Attachment E

Summary of Financial Impact

SUMMARY OF FINANCIAL IMPACT OF THE PROPOSED HIDALGO WIND PROJECT ON THE FINANCES OF THE RIO GRANDE CITY CONSOLIDATED INDEPENDENT SCHOOL DISTRICT UNDER A REQUESTED CHAPTER 313 PROPERTY VALUE LIMITATION

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PREPARED BY

Estimated Impact of the Proposed Hidalgo Wind Project on the Finances of the Rio Grande City Consolidated Independent School District under a Requested Chapter 313 Property Value Limitation

Introduction

Hidalgo Wind (Hidalgo Wind) has requested that the Rio Grande City Consolidated Independent School District (RGCCISD) consider granting a property value limitation under Chapter 313 of the Tax Code, also known as the Texas Economic Development Act. In an application submitted to RGCCISD on December 17, 2013, Hidalgo Wind proposes to invest $67 million to construct a new renewable energy electric generation project in RGCCISD.

The Hidalgo Wind project is consistent with the state's goal to "encourage large scale capital investments in this state." When enacted as House Bill 1200 in 2001, Chapter 313 of the Tax Code granted eligibility to companies engaged in manufacturing, research and development, and renewable electric energy production to apply to school districts for property value limitations. Subsequent legislative changes expanded eligibility to clean coal projects, nuclear power generation and data centers, among others.

Under the provisions of Chapter 313, RGCCISD may offer a minimum value limitation of $10 million. The provisions of Chapter 313 call for the project to be fully taxable in the 2015-16 and 2016-17 school years, unless the District and the Company agree to an extension of the start of the two-year qualifying time period. For the purpose of this analysis, it is assumed that the qualifying time period will be the 2015-16 and 2016-17 school years. Beginning with the 2017-18school year, the project would go on the local tax roll at $10 million and remain at that level of taxable value for eight years for maintenance and operations (M&O) taxes.

The full taxable value of the project could be assessed for debt service taxes on voter-approved bond issues throughout the limitation period, with RGCCISD currently levying a $0.2726 per $100 I&S tax rate. The full taxable value of the investment is expected to reach $55 million in 2017-18, with a modest boost in I&S taxes expected for that year. No out-year I&S benefits are expected in response to the project.

In the case of the Hidalgo Wind project, the agreement calls for a calculation of the revenue impact of the value limitation in years 3-10 of the agreement, under whatever school finance and property tax laws are in effect in each of those years. RGCCISD would experience a revenue loss as a result of the implementation of the value limitation in the 2017-18 school year (-$852,723). No out-year M&O revenue losses are expected under current law.

Under the assumptions outlined below, the potential tax benefits under a Chapter 313 agreement could reach an estimated $2.5 million over the course of the agreement. This amount is net of any anticipated revenue losses for the District.

School Finance Mechanics

Under the current school finance system, the property values established by the Comptroller's Office that are used to calculate state aid and recapture lag by one year, a practical consequence of the fact that the Comptroller's Office needs this time to conduct its property value study and the audits of appraisal district operations in alternating years. A taxpayer receiving a value limitation pays M&O taxes on the reduced value for the project in years 3-10 and receives a tax bill for I&S taxes based on the full project value throughout the qualifying and value limitation periods (and thereafter). The school funding formulas use the Comptroller's property values that reflect a reduction due to the property value limitation in years 4-11 as a result of the one-year lag in property values.

The third year is often problematical financially for a school district that approves a Chapter 313 value limitation. The implementation of the value limitation often results in a revenue loss to the school district in the third year of the agreement that would not be reimbursed by the state, but require some type of compensation from the applicant under the revenue protection provisions of the agreement. In years 4-10, smaller revenue losses would be anticipated when the state M&O property values are aligned at the minimum value established by the Board on both the local tax roll and the corresponding state property value study.

Under the HB 1 system adopted in 2006, most school districts received additional state aid for tax reduction (ASATR) that was used to maintain their target revenue amounts established at the revenue levels under old law for the 2005-06 or 2006-07 school years, whichever was highest. In terms of new Chapter 313 property value limitation agreements, adjustments to ASATR funding often moderated the impact of the reduced M&O collections as a result of the limitation, in contrast with the earlier formula-driven finance system.

House Bill 3646 as enacted in 2009 created more "formula" school districts that were less dependent on ASATR state aid than had been the case previously. The formula reductions enacted during the First Called Session in 2011 made $4 billion in reductions to the existing school funding formulas for the 2011-12 and 2012-13 school years. For the 2011-12 school year, across-the-board reductions were made that reduced each district's WADA count and resulted in an estimated 781 school districts still receiving ASATR to maintain their target revenue funding levels, while an estimated 243 districts operated directly on the state formulas. For the 2012-13 school year, the changes called for smaller across-the-board reductions and funding ASATR-receiving target revenue districts at 92.35 percent of the level provided for under the existing funding formula, with 689 districts operating on formula and 335 districts still receiving ASATR funding.

Senate Bill 1 and House Bill 1025 as passed by the 83rd Legislature made significant increases to the basic allotment and other formula changes by appropriation. The ASATR reduction percentage is increased slightly to 92.63 percent, while the basic allotment is increased by $325 and $365, respectively, for the 2013-14 and 2014-15 school years. A slight increase in the guaranteed yield for the 6 cents above compressed—known as the Austin yield—is also included. With the basic allotment increase, it is estimated that approximately 300 school districts will still receive ASATR in the 2013-14 school year and 273 districts would do so in the 2014-15 school year. Current state policy calls for ASATR funding to be eliminated by the 2017-18 school year.

RGCCISD is classified as a formula district under the estimates presented below. As a formula district, its finances are susceptible to changes in taxable values and M&O collections like those associated with the implementation of a property value limitation agreement.

One concern in projecting into the future is that the underlying state statutes in the Education Code were not changed in order to provide these funding increases. All of the major formula changes were made by appropriation, which gives them only a two-year lifespan unless renewed in the 2015 legislative session. Despite this uncertainty, it is assumed that these changes will remain in effect for the forecast period for the purpose of these estimates, assuming a continued legislative commitment to these funding levels in future years.

A key element in any analysis of the school finance implications is the provision for revenue protection in the agreement between the school district and the applicant. In the case of the Hidalgo Wind project, the agreement calls for a calculation of the revenue impact of the value limitation in years 3-10 of the agreement, under whatever school finance and property tax laws are in effect in each of those years. This meets the statutory requirement under Section 313.027(f)(1) of the Tax Code to provide school district revenue protection language in the agreement.

Underlying Assumptions

There are several approaches that can be used to analyze the future revenue stream of a school district under a value limitation. Whatever method is used, a reasonable analysis requires the use of a multi-year forecasting model that covers the years in which the agreement is in effect. The Chapter 313 application now requires 15 years of data and analysis on the project being considered for a property value limitation.

The general approach used here is to maintain static enrollment and property values in order to isolate the effects of the value limitation under the school finance system. The SB 1 basic allotment increases are reflected in the underlying models. The projected taxable values of the Hidalgo Wind project are factored into the base model used here in order to simulate the financial effect of constructing the project in the absence of a value limitation agreement. The impact of the limitation value for the proposed Hidalgo Wind project is isolated separately and the focus of this analysis.

Student enrollment counts are held constant at 9,946 students in average daily attendance (ADA) in analyzing the effects of the Hidalgo Wind project on the finances of RGCCISD. The District's local tax base reached $1.0 billion for the 2012 tax year and is maintained at that level for the forecast period in order to isolate the effects of the property value limitation. An M&O tax rate of $1.17 per $100 is used throughout this analysis. RGCCISD has estimated state property wealth per weighted ADA or WADA of approximately $80,392 for the 2012-13 school year. The enrollment and property value assumptions for the 15 years that are the subject of this analysis are summarized in Table 1.

School Finance Impact

School finance models were prepared for RGCCISD under the assumptions outlined above through the 2029-30 school year. Beyond the 2014-15 school year, no attempt was made to forecast the 88th percentile or Austin yield that influence future state funding beyond the projected level for that school year. In the analyses for other districts and applicants on earlier projects, these changes appeared to have little impact on the revenue associated with the implementation of the property value limitation, since the baseline and other models incorporate the same underlying assumptions.

Under the proposed agreement, a model is established to make a calculation of the "Baseline Revenue" by adding the value of the proposed Hidalgo Wind facility to the model, but without assuming that a value limitation is approved. The results of the model are shown in Table 2.

A second model is developed which adds the Hidalgo Wind value but imposes the proposed property value limitation effective in the third year, which in this case is the 2017-18 school year. The results of this model are identified as "Value Limitation Revenue Model" under the revenue protection provisions of the proposed agreement (see Table 3). A summary of the differences between these models is shown in Table 4.

Under these assumptions, RGCCISD would experience a revenue loss as a result of the implementation of the value limitation in the 2017-18 school year (-$852,723). The revenue reduction results chiefly from the mechanics of the one-year lag of the state property value study.

One risk factor under the estimates presented here relates to the implementation of the value limitation in the 2017-18 school year. The formula loss of $852,723 cited above between the base and the limitation models is based on an assumption that Hidalgo Wind would realize $526,500 in tax savings in 2017-16 when the $10 million limitation is implemented. Under the estimates presented here and as highlighted in Table 4, there is no formula offset for this reduction in MO taxes. In addition, RGCCISD would be expected to lose $326,233 in Tier II state aid in that year. Once the value limitation is reflected in the state values used to calculate state aid in 2018-19, the annual revenue loss is eliminated under current law.

The Comptroller's state property value study influences these calculations, as noted previously. At the school-district level, a taxpayer benefiting from a property value limitation has two property values assigned by the local appraisal district for their property covered by the limitation: (1) a reduced value for M&O taxes, and (2) the full taxable value for I&S taxes. This situation exists for the eight years that the value limitation is in effect. Two state property value determinations are also made for school districts granting Chapter 313 agreements, consistent with local practice. A consolidated single state property value had been provided previously.

Impact on the Taxpayer

Table 5 summarizes the impact of the proposed property value limitation in terms of the potential tax savings under the property value limitation agreement. The focus of this table is on the M&O tax rate only. As noted previously, the property is fully taxable in the first two years under the agreement. A $1.17 per $100 of taxable value M&O rate is assumed in 2012-13 and thereafter.

Under the assumptions used here, the potential tax savings from the value limitation total $3.3 million over the life of the agreement. No project value would be added during the 2015-16 and 2016-17 qualifying years, so Hidalgo Wind would not be eligible for tax credits for those years.

The key RGCCISD revenue losses are expected to total approximately -$852,723 in the initial limitation year under the agreement. The total potential net tax benefits are estimated to reach $2.5 million over the life of the agreement.

Facilities Funding Impact

The Hidalgo Wind project remains fully taxable for debt services taxes, with RGCCISD currently levying a $0.2726 per $100 I&S rate. While there should be an increase in I&S taxes when the

project goes on the tax roll for the 2017-18 school year, it is not expected to have a long-term impact on the District's debt service requirements.

The Hidalgo Wind project is not expected to affect RGCCISD in terms of enrollment. Continued expansion of the project and related development could result in additional employment in the area and an increase in the school-age population, but this project is unlikely to have much impact on a stand-alone basis.

Conclusion

The proposed Hidalgo Wind renewable energy electric generation project enhances the tax base of RGCCISD. It reflects continued capital investment in keeping with the goals of Chapter 313 of the Tax Code.

Under the assumptions outlined above, the potential tax savings for the applicant under a Chapter 313 agreement could reach an estimated $2.5 million. (This amount is net of any anticipated revenue losses for the District.) The additional taxable value also enhances the tax base of RGCCISD in the initial year of the project.

Table 1 – Base District Information with Hidalgo Wind Project Value and Limitation Values

Year of Agreement	School Year	ADA	WADA	M&O Tax Rate	I&S Tax Rate	CAD Value with Project	CAD Value with Limitation	CPTD with Project	CPTD With Limitation	CPTD Value with Project per WADA	CPTD Value with Limitation per WADA
Pre-Year 1	2014-15	10,277.43	15,008.71	$1.1700	$0.2726	$1,059,674,250	$1,059,674,250	$1,055,709,949	$1,055,709,949	$70,340	$70,340
1	2015-16	10,277.43	15,008.71	$1.1700	$0.2726	$1,216,810,268	$1,216,810,268	$1,055,709,949	$1,055,709,949	$70,340	$70,340
2	2016-17	10,277.43	15,008.71	$1.1700	$0.2726	$1,225,930,608	$1,225,930,608	$1,212,845,967	$1,212,845,967	$80,809	$80,809
3	2017-18	10,277.43	15,008.71	$1.1700	$0.2726	$1,124,674,250	$1,079,674,250	$1,221,966,307	$1,221,966,307	$81,417	$81,417
4	2018-19	10,277.43	15,008.71	$1.1700	$0.2726	$1,121,924,250	$1,079,674,250	$1,120,709,949	$1,075,709,949	$74,671	$71,672
5	2019-20	10,277.43	15,008.71	$1.1700	$0.2726	$1,119,174,250	$1,079,674,250	$1,117,959,949	$1,075,709,949	$74,487	$71,672
6	2020-21	10,277.43	15,008.71	$1.1700	$0.2726	$1,116,424,250	$1,079,674,250	$1,115,209,949	$1,075,709,949	$74,304	$71,672
7	2021-22	10,277.43	15,008.71	$1.1700	$0.2726	$1,113,674,250	$1,079,674,250	$1,112,459,949	$1,075,709,949	$74,121	$71,672
8	2022-23	10,277.43	15,008.71	$1.1700	$0.2726	$1,110,924,250	$1,079,674,250	$1,109,709,949	$1,075,709,949	$73,938	$71,672
9	2023-24	10,277.43	15,008.71	$1.1700	$0.2726	$1,108,174,250	$1,079,674,250	$1,106,959,949	$1,075,709,949	$73,755	$71,672
10	2024-25	10,277.43	15,008.71	$1.1700	$0.2726	$1,106,249,250	$1,079,674,250	$1,104,209,949	$1,075,709,949	$73,571	$71,672
11	2025-26	10,277.43	15,008.71	$1.1700	$0.2726	$1,306,774,542	$1,306,774,542	$1,102,284,949	$1,075,709,949	$73,443	$71,672
12	2026-27	10,277.43	15,008.71	$1.1700	$0.2726	$1,293,319,528	$1,293,319,528	$1,302,810,241	$1,302,810,241	$86,804	$86,804
13	2027-28	10,277.43	15,008.71	$1.1700	$0.2726	$1,280,399,764	$1,280,399,764	$1,289,355,227	$1,289,355,227	$85,907	$85,907
14	2028-29	10,277.43	15,008.71	$1.1700	$0.2726	$1,267,988,488	$1,267,988,488	$1,276,435,463	$1,276,435,463	$85,046	$85,046
15	2029-30	10,277.43	15,008.71	$1.1700	$0.2726	$1,256,060,276	$1,256,060,276	$1,264,024,187	$1,264,024,187	$84,219	$84,219

Table 2– "Baseline Revenue Model"--Project Value Added with No Value Limitation*

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year 1	2014-15	$11,060,962	$71,207,324	$0	$0	$1,880,364	$9,487,563	$0	$93,636,213
1	2015-16	$12,600,895	$71,207,324	$0	$0	$2,142,152	$10,878,089	$0	$96,828,460
2	2016-17	$12,690,274	$69,635,963	$0	$0	$2,157,346	$9,259,231	$0	$93,742,814
3	2017-18	$11,706,962	$69,544,760	$0	$0	$1,990,184	$8,463,439	$0	$91,705,345
4	2018-19	$11,679,461	$70,557,324	$0	$0	$1,985,509	$9,379,957	$0	$93,602,251
5	2019-20	$11,651,962	$70,584,824	$0	$0	$1,980,834	$9,384,828	$0	$93,602,448
6	2020-21	$11,624,461	$70,612,324	$0	$0	$1,976,159	$9,393,378	$0	$93,606,322
7	2021-22	$11,596,962	$70,639,824	$0	$0	$1,971,484	$9,398,251	$0	$93,606,521
8	2022-23	$11,569,461	$70,667,324	$0	$0	$1,966,809	$9,411,406	$0	$93,615,000
9	2023-24	$11,541,962	$70,694,824	$0	$0	$1,962,134	$9,416,281	$0	$93,615,201
10	2024-25	$11,522,712	$70,722,324	$0	$0	$1,958,861	$9,424,849	$0	$93,628,746
11	2025-26	$13,482,544	$70,741,574	$0	$0	$2,292,033	$11,050,960	$0	$97,567,111
12	2026-27	$13,350,685	$68,736,321	$0	$0	$2,269,616	$8,910,221	$0	$93,266,843
13	2027-28	$13,224,072	$68,870,871	$0	$0	$2,248,092	$8,937,165	$0	$93,280,200
14	2028-29	$13,102,441	$69,000,068	$0	$0	$2,227,415	$8,971,317	$0	$93,301,241
15	2029-30	$12,985,545	$69,124,181	$0	$0	$2,207,543	$8,996,507	$0	$93,313,776

*Basic Allotment: $5,040; AISD Yield: $61.86; Equalized Wealth: $504,000 per WADA

Table 3– "Value Limitation Revenue Model"--Project Value Added with Value Limit*

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year 1	2014-15	$11,060,962	$71,207,324	$0	$0	$1,880,364	$9,487,563	$0	$93,636,213
1	2015-16	$12,600,895	$71,207,324	$0	$0	$2,142,152	$10,878,089	$0	$96,828,460
2	2016-17	$12,690,274	$69,635,963	$0	$0	$2,157,346	$9,259,231	$0	$93,742,814
3	2017-18	$11,256,962	$69,544,760	$0	$0	$1,913,684	$8,137,216	$0	$90,852,622
4	2018-19	$11,256,962	$71,007,324	$0	$0	$1,913,684	$9,503,196	$0	$93,681,166
5	2019-20	$11,256,962	$71,007,324	$0	$0	$1,913,684	$9,503,196	$0	$93,681,166
6	2020-21	$11,256,962	$71,007,324	$0	$0	$1,913,684	$9,503,196	$0	$93,681,166
7	2021-22	$11,256,962	$71,007,324	$0	$0	$1,913,684	$9,503,196	$0	$93,681,166
8	2022-23	$11,256,962	$71,007,324	$0	$0	$1,913,684	$9,503,196	$0	$93,681,166
9	2023-24	$11,256,962	$71,007,324	$0	$0	$1,913,684	$9,503,196	$0	$93,681,166
10	2024-25	$11,256,962	$71,007,324	$0	$0	$1,913,684	$9,503,196	$0	$93,681,166
11	2025-26	$13,482,544	$71,007,324	$0	$0	$2,292,033	$11,382,349	$0	$98,164,250
12	2026-27	$13,350,685	$68,736,321	$0	$0	$2,269,616	$8,910,221	$0	$93,266,843
13	2027-28	$13,224,072	$68,870,871	$0	$0	$2,248,092	$8,937,165	$0	$93,280,200
14	2028-29	$13,102,441	$69,000,068	$0	$0	$2,227,415	$8,971,317	$0	$93,301,241
15	2029-30	$12,985,545	$69,124,181	$0	$0	$2,207,543	$8,996,507	$0	$93,313,776

*Basic Allotment: $5,040; AISD Yield: $61.86; Equalized Wealth: $504,000 per WADA

Table 4 – Value Limit less Project Value with No Limit

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year 1	2014-15	$0	$0	$0	$0	$0	$0	$0	$0
1	2015-16	$0	$0	$0	$0	$0	$0	$0	$0
2	2016-17	$0	$0	$0	$0	$0	$0	$0	$0
3	2017-18	-$450,000	$0	$0	$0	-$76,500	-$326,223	$0	-$852,723
4	2018-19	-$422,499	$450,000	$0	$0	-$71,825	$123,239	$0	$78,915
5	2019-20	-$395,000	$422,500	$0	$0	-$67,150	$118,368	$0	$78,718
6	2020-21	-$367,499	$395,000	$0	$0	-$62,475	$109,818	$0	$74,844
7	2021-22	-$340,000	$367,500	$0	$0	-$57,800	$104,945	$0	$74,645
8	2022-23	-$312,499	$340,000	$0	$0	-$53,125	$91,790	$0	$66,166
9	2023-24	-$285,000	$312,500	$0	$0	-$48,450	$86,915	$0	$65,965
10	2024-25	-$265,750	$285,000	$0	$0	-$45,177	$78,347	$0	$52,420
11	2025-26	$0	$265,750	$0	$0	$0	$331,389	$0	$597,139
12	2026-27	$0	$0	$0	$0	$0	$0	$0	$0
13	2027-28	$0	$0	$0	$0	$0	$0	$0	$0
14	2028-29	$0	$0	$0	$0	$0	$0	$0	$0
15	2029-30	$0	$0	$0	$0	$0	$0	$0	$0

Table 5 - Estimated Financial Impact of the Hidalgo Wind Project Property Value Limitation Request Submitted to RGCCISD at $1.17 M&O Tax Rate

Year of Agreement	School Year	Project Value	Estimated Taxable Value	Value Savings	Assumed M&O Tax Rate	Taxes Before Value Limit	Taxes after Value Limit	Tax Savings @ Projected M&O Rate	Tax Credits for First Two Years Above Limit	Tax Benefit to Company Before Revenue Protection	School District Revenue Losses	Estimated Net Tax Benefits
Pre-Year 1	2014-15	$0	$0	$0	$1.170	$0	$0	$0	$0	$0	$0	$0
1	2015-16	$0	$0	$0	$1.170	$0	$0	$0	$0	$0	$0	$0
2	2016-17	$0	$0	$0	$1.170	$0	$0	$0	$0	$0	$0	$0
3	2017-18	$55,000,000	$10,000,000	$45,000,000	$1.170	$643,500	$117,000	$526,500	$0	$526,500	-$852,723	-$326,223
4	2018-19	$52,250,000	$10,000,000	$42,250,000	$1.170	$611,325	$117,000	$494,325	$0	$494,325	$0	$494,325
5	2019-20	$49,500,000	$10,000,000	$39,500,000	$1.170	$579,150	$117,000	$462,150	$0	$462,150	$0	$462,150
6	2020-21	$46,750,000	$10,000,000	$36,750,000	$1.170	$546,975	$117,000	$429,975	$0	$429,975	$0	$429,975
7	2021-22	$44,000,000	$10,000,000	$34,000,000	$1.170	$514,800	$117,000	$397,800	$0	$397,800	$0	$397,800
8	2022-23	$41,250,000	$10,000,000	$31,250,000	$1.170	$482,625	$117,000	$365,625	$0	$365,625	$0	$365,625
9	2023-24	$38,500,000	$10,000,000	$28,500,000	$1.170	$450,450	$117,000	$333,450	$0	$333,450	$0	$333,450
10	2024-25	$36,575,000	$10,000,000	$26,575,000	$1.170	$427,928	$117,000	$310,928	$0	$310,928	$0	$310,928
11	2025-26	$33,000,000	$33,000,000	$0	$1.170	$386,100	$386,100	$0	$0	$0	$0	$0
12	2026-27	$30,250,000	$30,250,000	$0	$1.170	$353,925	$353,925	$0	$0	$0	$0	$0
13	2027-28	$27,500,000	$27,500,000	$0	$1.170	$321,750	$321,750	$0	$0	$0	$0	$0
14	2028-29	$24,750,000	$24,750,000	$0	$1.170	$289,575	$289,575	$0	$0	$0	$0	$0
15	2029-30	$22,000,000	$22,000,000	$0	$1.170	$257,400	$257,400	$0	$0	$0	$0	$0
						$5,865,503	**$2,544,750**	**$3,320,753**	**$0**	**$3,320,753**	**-$852,723**	**$2,468,030**

Tax Credit for Value Over Limit in First 2 Years

Year 1	Year 2	Max Credits
$0	$0	$0
Credits Earned		$0
Credits Paid		$0
Excess Credits Unpaid		$0

***Note: School District Revenue-Loss estimates are subject to change based on numerous factors, including legislative and Texas Education Agency administrative changes to school finance formulas, year-to-year appraisals of project values, and changes in school district tax rates.**
Additional information on the assumptions used in preparing these estimates is provided in the narrative of this Report.