,204

Other rates:

Expected inflation rate over the next 10 years 4%

Discount rate used in analysis to compute discounted cash flows 6%

Average taxable value of a new residential property (single family residences and multi-family housing) that may be built for some workers moving to the Anytown area \$80,000

Percent annual increase in the taxable value of residential and commercial property on local tax rolls over the next 10 years 2%

Information on the Facility and its Employees:

Initial taxable value of assets at the facility:

Land	\$2,000,000
Building and related improvements	\$20,000,000
Furniture, fixtures and equipment	\$15,000,000
 Total taxable assets	 \$37,000,000

Estimated inventories:

Year 1	\$50,000,000
Year 2	\$52,000,000
Year 3	\$54,000,000
Year 4	\$56,000,000
Year 5	\$58,000,000
Year 6	\$60,000,000
Year 7	\$62,000,000
Year 8	\$64,000,000
Year 9	\$66,000,000
Year 10	\$68,000,000

Percent of inventories that will be taxable by local taxing entities 90%

Expected utilities at the firm in Year 1:

	Annually	Monthly
Water	\$32,700	\$2,725
Wastewater	\$9,600	\$800
Solid waste	\$12,000	\$1,000
Electricity	\$793,200	\$66,100
Natural gas	\$18,000	\$1,500
Telephone	\$6,000	\$500

Estimated annual increase in utility rates and usage:

Water	3%
Wastewater	3%
Solid waste	3%
Electricity	3%
Natural gas	4%
Telephone	4%

The facility's annual local taxable purchases \$25,000

Estimated annual increase in local taxable purchases 10%

Number of new workers to be hired at the facility:

	Number of New Workers in the Community	Number of Workers Who Will Move to the Community (8% of New Workers)
Year 1	500	40
Year 2	50	4
Year 3	50	4
Year 4	50	4
Year 5	50	4
Year 6	50	4
Year 7	50	4
Year 8	50	4
Year 9	50	4
Year 10	50	4
Total	950	95

Average annual salaries of new employees in the first year \$20,000

Annual salary increase after year 1 2.5%

Regional economic multipliers:

Earnings	\$0.6756
Employment	0.8390

The above multipliers are used in this analysis to calculate the number of spin-off jobs created in the community and their earnings. The employment multiplier reflects the number of spin-off jobs created for every new direct job. The earnings multiplier reflects the earnings of workers in spin-off jobs for every dollar paid to a direct worker.

Percent of the employees to be hired in spin-off jobs created in the community who will move to Anytown	8%
Percent of workers who move to the community who will require the building of new residential property after their move	66%
Percent of workers who move to the community that will require the building of a new multi-family housing unit in the first ten years	0%
The number of people in a typical worker's household	3.5
The number of school children in a typical worker's household:	1.25
Percent of taxable shopping by a typical new direct and indirect worker:	
In the City of Anytown	15%

Construction and Equipment

Building construction costs	\$20,000,000
Percent of construction costs for:	
Materials	50%
Labor	50%
Percent of construction materials that will be purchased in the city	2.5%
Percent of construction workers' taxable spending in the City	5%
Percent of furniture, fixtures and equipment to be purchased in the City	0%

Out-of-Town Visitors:

Estimated number of out-of-town visitors to the facility in the first year	150
Average annual increase in the number of visitors	3%
Average number of days that each of these visitors will stay in the City	1.5
Average number of nights that each visitors will stay at a motel in the City	1
Estimated daily visitor spending in the City, excluding motel spending	\$15
Percent of visitors who will stay one night in a local motel	100%
Average daily room rate at a local motel	\$40

Out-of-Town Truckers Loading and Unloading at the Facility:

Estimated number of out-of-town truckers visiting the facility in the first year	54,000
Average annual increase in the number of out-of-town truckers	4%
Estimated average trucker spending in the city	\$4.00
Percent of truckers who will spending one night in a Anytown motel	5%
Average daily spending by a trucker at a local motel	\$40

Sources: Data used in this analysis was furnished by the City of Singer and the firm. This analysis also includes some Impact DataSource assumptions and estimates.

Appendix B
Schedules Showing the Results of Economic Impact Calculations

Economic Impact of the Facility

Number of new local jobs and worker salaries to be paid:

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	500	420	920	\$10,000,000	\$6,756,000	\$16,756,000
2	50	42	92	\$11,275,000	\$7,617,390	\$18,892,390
3	50	42	92	\$12,607,500	\$8,517,627	\$21,125,127
4	50	42	92	\$13,999,578	\$9,458,115	\$23,457,693
5	50	42	92	\$15,453,380	\$10,440,304	\$25,893,684
6	50	42	92	\$16,971,123	\$11,465,691	\$28,436,814
7	50	42	92	\$18,555,095	\$12,535,822	\$31,090,917
8	50	42	92	\$20,207,658	\$13,652,294	\$33,859,951
9	50	42	92	\$21,931,252	\$14,816,754	\$36,748,006
10	50	42	92	\$23,728,396	\$16,030,905	\$39,759,301
Total	950	797	1,747	\$164,728,983	\$111,290,901	\$276,019,884

Number of new direct and indirect workers and their families who will move to the area and their children who will attend Anytown ISD schools:

Year	New Residents	New Students
1	257	92
2	25	9
3	25	9
4	25	9
5	25	9
6	25	9
7	25	9
8	25	9
9	25	9
10	25	9
Total	482	173

Number of new residential properties that will be built in Anytown for direct and indirect workers who will move to the City to work at the facility:

Year	New Residential Properties
1	49
2	5
3	5
4	5
5	5
6	5
7	5
8	5
9	5
10	5
Total	94

Local taxable spending on which sales taxes will be collected:

Year	Spending During Construction at the Facility and New Residential Property	Direct and Indirect Workers' Spending	Visitors' Spending	Sales at the Facility	The Facility's Local Purchases and Taxable Utilities	Total
During Construction	\$425,000					\$425,000
1	\$132,300	\$879,690	\$219,375	\$0	\$842,200	\$2,073,565
2	\$13,770	\$991,850	\$234,960	\$0	\$869,456	\$2,110,036
3	\$14,045	\$1,109,069	\$251,652	\$0	\$897,714	\$2,272,481
4	\$14,326	\$1,231,529	\$269,530	\$0	\$927,023	\$2,442,408
5	\$14,613	\$1,359,418	\$288,680	\$0	\$957,433	\$2,620,144
6	\$14,905	\$1,492,933	\$309,189	\$0	\$988,999	\$2,806,026
7	\$15,203	\$1,632,273	\$331,157	\$0	\$1,021,779	\$3,000,412
8	\$15,507	\$1,777,647	\$354,686	\$0	\$1,055,836	\$3,203,677
9	\$15,817	\$1,929,270	\$379,887	\$0	\$1,091,237	\$3,416,212
10	\$16,134	\$2,087,363	\$406,879	\$0	\$1,128,054	\$3,638,430
Total	\$691,621	\$14,491,044	\$3,045,995	\$0	\$9,779,731	\$28,008,392

Local spending by out-of-town visitors on lodging:

Year	Spending on Lodging
1	\$114,000
2	\$124,301
3	\$135,539
4	\$147,799
5	\$161,173
6	\$175,765
7	\$191,685
8	\$209,054
9	\$228,004
10	\$248,681
Total	\$1,736,001

Taxable value of new residential property built for direct and indirect workers who move to the City and the facility's property on local tax rolls:

Year	New Residential Property	Property at the Facility	Total Taxable Property
1	\$3,920,000	\$81,700,000	\$85,620,000
2	\$4,406,400	\$83,200,000	\$87,606,400
3	\$4,910,688	\$85,140,000	\$90,050,688
4	\$5,433,385	\$87,088,800	\$92,522,185
5	\$5,975,026	\$89,046,576	\$95,021,602
6	\$6,536,158	\$91,013,508	\$97,549,666
7	\$7,117,346	\$92,989,778	\$100,107,124
8	\$7,719,168	\$94,975,573	\$102,694,741
9	\$8,342,215	\$93,971,085	\$102,313,299
10	\$8,987,096	\$96,276,506	\$105,263,602

Appendix C
Schedules Showing the Results of Costs and Benefits Calculations

Costs and Benefits for the City of Anytown:

Benefits for the City of Anytown:

Sales tax collections on spending:

Year	Spending During Construction at the Facility and New Residential Property	Spending by Direct and Indirect Workers	Visitors' Spending	Sales at the Facility	The Firm's Local Purchases and Taxable Utilities	Total
During Construction	\$8,500					\$8,500
1	\$2,646	\$17,594	\$4,388	\$0	\$16,844	\$41,471
2	\$275	\$19,837	\$4,699	\$0	\$17,389	\$42,201
3	\$281	\$22,181	\$5,033	\$0	\$17,954	\$45,450
4	\$287	\$24,631	\$5,391	\$0	\$18,540	\$48,848
5	\$292	\$27,188	\$5,774	\$0	\$19,149	\$52,403
6	\$298	\$29,859	\$6,184	\$0	\$19,780	\$56,121
7	\$304	\$32,645	\$6,623	\$0	\$20,436	\$60,008
8	\$310	\$35,553	\$7,094	\$0	\$21,117	\$64,074
9	\$316	\$38,585	\$7,598	\$0	\$21,825	\$68,324
10	\$323	\$41,747	\$8,138	\$0	\$22,561	\$72,769
Total	\$13,832	\$289,821	\$60,920	\$0	\$195,595	\$560,168

Hotel/motel taxes collected from visitors to the facility:

Year	Hotel/motel Tax Collections
1	\$7,182
2	\$7,831
3	\$8,539
4	\$9,311
5	\$10,154
6	\$11,073
7	\$12,076
8	\$13,170
9	\$14,364
10	\$15,667
Total	\$109,368

Costs and Benefits for the City of Anytown - Continued

Property tax collections on:

Year	New Residential Property	The Facility's Property	Total
1	\$20,495	\$213,580	\$234,075
2	\$23,038	\$217,501	\$240,540
3	\$25,675	\$222,573	\$248,248
4	\$28,408	\$227,668	\$256,075
5	\$31,240	\$232,786	\$264,025
6	\$34,174	\$237,928	\$272,101
7	\$37,212	\$243,094	\$280,306
8	\$40,359	\$248,285	\$288,644
9	\$43,616	\$245,659	\$289,276
10	\$46,988	\$251,686	\$298,674
Total	\$331,206	\$2,340,759	\$2,671,965

Utility revenues and utility franchise fees from new residents and from the facility:

Year	Utilities	Utility Franchise Fees	Total
1	\$959,081	\$11,243	\$970,324
2	\$998,613	\$12,318	\$1,010,930
3	\$1,039,426	\$13,414	\$1,052,839
4	\$1,081,558	\$14,532	\$1,096,090
5	\$1,125,048	\$15,672	\$1,140,720
6	\$1,169,937	\$16,835	\$1,186,772
7	\$1,216,265	\$18,021	\$1,234,286
8	\$1,264,075	\$19,231	\$1,283,306
9	\$1,313,411	\$20,464	\$1,333,875
10	\$1,364,317	\$21,722	\$1,386,039
Total	#####	\$163,452	#####

Costs and Benefits for the City of Anytown - Continued

Miscellaneous taxes and user fees collected from new residents:

Year	Misc. Taxes and User Fees
1	\$3,678
2	\$4,109
3	\$4,555
4	\$5,017
5	\$5,497
6	\$5,993
7	\$6,507
8	\$7,039
9	\$7,590
10	\$8,160
Total	\$58,145

Costs for the City of Anytown:

The costs of providing services to new residents and the cost of utilities provided to the new residents and to the firm :

Year	Cost of Services to New Residents	Costs of Utilities	Total Costs
Construction Period			\$ -
1	\$11,034	\$767,265	\$778,299
2	\$12,326	\$798,890	\$811,216
3	\$13,665	\$831,540	\$845,205
4	\$15,052	\$865,246	\$880,298
5	\$16,490	\$900,038	\$916,528
6	\$17,979	\$935,949	\$953,928
7	\$19,521	\$973,012	\$992,533
8	\$21,117	\$1,011,260	\$1,032,377
9	\$22,770	\$1,050,729	\$1,073,499
10	\$24,480	\$1,091,454	\$1,115,934
Total	\$174,434	\$9,225,383	\$9,399,817

Costs and Benefits for the City of Anytown - Continued

Net Benefits for the City of Anytown:

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
During Construction	\$8,500		\$8,500	\$8,500
1	\$1,256,730	\$778,299	\$478,432	\$486,932
2	\$1,305,610	\$811,216	\$494,395	\$981,326
3	\$1,359,631	\$845,205	\$514,426	\$1,495,752
4	\$1,415,342	\$880,298	\$535,044	\$2,030,796
5	\$1,472,799	\$916,528	\$556,271	\$2,587,067
6	\$1,532,060	\$953,928	\$578,132	\$3,165,198
7	\$1,593,184	\$992,533	\$600,651	\$3,765,849
8	\$1,656,233	\$1,032,377	\$623,856	\$4,389,705
9	\$1,713,429	\$1,073,499	\$639,931	\$5,029,635
10	\$1,781,309	\$1,115,934	\$665,375	\$5,695,010
Total	#####	\$9,399,817	\$5,695,010	

Costs and Benefits for Any County :

Benefits for the County:

Property Tax Collections on:

Year	New Residential Property	The Facility's Property	Total
1	\$9,214	\$96,014	\$105,227
2	\$10,357	\$97,777	\$108,133
3	\$11,542	\$100,057	\$111,599
4	\$12,771	\$102,347	\$115,117
5	\$14,044	\$104,648	\$118,691
6	\$15,363	\$106,959	\$122,322
7	\$16,729	\$109,282	\$126,010
8	\$18,143	\$111,615	\$129,758
9	\$19,608	\$110,435	\$130,042
10	\$21,123	\$113,144	\$134,267
Total	\$148,892	\$1,052,276	\$1,201,168

Net Benefits for Any County:

Year	Total Benefits	Cumulative Net Benefits
During Construction	\$0	\$0
1	\$105,227	\$105,227
2	\$108,133	\$213,361
3	\$111,599	\$324,959
4	\$115,117	\$440,077
5	\$118,691	\$558,768
6	\$122,322	\$681,090
7	\$126,010	\$807,100
8	\$129,758	\$936,858
9	\$130,042	\$1,066,901
10	\$134,267	\$1,201,168
Total	\$1,201,168	

Costs and Benefits for the Anytown ISD:

Benefits, including property taxes and additional state and federal school funding:

Year	Property Tax Collections on:			Additional State School Funding	Total
	New Residential Property	The Facility's Property	Total Tax Collections		
1	\$49,784	\$1,037,590	\$1,087,374	\$270,204	\$1,357,578
2	\$55,961	\$1,056,640	\$1,112,601	\$305,536	\$1,418,137
3	\$62,366	\$1,081,278	\$1,143,644	\$342,745	\$1,486,389
4	\$69,004	\$1,106,028	\$1,175,032	\$381,911	\$1,556,943
5	\$75,883	\$1,130,892	\$1,206,774	\$423,119	\$1,629,894
6	\$83,009	\$1,155,872	\$1,238,881	\$466,456	\$1,705,337
7	\$90,390	\$1,180,970	\$1,271,360	\$512,012	\$1,783,372
8	\$98,033	\$1,206,190	\$1,304,223	\$559,882	\$1,864,105
9	\$105,946	\$1,193,433	\$1,299,379	\$610,163	\$1,909,542
10	\$114,136	\$1,222,712	\$1,336,848	\$662,957	\$1,999,804
Total	\$804,513	\$11,371,603	\$12,176,116	\$4,534,984	\$16,711,101

Reduction in State Aid as a Result of Increases in the Local Property Tax Base:

Year	Reduction in State Aid
1	\$0
2	\$1,112,601
3	\$1,143,644
4	\$1,175,032
5	\$1,206,774
6	\$1,238,881
7	\$1,271,360
8	\$1,304,223
9	\$1,299,379
10	\$1,336,848
Total	\$11,088,742

Costs and Benefits for Anytown ISD - Continued

Costs of educating children of new workers who move to the district:

Year	Costs of Educating Children of New Resident Workers
1	\$270,204
2	\$299,566
3	\$329,560
4	\$360,094
5	\$391,168
6	\$422,919
7	\$455,228
8	\$488,095
9	\$521,520
10	\$555,676
Total	\$4,094,030

Net Benefits for the School District:

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$1,357,578	\$270,204	\$1,087,374	\$1,087,374
2	\$1,418,137	\$1,412,167	\$5,970	\$1,093,344
3	\$1,486,389	\$1,473,204	\$13,185	\$1,106,529
4	\$1,556,943	\$1,535,126	\$21,817	\$1,128,346
5	\$1,629,894	\$1,597,942	\$31,951	\$1,160,298
6	\$1,705,337	\$1,661,800	\$43,537	\$1,203,835
7	\$1,783,372	\$1,726,588	\$56,784	\$1,260,619
8	\$1,864,105	\$1,792,318	\$71,787	\$1,332,405
9	\$1,909,542	\$1,820,899	\$88,643	\$1,421,048
10	\$1,999,804	\$1,892,524	\$107,281	\$1,528,328
Total	\$16,711,101	\$15,182,772	\$1,528,328	