



**Agenda of Workshop Meeting - The Board of Trustees  
Belton Independent School District  
Monday, November 16, 2020**

A Working meeting of the Board of Trustees of Belton Independent School District will be held Monday, November 16, 2020, beginning at 5:00 PM in the Pittenger Fine Arts Center, 400 N. Wall Street, Belton, TX 76513.

- 1. Call to Order**
- 2. Public Comments**
- 3. Board Workshop: Update on Goal #5: Maximize our use of resources for both current priorities and plans for the future.**
  - A. Fall Preliminary Demographic Report 2
  - B. Bond Refunding Report 28
- 4. Adjourn**

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*If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E or Texas Government Code section 418.183(f). Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting. [See BEC(LEGAL)]*



**Belton  
Independent  
School  
District**

# **Demographic Update Fall 2020**



**TEMPLETON  
DEMOGRAPHICS**

hanleywood | metrostudy

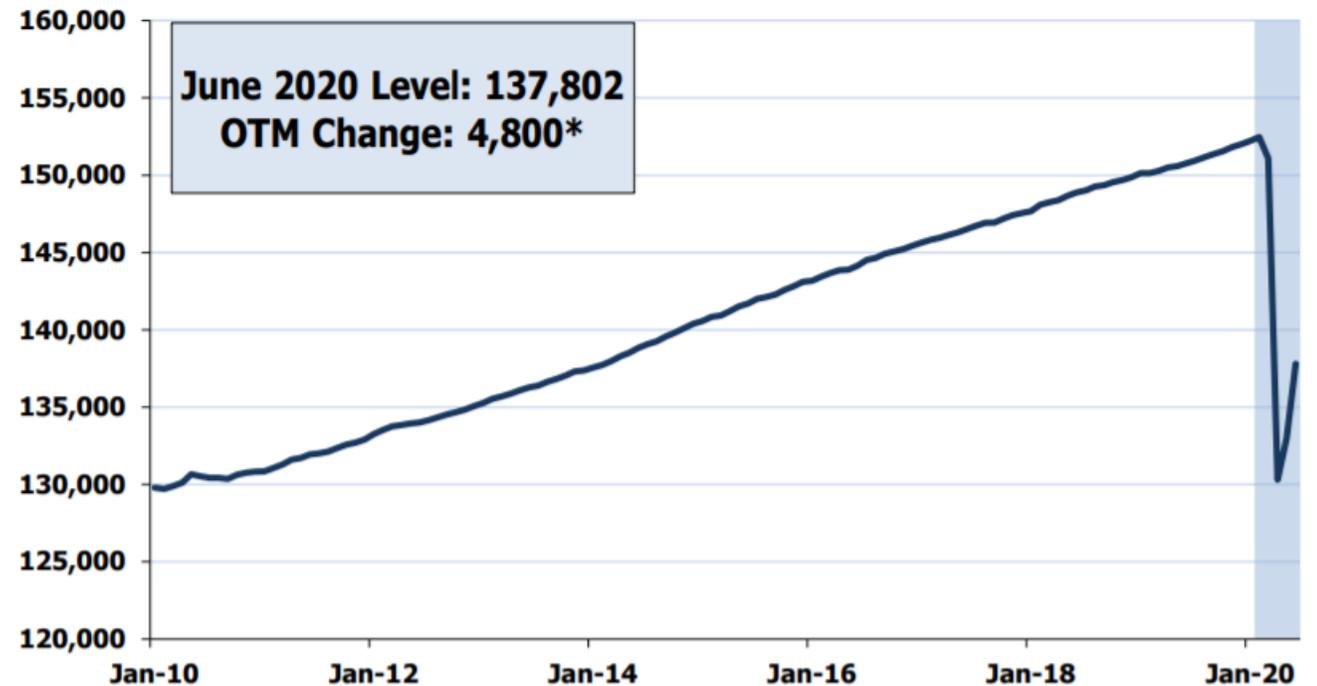


# Impacts of COVID-19 ...

- Total employment began to rise in May after states began reopening procedures, adding 2.7 million jobs in May and 4.8 million jobs in June
- But, 36% of states representing 50% of national GDP have either reversed or paused reopening as cases rose in July
- Leisure and hospitality and retail trade accounted for the largest share of the employment increase, after accounting for the largest declines
- Employment is roughly 14.7 million jobs below pre-pandemic level, only 1/3<sup>rd</sup> of the job losses have returned
- US Unemployment Rate: 13.3%

## Employment in total nonfarm January 2010–June 2020

Seasonally adjusted, in thousands



Bureau of Labor Statistics, Current Employment Statistics survey, July 02, 2020.  
Shaded area represents recession as denoted by the National Bureau of Economic Research.  
Most recent 2 months of data are preliminary.

\* denotes significance.

3



# Annual Enrollment Change

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2016/17	43	378	776	808	801	844	874	809	862	866	833	875	823	825	702	11,119		
2017/18	58	369	804	824	821	834	873	940	846	897	894	908	849	828	785	11,530	411	3.7%
2018/19	48	392	809	871	855	865	889	885	993	907	929	942	858	852	795	11,890	360	3.1%
2019/20	77	416	836	846	874	877	860	923	926	1,052	936	996	917	862	797	12,195	305	2.6%
2020/21	57	298	894	890	881	883	899	922	971	982	1,076	1,024	1,028	916	851	12,572	377	3.1%

Yellow box = largest grade per year  
Green box = second largest grade per year

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Diff
2020/21 Proj.	77	416	903	882	868	902	911	897	979	965	1,084	992	960	916	823	12,576	0.0%
	-20	-118	-9	8	13	-19	-12	25	-8	17	-8	32	68	0	28	-4	

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MID	HIGH
3-YR Avg.	1.057	0.947	1.036	1.065	1.027	1.030	1.028	1.041	1.052	1.064	1.030	1.073	0.984	1.002	0.961	1.038	1.049	1.005
2017/18	1.349	0.976	1.036	1.062	1.016	1.041	1.034	1.076	1.046	1.041	1.032	1.090	0.970	1.006	0.952	1.044	1.040	1.004
2018/19	0.828	1.062	1.006	1.083	1.038	1.054	1.066	1.014	1.056	1.072	1.036	1.054	0.945	1.004	0.960	1.043	1.055	0.991
2019/20	1.604	1.061	1.033	1.046	1.003	1.026	0.994	1.038	1.046	1.059	1.032	1.072	0.973	1.005	0.935	1.023	1.046	0.996
2020/21	0.740	0.716	1.069	1.065	1.041	1.010	1.025	1.072	1.052	1.060	1.023	1.094	1.032	0.999	0.987	1.047	1.045	1.028

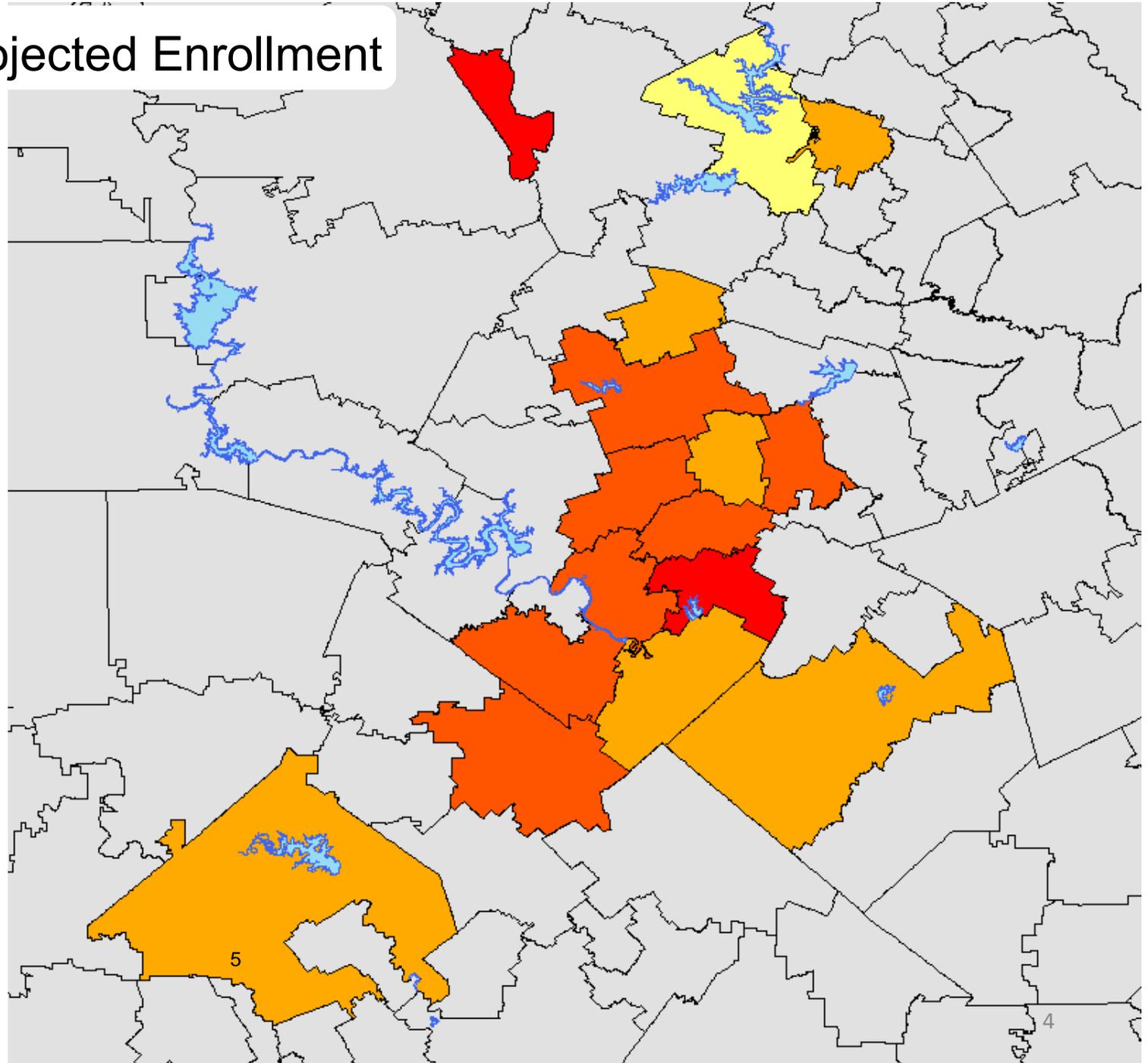
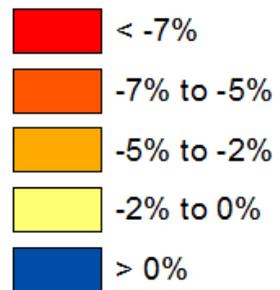




# Percent Difference from Projected Enrollment

- Only 1 district in central Texas has closely matched their forecasted student enrollment in 2020/21
- The average district is down 4.5% from projected enrollment, and year over year enrollment is down roughly 2%

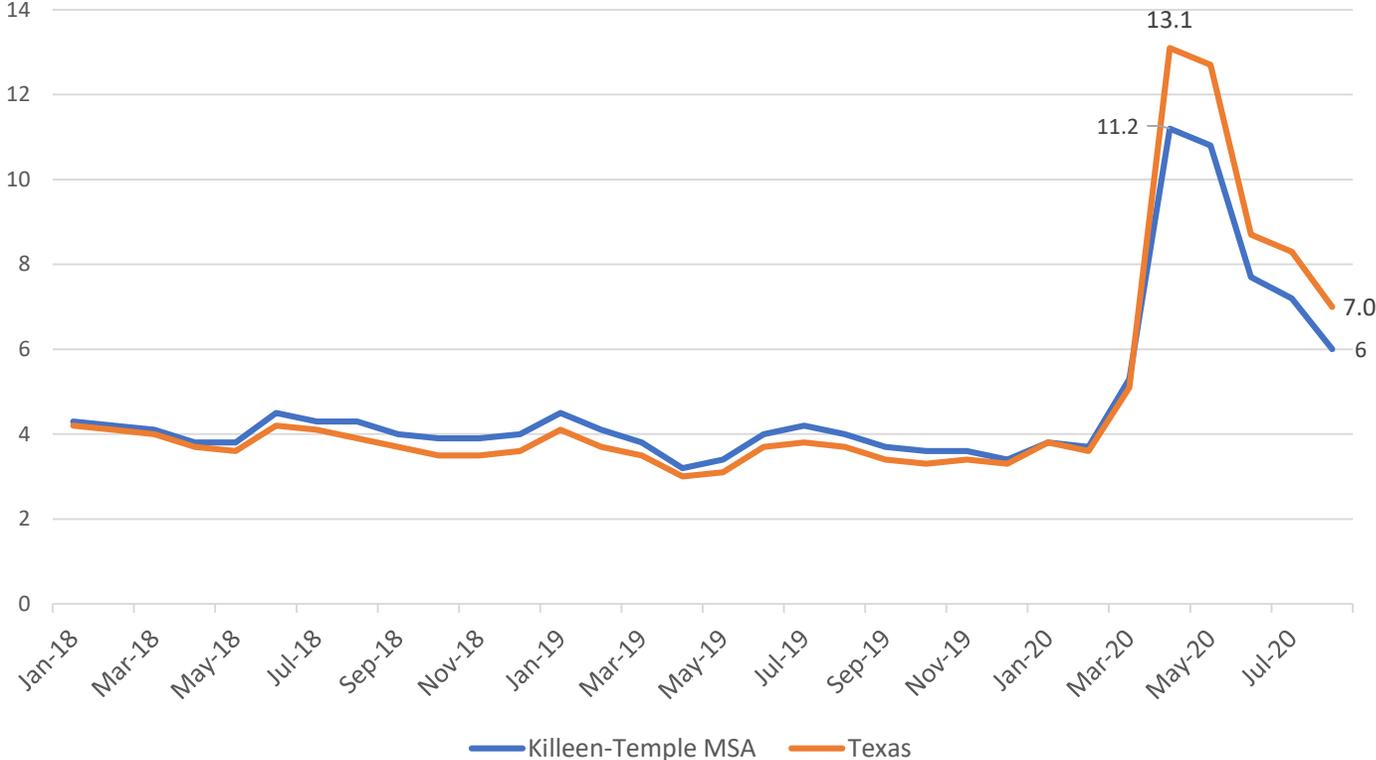
## Difference from Forecasted Enrollment



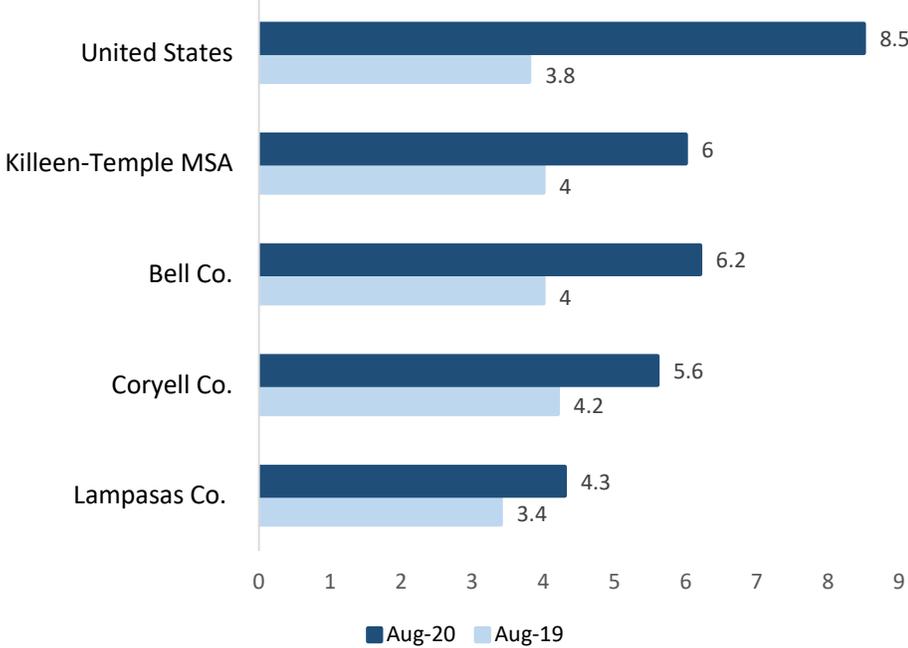


# Killeen-Temple MSA Economic Conditions

Unemployment Rate, Jan 2018- June 2020



Unemployment Rate



Texas and Killeen-Temple’s unemployment rates peaked in April at 11% and began dropping in June





# Local Economic Conditions

## HEB Distribution Center

- Announced plans to expand distribution center September 2020
- Expanding warehouse capacity and operations to span 1.05 million sq. ft.
- Construction slated to begin end of 2020; completion estimated fall 2021



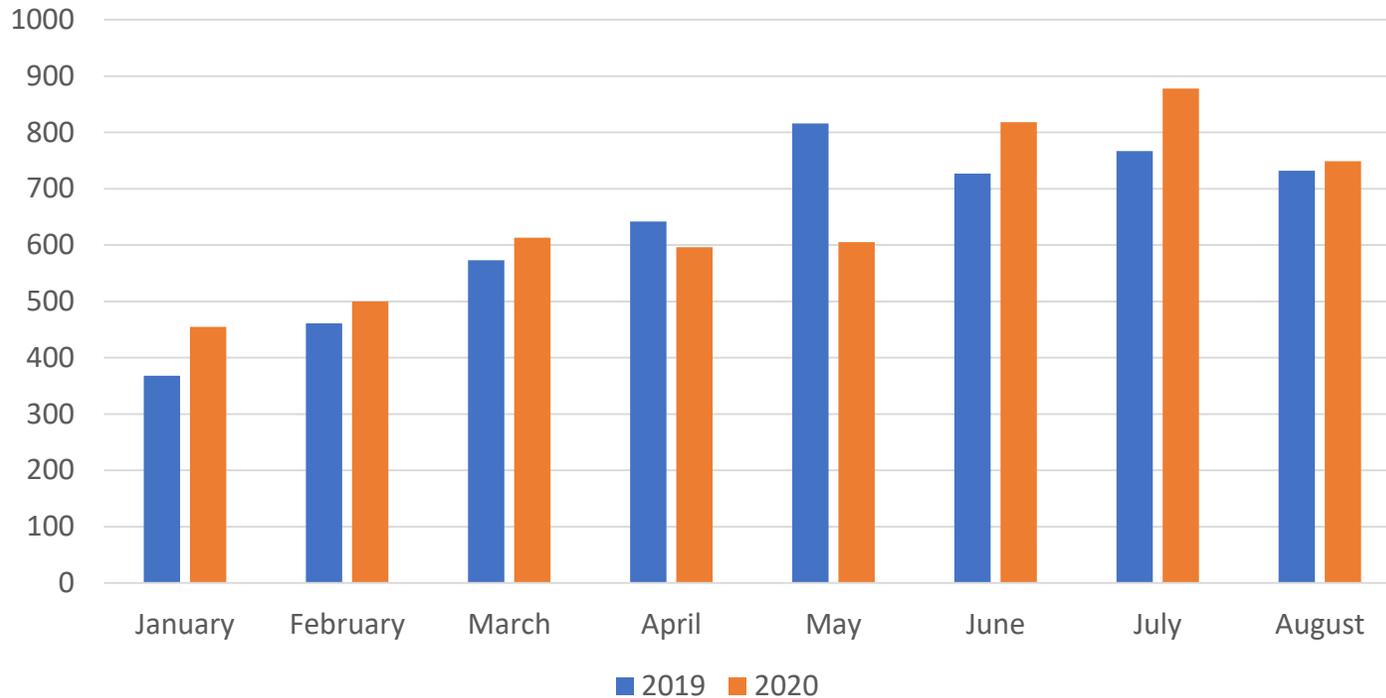
## Lengefeld Lumber

- Relocating to Central Pointe Industrial Park, off Enterprise Rd & Lucius McCelvey Dr
- New site will span 15.35 acres
- Total cost- \$5.2 million
- Dozens of new jobs will be created and 43 positions will be retained



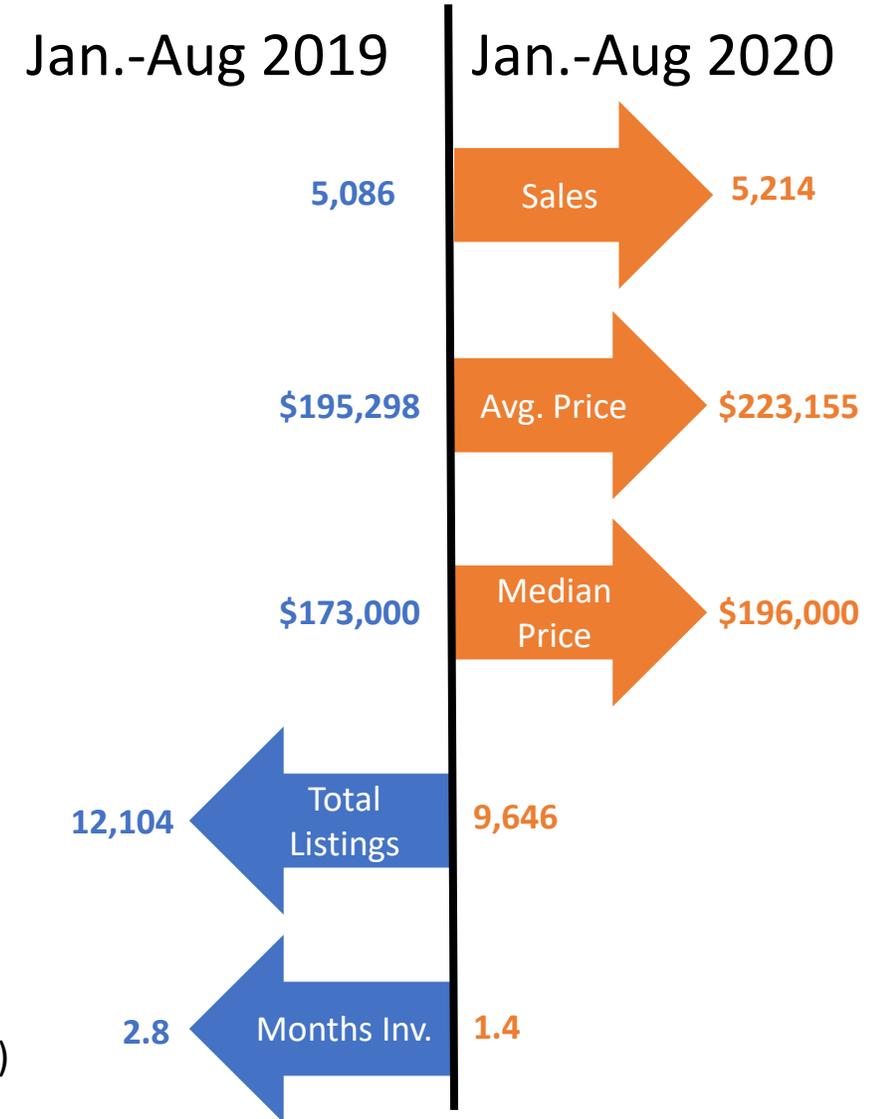
# Covid and the Housing Market: What Impact?

### Killeen-Temple MSA Monthly Sales



- Median home prices remains near record highs across the state
- Home inventory remained extremely tight as sales dropped in April, but by May, new home inventory was roughly flat or even up year over year in every major Texas market
- In the month of June, total monthly home sales rebounded and surpassed 2019 levels in Austin (+9.3%), DFW (+16%), Houston (+15.7%) and San Antonio (+14%)
- Historically low interest rates and pent up demand have resulted in a fast recovery for the housing market

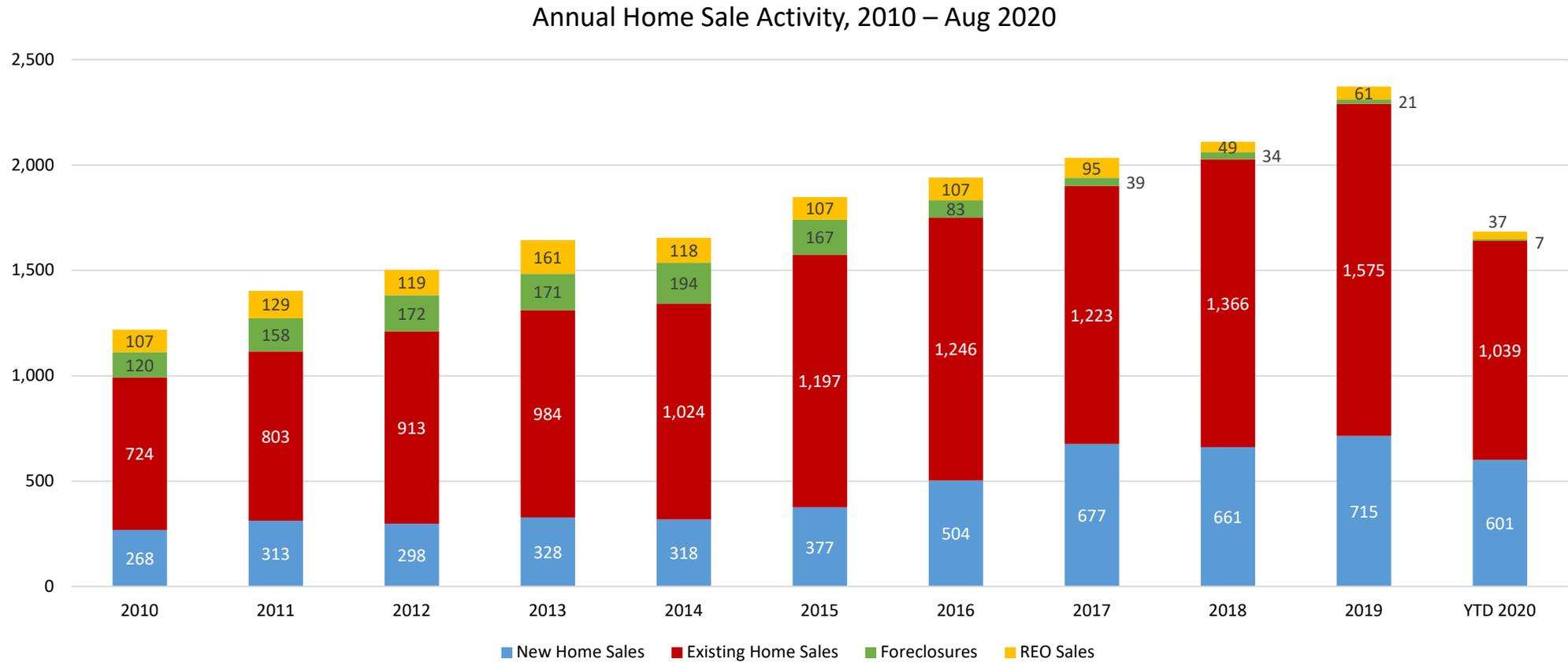
### YOY Housing Trends





# Belton ISD Housing Activity

## Annual Home Sales by Transaction Type



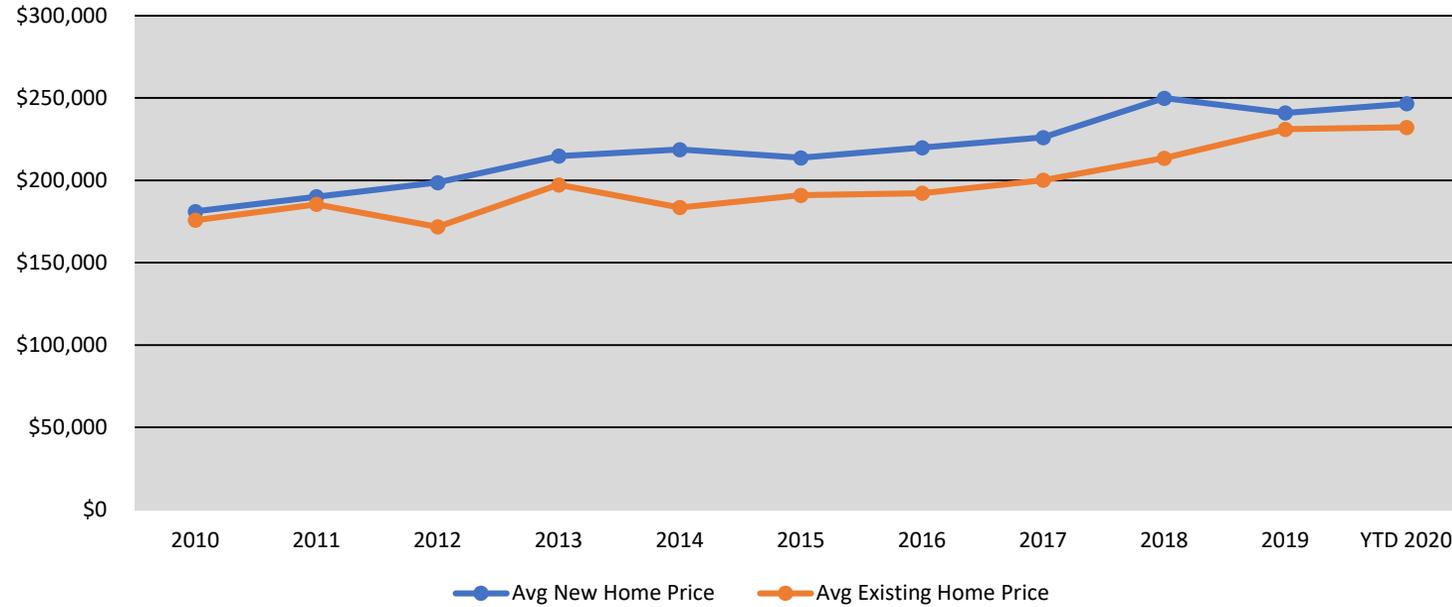
- In 2020 there have been more than 1,680 home sales in BISD putting them on track to continue the district’s past sales trends
- Total foreclosures and REO sales throughout Belton ISD have decreased by more than 80% since 2010
- New homes sales within the district have more than doubled since 2010



# Belton ISD Housing Market

## Average New vs. Existing Home Sale Price, 2010 – Aug 2020

Avg New v. Existing Sale Price, 2010 – Aug 2020



	Avg New Home Price	Avg Existing Home Price
2010	\$181,130	\$175,792
2011	\$190,059	\$185,450
2012	\$198,664	\$171,756
2013	\$214,687	\$197,256
2014	\$218,700	\$183,532
2015	\$213,627	\$190,880
2016	\$219,784	\$192,190
2017	\$225,969	\$200,046
2018	\$249,917	\$213,496
2019	\$240,928	\$231,016
YTD 2020	\$246,455	\$232,153

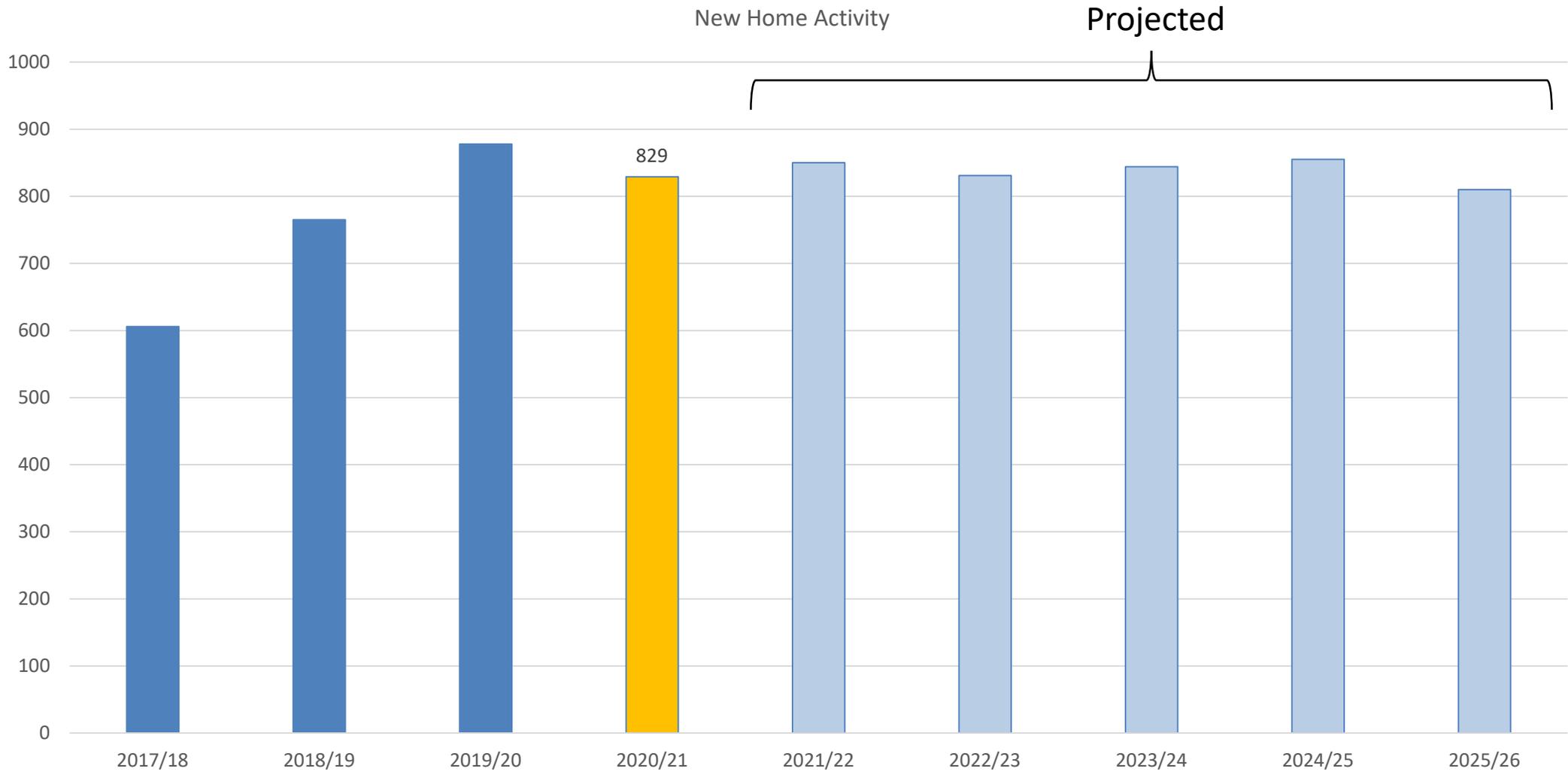
- Since 2010, the average new home price in BISD has increased by \$65,325, or 36%
- The average existing home price within the district has increased by 32%, or roughly \$56,361 since 2010

10





# Belton ISD New Home Activity Forecast



11

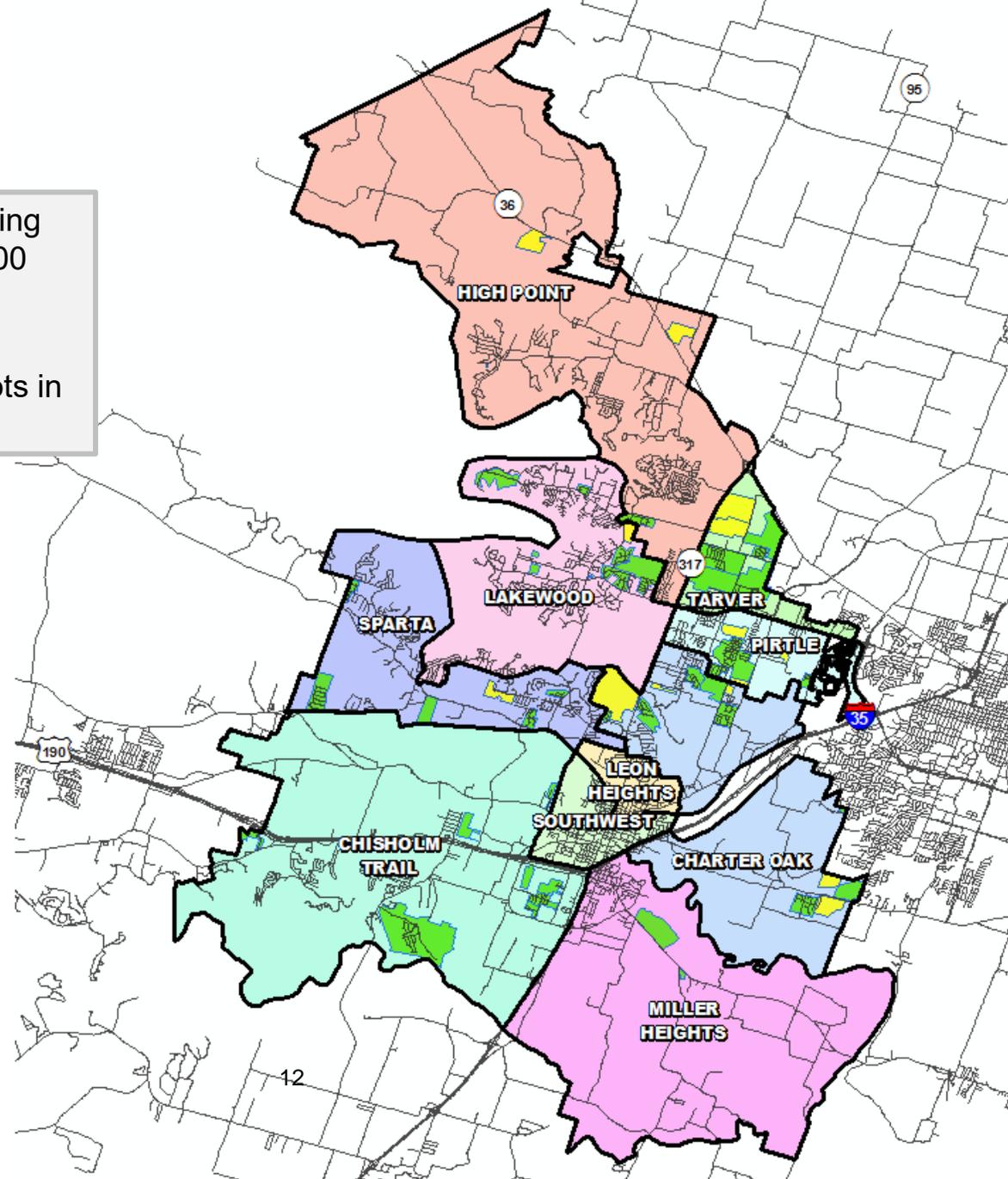
Belton ISD is forecasted to add 800-900 homes a year for the next 3-5 years





# District Housing Overview

- The district has 39 actively building subdivisions with more than 2,100 lots available to build on
- Within BISD there are 16 future subdivisions with nearly 2,500 lots in various stages of development



**Active Subdivision**

**Future Subdivision**



# Residential Activity

## Grove at Lakewood Ranch

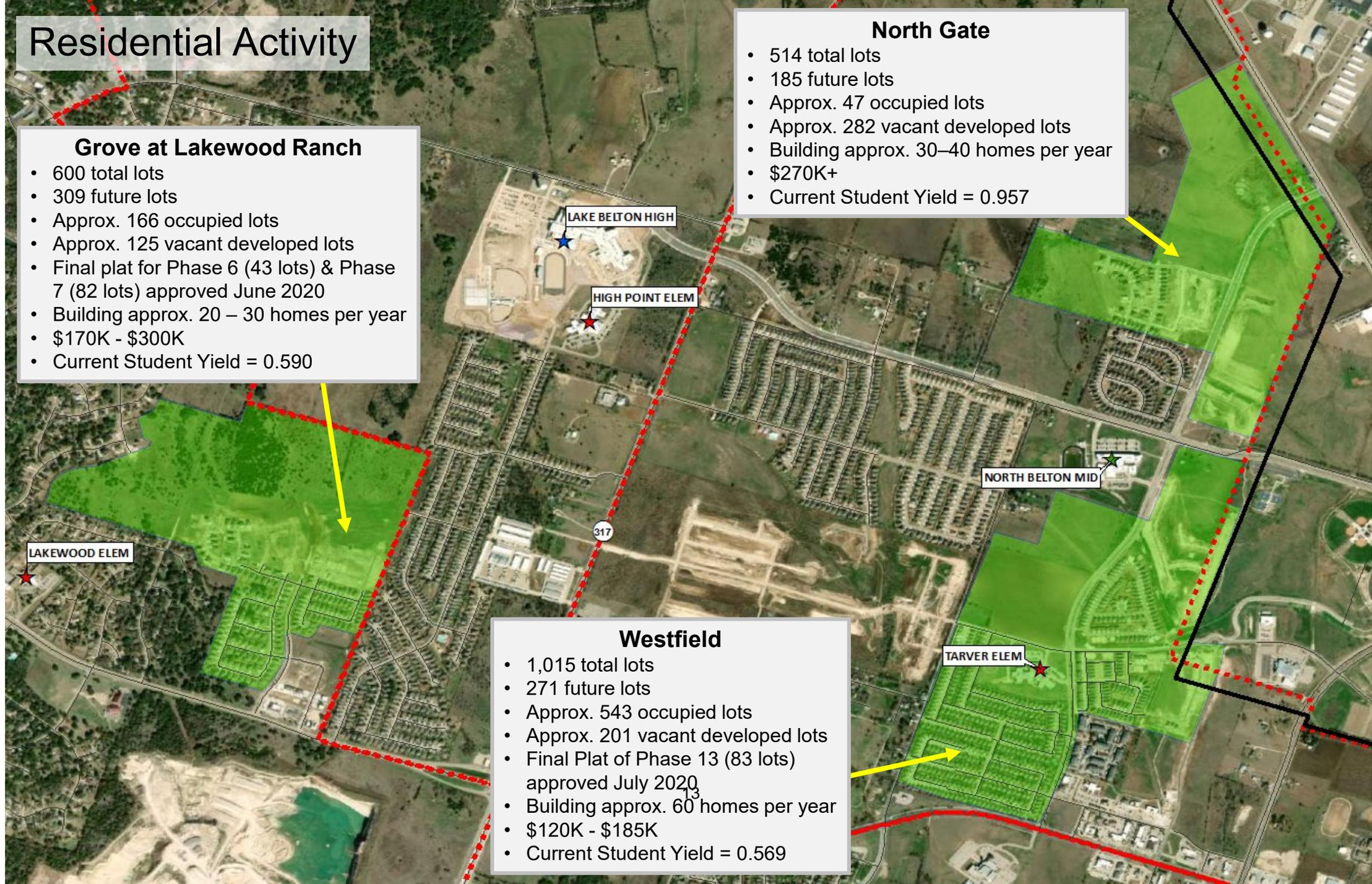
- 600 total lots
- 309 future lots
- Approx. 166 occupied lots
- Approx. 125 vacant developed lots
- Final plat for Phase 6 (43 lots) & Phase 7 (82 lots) approved June 2020
- Building approx. 20 – 30 homes per year
- \$170K - \$300K
- Current Student Yield = 0.590

## North Gate

- 514 total lots
- 185 future lots
- Approx. 47 occupied lots
- Approx. 282 vacant developed lots
- Building approx. 30–40 homes per year
- \$270K+
- Current Student Yield = 0.957

## Westfield

- 1,015 total lots
- 271 future lots
- Approx. 543 occupied lots
- Approx. 201 vacant developed lots
- Final Plat of Phase 13 (83 lots) approved July 2020
- Building approx. 60 homes per year
- \$120K - \$185K
- Current Student Yield = 0.569





# Residential Activity

## Rancho Del Lago

- 249 total lots
- 186 future lots
- Approx. 55 occupied lots
- Approx. 8 vacant developed lots
- Homebuilding estimated to begin on Phase 2 (186 lots) summer 2021
- \$400K+
- Current Student Yield = 0.764

## Northpointe

- 600 total future lots
- Estimate 200 lots delivered for homebuilding Summer 2021
- First homes completed end of 2021

## Mesa Ridge

- 425 total future lots
- Prelim plat approved July 2020
- Final plat for Phase 1 (121 lots) under review





# Residential Activity



**Lake Point**

- 710 total lots
- Approx. 665 occupied lots
- Approx. 45 vacant developed lots
- Built 84 homes in 2020
- \$165K - \$200K
- Current Student Yield = 0.842

**Lake Point Terrace**

- 636 total lots
- 420 future lots
- Approx. 15 occupied lots
- Approx. 201 vacant developed lots
- Homebuilding est begin on Phase 2 (126 lots) end of 2020
- \$210K+





# Residential Activity



## Hills of Westwood

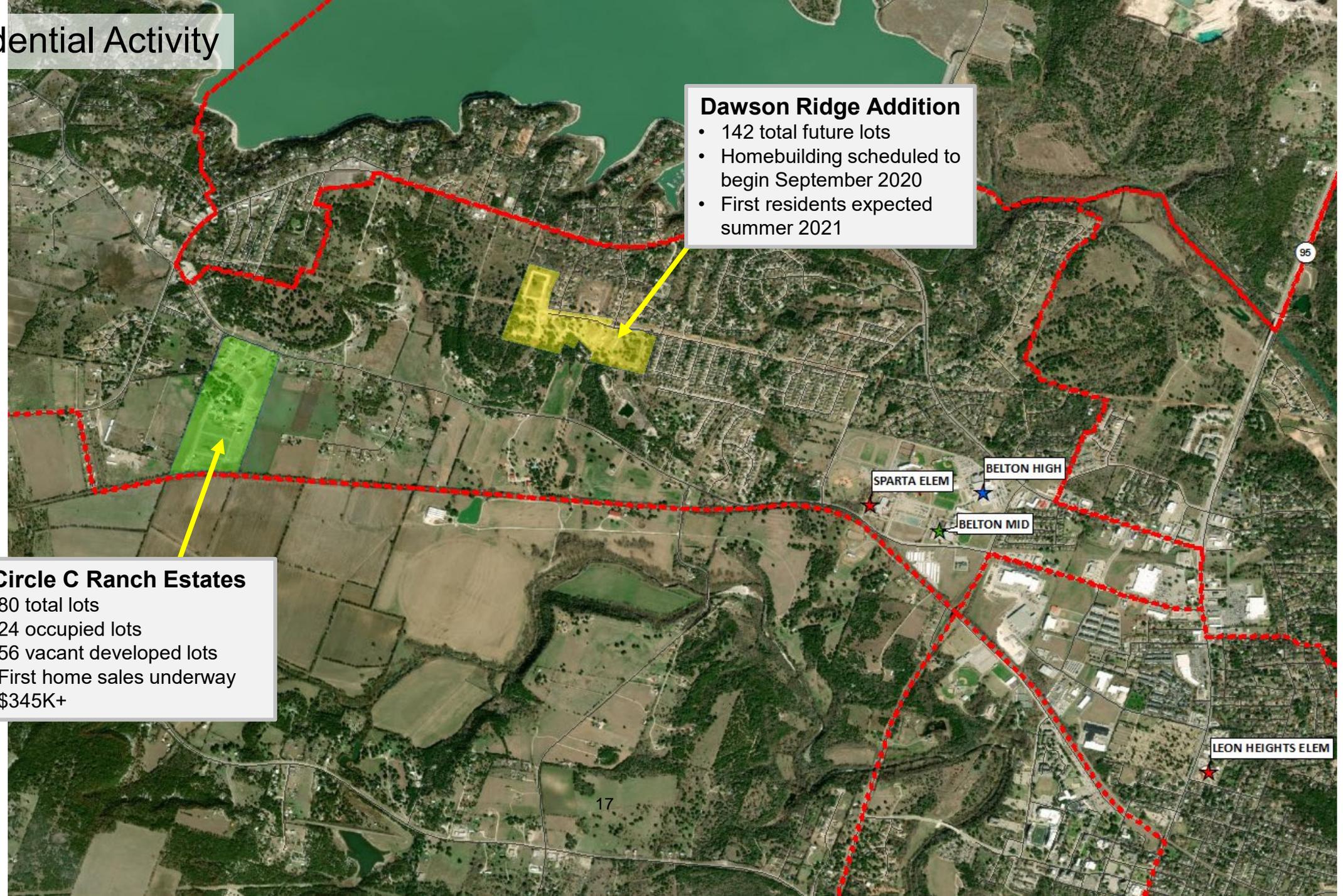
- 913 total lots
- 341 future lots
- Approx. 448 occupied lots
- Approx. 124 vacant developed lots
- Building approx. 45 -50 homes per year
- \$180K - \$240K
- Kiella Homes
- Current Student Yield = 0.621

## Reserve at Pea Ridge

- 351 total lots
- 80 future lots
- Approx. 79 occupied lots
- Approx. 192 vacant developed lots
- Phase 2 (56 lots) under review with the city
- \$160K - \$205K
- Current Student Yield = 0.759



# Residential Activity



**Dawson Ridge Addition**

- 142 total future lots
- Homebuilding scheduled to begin September 2020
- First residents expected summer 2021

**Circle C Ranch Estates**

- 80 total lots
- 24 occupied lots
- 56 vacant developed lots
- First home sales underway
- \$345K+





# Residential Activity



**Hubbard Branch**

- 500 total lots
- 323 future lots
- 177 vacant developed lots
- Lot pre-sales underway, first residents by spring 2021

**Three Creeks**

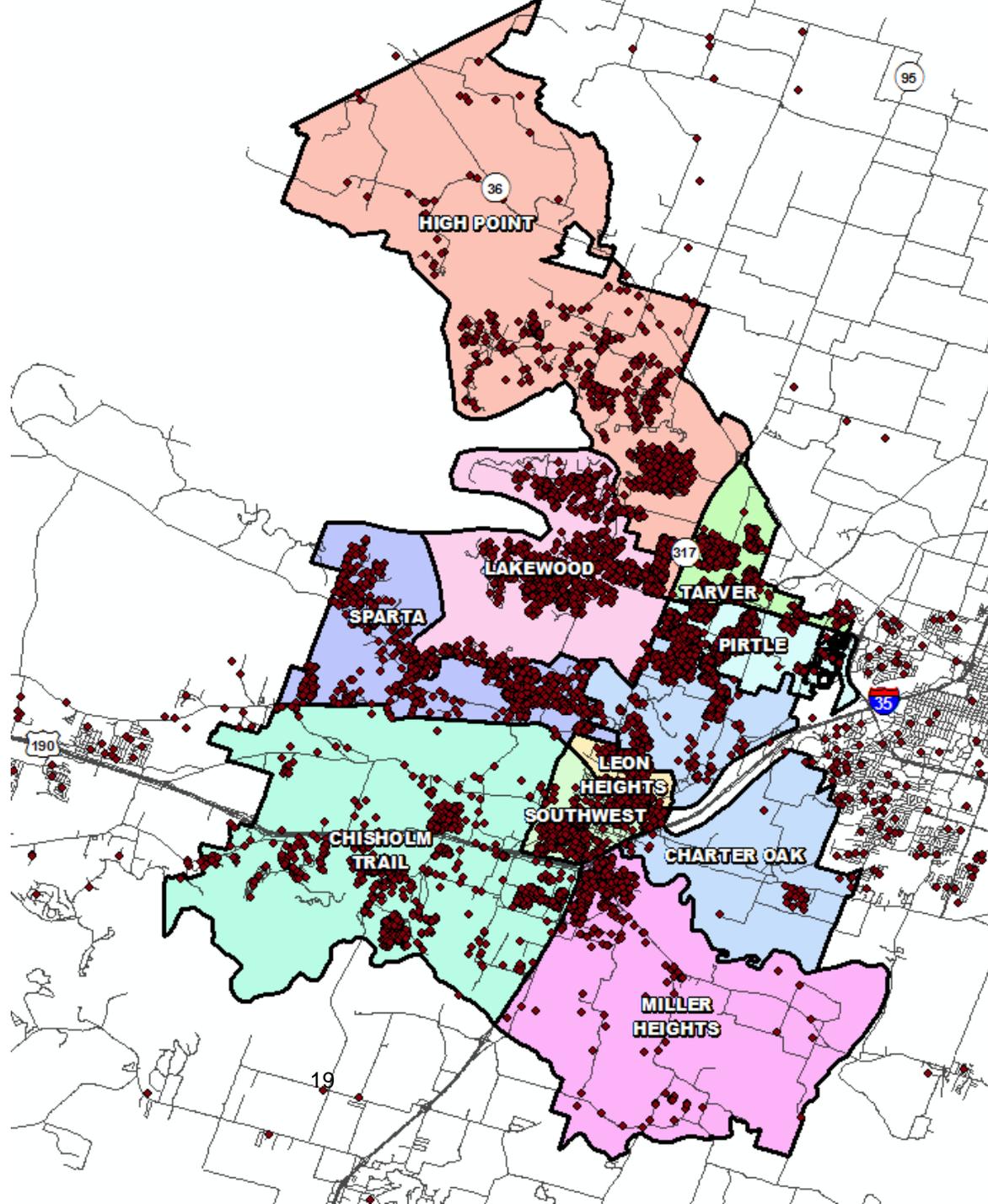
- 1,500 total lots
- 834 future lots
- Approx. 533 occupied lots
- Approx. 133 vacant developed lots
- Homebuilding in Phase 6 & 7 beginning winter 2020
- Anticipated delivery on Phase 8 summer 2021
- \$190K - \$290K
- Current Student Yield = 0.675





# Student Density

- There are 484 BISD students that reside outside of the district
- This represents roughly 4.1% of the total student population
- Of those, 50% reside within the City of Temple
- 4,717 students, or 37.5% that reside within the district reside within Temple city limits
- 3,587 students, or 28.5% reside within Belton city limits
- 708 students, or 5.6% reside within the City of Morgan's Point Resort





# District Yields

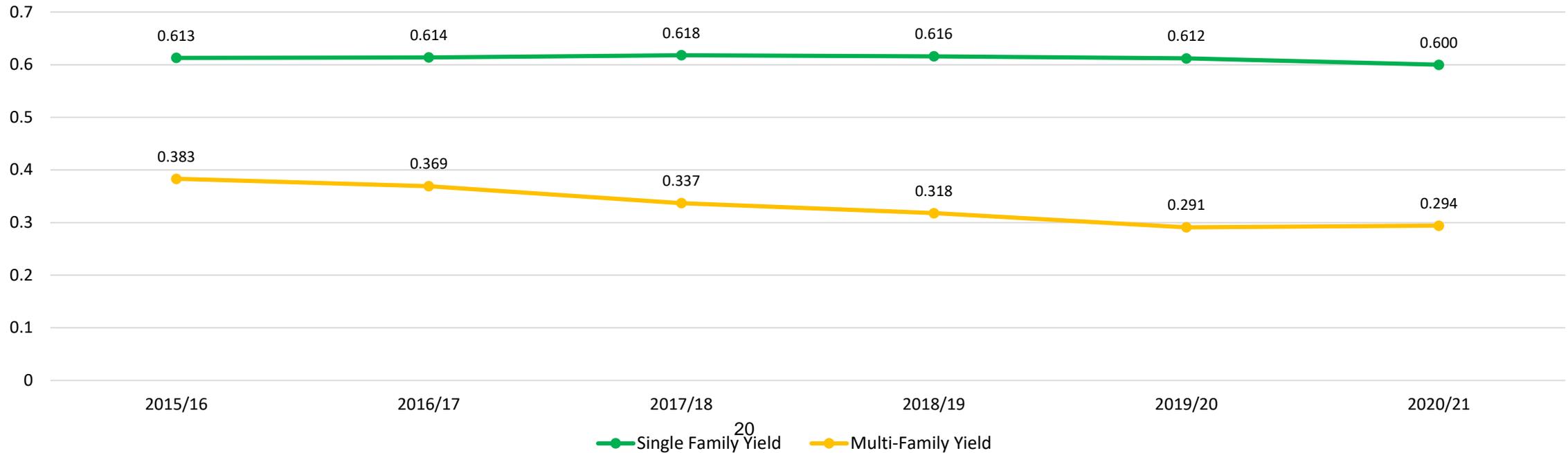


Single Family Yield  
0.600



Multi-Family Yield  
0.294

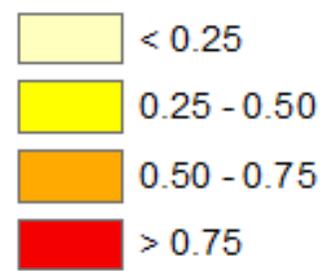
**BISD Student Yield by Housing Type**



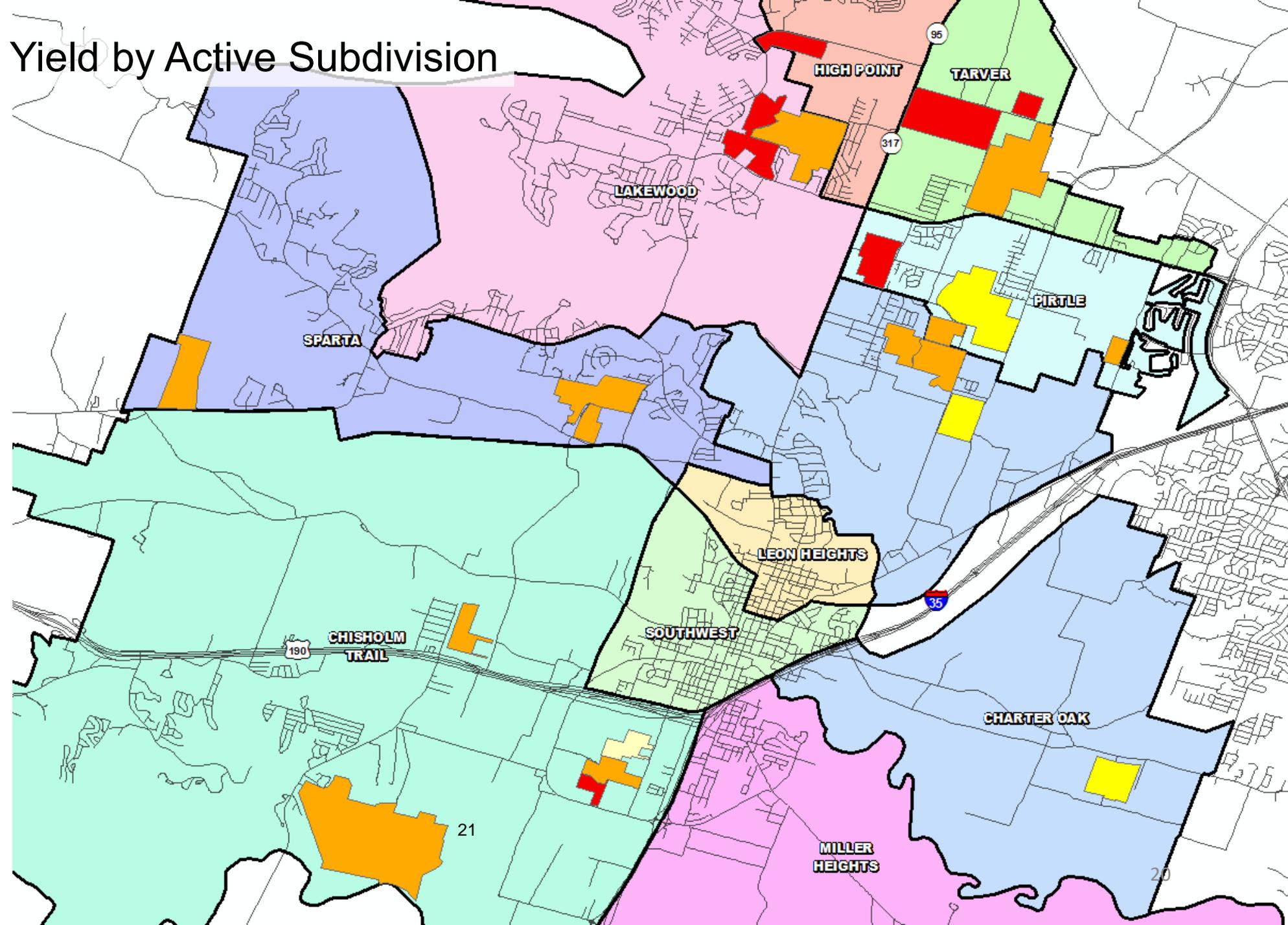


# Total Student Yield by Active Subdivision

## Subdivision Yield

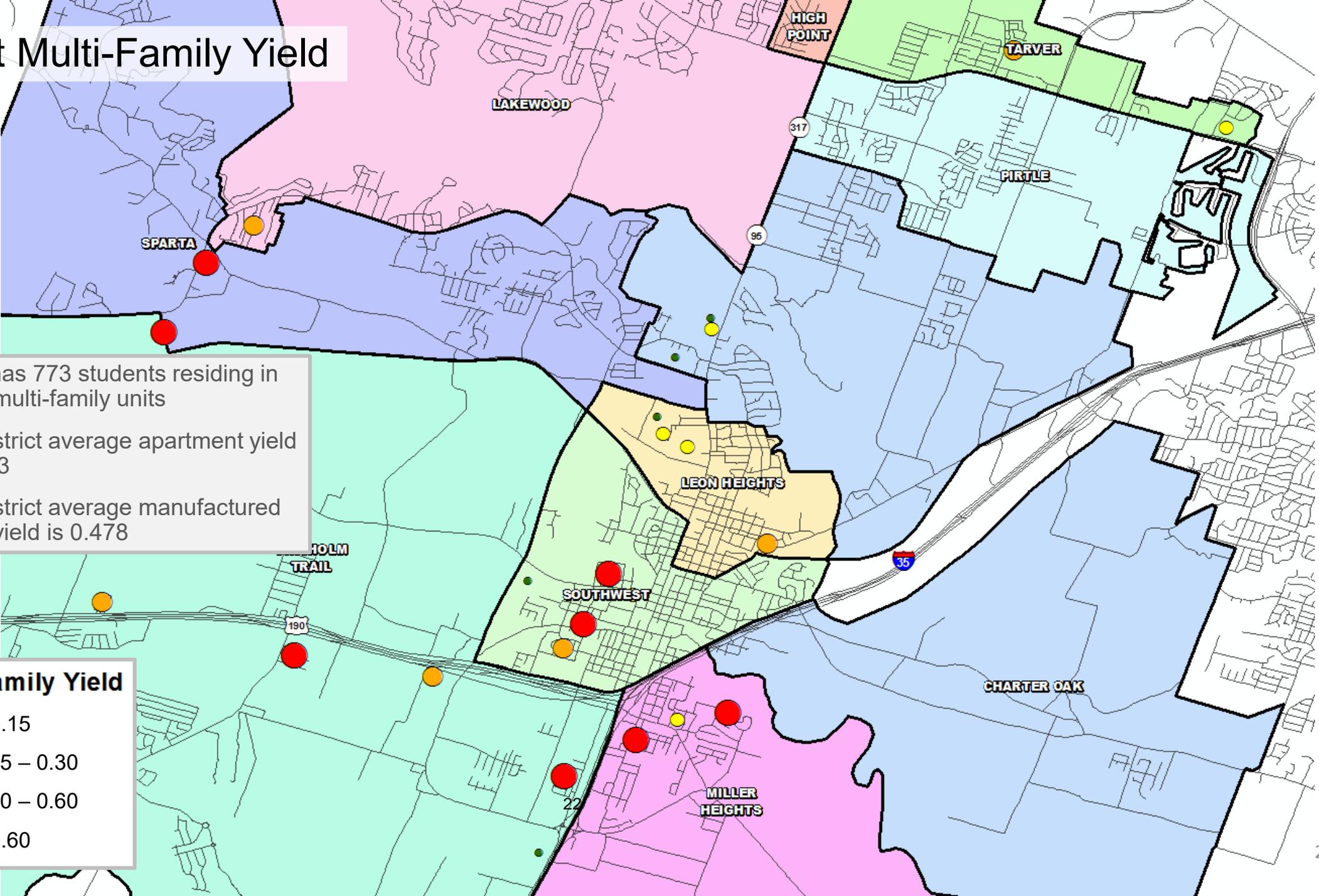


\*Student Yields for active subdivisions with at least 50 homes occupied as of 2Q20





# District Multi-Family Yield



- BISD has 773 students residing in 2,630 multi-family units
- The district average apartment yield is 0.223
- The district average manufactured home yield is 0.478

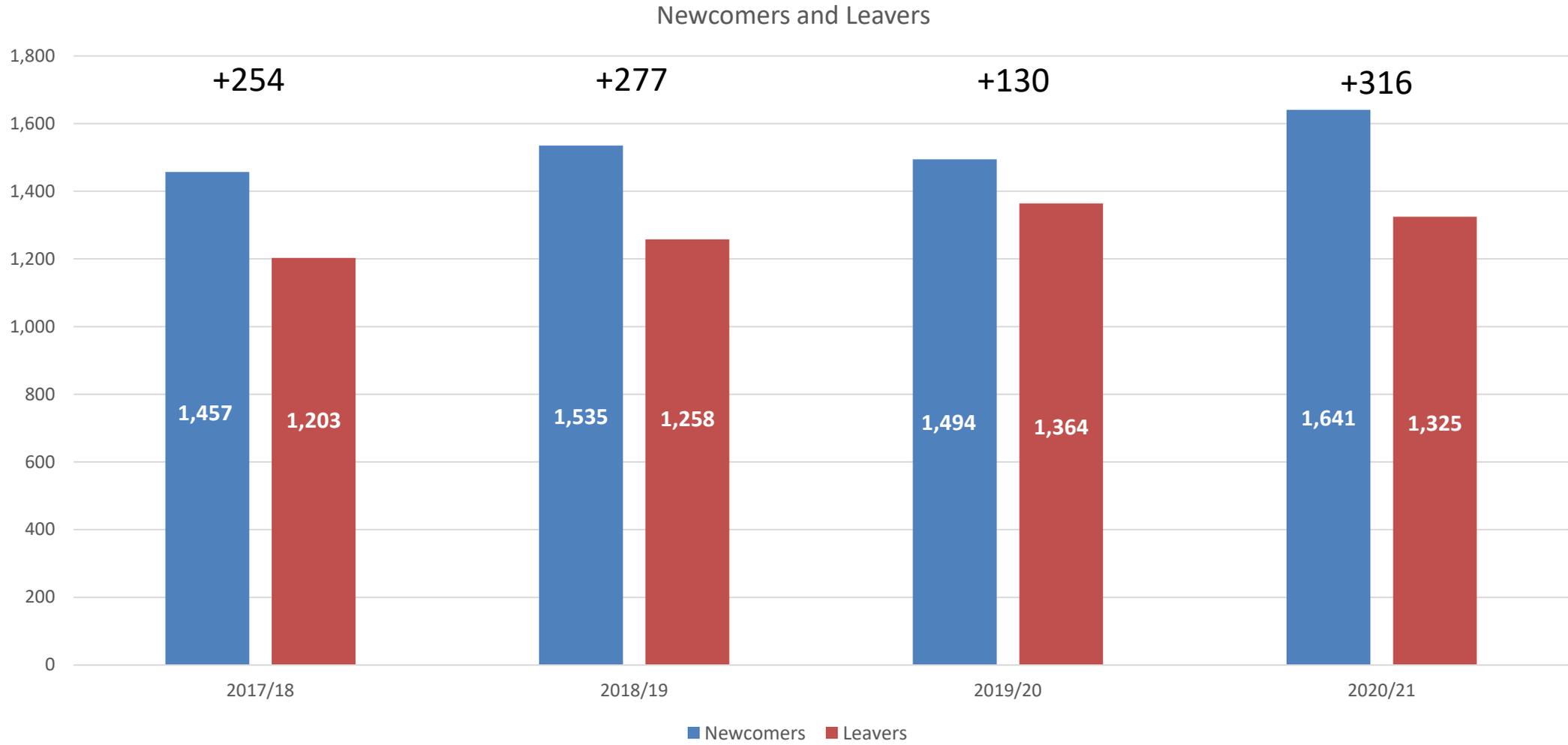
**Multi-Family Yield**

- < 0.15
- 0.15 – 0.30
- 0.30 – 0.60
- > 0.60





# Newcomer and Leaver Analysis





# Ten Year Forecast by Grade Level

Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2016/17	43	378	776	808	801	844	874	809	862	866	833	875	823	825	702	11,119		
2017/18	58	369	804	824	821	834	873	940	846	897	894	908	849	828	785	11,530	411	3.7%
2018/19	48	392	809	871	855	865	889	885	993	907	929	942	858	852	795	11,890	360	3.1%
2019/20	77	416	836	846	874	877	860	923	926	1,052	936	996	917	862	797	12,195	305	2.6%
2020/21	57	298	894	890	881	883	899	922	971	982	1,076	1,024	1,028	916	851	12,572	377	3.1%
2021/22	57	420	934	973	915	918	925	968	975	1,028	1,029	1,164	1,004	1,036	875	13,222	650	5.2%
2022/23	57	424	943	1,000	1,012	950	942	985	1,025	1,029	1,076	1,112	1,144	1,010	996	13,706	484	3.7%
2023/24	57	438	973	1,007	1,035	1,057	988	986	1,045	1,081	1,071	1,166	1,093	1,152	970	14,119	413	3.0%
2024/25	57	456	1,014	1,040	1,042	1,079	1,099	1,037	1,043	1,098	1,122	1,148	1,145	1,101	1,106	14,588	469	3.3%
2025/26	57	467	1,037	1,081	1,075	1,095	1,118	1,154	1,091	1,100	1,141	1,192	1,126	1,154	1,061	14,949	361	2.5%
2026/27	57	477	1,060	1,112	1,113	1,112	1,154	1,171	1,216	1,147	1,139	1,219	1,170	1,136	1,108	15,389	440	2.9%
2027/28	57	489	1,086	1,115	1,147	1,148	1,154	1,204	1,237	1,280	1,189	1,217	1,196	1,181	1,090	15,790	400	2.6%
2028/29	57	493	1,096	1,144	1,148	1,191	1,198	1,198	1,270	1,304	1,327	1,271	1,194	1,207	1,135	16,233	443	2.8%
2029/30	57	504	1,120	1,149	1,181	1,179	1,243	1,252	1,263	1,338	1,352	1,416	1,247	1,204	1,159	16,665	432	2.7%
2030/31	57	509	1,131	1,174	1,172	1,210	1,228	1,294	1,320	1,330	1,386	1,443	1,388	1,259	1,156	17,057	392	2.4%

Yellow box = largest grade per year  
 Green box = second largest grade per year





# Ten Year Forecast by Elementary Campus

Campus	Capacity	Fall		ENROLLMENT PROJECTIONS									
		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
BELTON EARLY CHILDHOOD	628	493	355	477	481	495	513	524	534	546	550	561	566
CHARTER OAK ELEMENTARY	800	390	468	524	591	631	697	736	747	762	771	772	779
CHISHOLM TRAIL ELEMENTARY	792	710	814	894	954	993	1,053	1,096	1,126	1,143	1,156	1,184	1,205
HIGH POINT ELEMENTARY	792	617	596	592	581	568	582	608	610	620	630	642	652
JOE PIRTLE ELEMENTARY	792	683	604	599	578	576	572	604	633	663	682	704	718
LAKWOOD ELEMENTARY	792	711	656	673	695	717	709	724	749	749	760	774	791
LEON HEIGHTS ELEMENTARY	265	242	245	253	253	265	268	270	272	271	280	287	289
MILLER HEIGHTS ELEMENTARY	450	317	305	316	324	331	335	336	348	364	382	402	417
SOUTHWEST ELEMENTARY	440	396	384	393	381	384	386	386	397	405	410	424	432
SPARTA ELEMENTARY	685	595	638	629	631	638	655	660	668	687	698	705	707
TARVER ELEMENTARY	792	555	659	760	844	943	1,054	1,140	1,172	1,190	1,206	1,230	1,219
<b>ELEMENTARY TOTALS</b>	<b>7,228</b>	<b>5,709</b>	<b>5,724</b>	<b>6,110</b>	<b>6,313</b>	<b>6,541</b>	<b>6,824</b>	<b>7,084</b>	<b>7,256</b>	<b>7,400</b>	<b>7,525</b>	<b>7,685</b>	<b>7,775</b>
Elementary Absolute Change		95	15	386	203	228	283	259	172	144	126	160	90
Elementary Percent Change		1.69%	0.26%	6.75%	3.32%	3.60%	4.33%	3.80%	2.43%	1.98%	1.70%	2.12%	1.17%

Yellow box = enrollment exceeds campus capacity





# Ten Year Forecast by Secondary Campus

Campus	Capacity	2019/20	Fall	ENROLLMENT PROJECTIONS									
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
LAKE BELTON MIDDLE SCHOOL	916	906	743	759	761	734	765	784	801	825	873	905	922
NORTH BELTON MIDDLE SCHOOL	1,000	1,101	929	910	942	969	979	973	1,056	1,153	1,258	1,256	1,295
SOUTH BELTON MIDDLE SCHOOL	1,000	907	622	633	678	710	736	746	775	831	873	884	891
BELTON MIDDLE SCHOOL	971	0	735	731	750	784	783	830	869	897	897	908	928
<b>MIDDLE SCHOOL TOTALS</b>	<b>3,887</b>	<b>2,914</b>	<b>3,029</b>	<b>3,033</b>	<b>3,131</b>	<b>3,197</b>	<b>3,263</b>	<b>3,332</b>	<b>3,502</b>	<b>3,706</b>	<b>3,901</b>	<b>3,953</b>	<b>4,036</b>
Middle School Absolute Change		85	115	4	98	66	67	69	170	204	196	52	82
Middle School Percent Change		3.00%	3.95%	0.12%	3.24%	2.10%	2.09%	2.10%	5.09%	5.83%	5.28%	1.33%	2.08%
BELTON HIGH SCHOOL	2,607	3,051	2,390	2,118	1,796	1,805	1,885	1,909	1,981	2,037	2,116	2,196	2,278
BELTON NEW TECH HIGH SCHOOL	500	512	492	504	522	522	546	531	525	513	516	546	570
LAKE BELTON HIGH SCHOOL	2,500	0	936	1,453	1,941	2,050	2,066	2,090	2,122	2,131	2,170	2,281	2,395
<b>HIGH SCHOOL TOTALS</b>	<b>5,607</b>	<b>3,563</b>	<b>3,818</b>	<b>4,075</b>	<b>4,259</b>	<b>4,377</b>	<b>4,497</b>	<b>4,530</b>	<b>4,628</b>	<b>4,681</b>	<b>4,802</b>	<b>5,023</b>	<b>5,243</b>
High School Absolute Change		116	255	257	184	119	119	33	98	52	122	220	220
High School Percent Change		3.37%	7.16%	6.72%	4.52%	2.79%	2.73%	0.73%	2.17%	1.13%	2.60%	4.59%	4.38%
BELL COUNTY JJAEP	0	9	1	5	3	4	4	4	4	4	4	4	4
<b>ALTERNATIVE CAMPUS TOTALS</b>		<b>9</b>	<b>1</b>	<b>5</b>	<b>3</b>	<b>4</b>							
<b>DISTRICT TOTALS</b>	<b>16,722</b>	<b>12,195</b>	<b>12,572</b>	<b>13,222</b>	<b>13,706</b>	<b>14,119</b>	<b>14,588</b>	<b>14,949</b>	<b>15,389</b>	<b>15,790</b>	<b>16,232</b>	<b>16,665</b>	<b>17,057</b>
District Absolute Change		305	377	650	484	413	469	361	440	400	443	432	392
District Percent Change		2.57%	3.09%	5.17%	3.66%	3.01%	3.32%	2.48%	2.95%	2.60%	2.80%	2.66%	2.35%

Yellow box = enrollment exceeds campus capacity

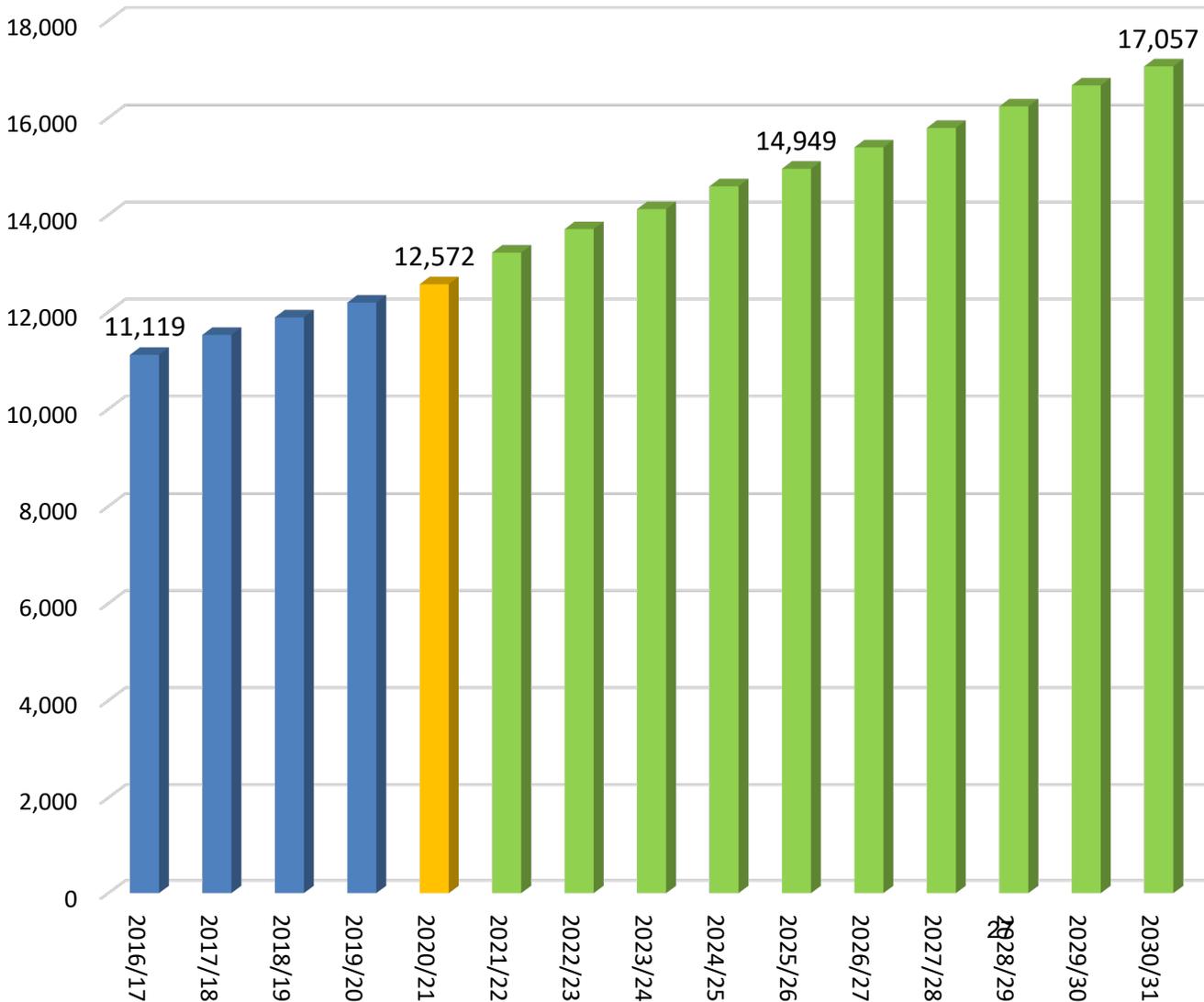




# Key Takeaways



### Enrollment Trends



- Belton ISD is one of the few school districts to experience positive annual growth during the pandemic
- New Home Sales in BISD have more than doubled in the last ten years
- The district has more than 2,100 lots available to build on and more than 2,500 planned future lots in various stages of development
- The district is expected to add more than 2,370 students in the next 5 years, and more than 4,480 in the next 10 years

**Belton Independent School District**  
Unlimited Tax Refunding Bonds, Series 2020



FINANCIAL ADVISORY CONTACT

Jennifer Ritter  
Managing Director  
248 Addie Roy Road, Suite B103  
Austin, Texas 78746  
Office: 512.275.7304  
jennifer@spfmuni.com



**SPECIALIZED PUBLIC FINANCE INC.**  
FINANCIAL ADVISORY SERVICES

## Timetable

- \*Monday, August 17, 2020\*

  - Board of Trustees adopts an order authorizing the issuance of Refunding Bonds and directing Chief Financial Officer and/or Superintendent to serve as pricing agent within parameters set by the Board.
  
- Wednesday, September 2, 2020

  - Financial Advisor applies for Permanent School Fund (PSF) guarantee for Refunding Bonds.
  
- Week of September 20, 2020

  - Rating agency calls with District Staff.
  
- Friday, October 9, 2020

  - Ratings are received.
  
- Tuesday, October 13, 2020

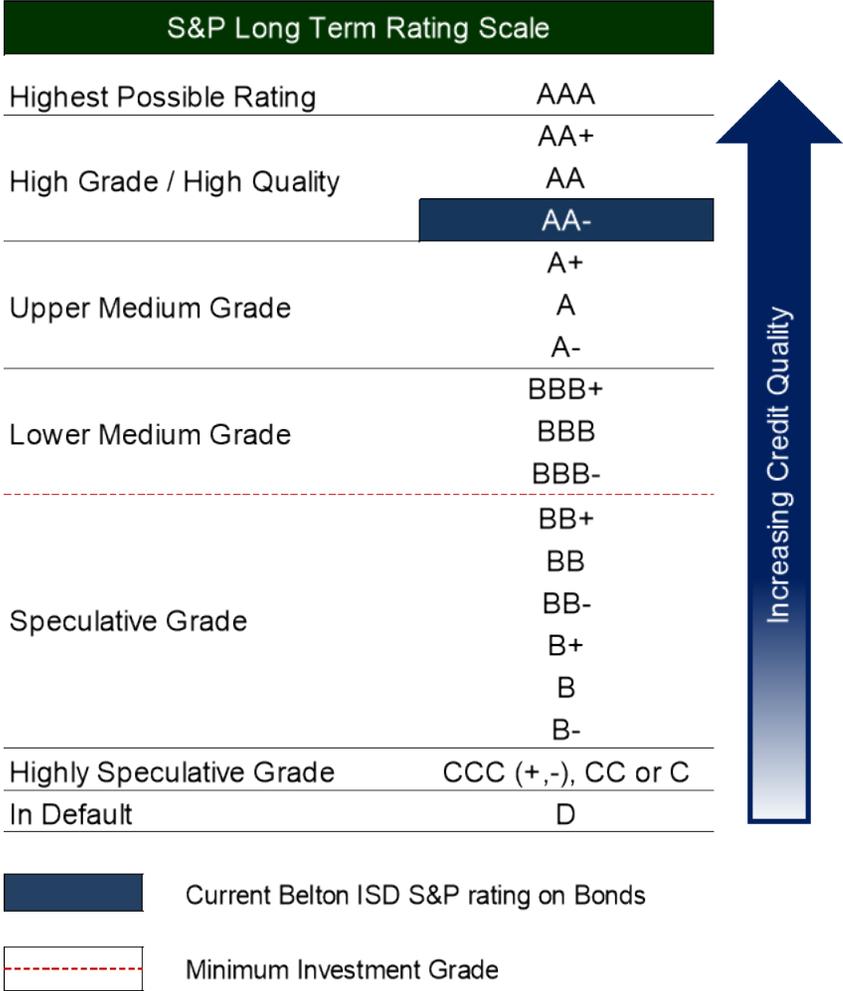
  - Preliminary Official Statement is electronically distributed by Financial Advisor.
  
- Wednesday, October 21, 2020

  - Refunding Bonds are priced with underwriters by financial advisor.
  
- Thursday, November 19, 2020

  - Closing. Refunding Bonds are delivered and funds placed into escrow no more than 90 days prior to February 15, 2021 call date.

# S&P Bond Rating Highlights

- The District’s Unlimited Tax Refunding Bonds received long-term bond ratings of “**AA-**” by S&P Global Ratings on October 13, 2020.
- S&P’s rating report lists the following factors considered in their rating analysis:
  - *Very diverse and growing tax base due to the steady trend of residential development and job growth;*
  - *Very strong available fund balance;*
  - *Good financial management policies and practices;*
  - *Continued growth despite the COVID-19 pandemic;*
  - *Very strong reserve levels supported by consistent operating surpluses; and*
  - *Steady enrollment growth.*



## Refunded Bonds

Preliminary Refunded Bonds				
Issue	Maturities	Interest Rates	Amount	Callable Beginning
Series 2011 U/L Tax Ref	2022 - 2023	3.00%	\$ 3,375,000	2/15/2021
Series 2012 U/L Tax Ref	2024 - 2029	3.00% - 4.00%	12,510,000	2/15/2021
			\$ 15,885,000	

## Ten-Year History of Bond Buyer G.O. Index and Revenue Index Data



## Debt Service Savings

based on final interest rate of 0.873%

Date	Total P+I	PCF	Existing D/S	Net New D/S	Old Net D/S	Savings
08/31/2021	558,761.39	(3,117.82)	1,639,225.00	2,190,201.78	2,198,918.76	8,716.98
08/31/2022	1,961,975.00	-	-	1,961,975.00	2,194,793.76	232,818.76
08/31/2023	1,968,350.00	-	-	1,968,350.00	2,199,168.76	230,818.76
08/31/2024	2,078,225.00	-	-	2,078,225.00	2,310,643.76	232,418.76
08/31/2025	2,075,050.00	-	-	2,075,050.00	2,308,543.76	233,493.76
08/31/2026	2,078,125.00	-	-	2,078,125.00	2,308,343.76	230,218.76
08/31/2027	2,078,625.00	-	-	2,078,625.00	2,309,843.76	231,218.76
08/31/2028	2,074,625.00	-	-	2,074,625.00	2,309,168.76	234,543.76
08/31/2029	2,080,750.00	-	-	2,080,750.00	2,310,546.88	229,796.88
<b>Total</b>	<b>\$16,954,486.39</b>	<b>(3,117.82)</b>	<b>\$1,639,225.00</b>	<b>\$18,585,926.78</b>	<b>\$20,449,971.96</b>	<b>\$1,864,045.18</b>

## Final Sources & Uses

### Sources Of Funds

Par Amount of Bonds	\$13,610,000.00
Reoffering Premium	2,752,936.35
<b>Total Sources</b>	<b>\$16,362,936.35</b>

### Uses Of Funds

Total Underwriter's Discount (0.604%)	82,163.30
Costs of Issuance	111,259.38
Deposit to Current Refunding Fund	16,164,846.88
Deposit to Debt Service Fund (Rounding)	4,666.79
<b>Total Uses</b>	<b>\$16,362,936.35</b>

## Savings Comparison

Pricing Comparison		
	Prelim. 8/17/20	Pricing 10/21/20
Par Amount	\$14,275,000	\$13,610,000
Total Savings	\$1,717,476	\$1,864,045
Net Present Value Savings (\$)	\$1,622,872	\$1,778,385
Net Present Value Savings (%)	10.216%	11.195%
Refunded Par	\$15,885,000	\$15,885,000
True Interest Cost (TIC)	1.037%	0.873%