Ken Castner

From: John Li <zli@ci.homer.ak.us>
Sent: Wednesday, October 29, 2014 2:27 PM
To: Ken Castner
Subject: RE: model Loan Amortization Schedule

1 mil rate increase equals approximately $624,000 additional property tax revenue at the current taxable value of real properties within Homer city limit.
1% sale tax generates about $1.6 million tax revenue assuming the tax hike (1%) would not change the shopping behavior.

From: Ken Castner [mailto:kcastner@tonsina.biz]
Sent: Wednesday, October 29, 2014 11:56 AM
To: John Li
Subject: RE: model Loan Amortization Schedule

John:
Thanks.
Next question is what does $500,000 a year mean to our current mil rate?
Or a simpler question is: what is the value of another mil? What is the value of 1% sales tax?
Are current municipal bond costs really 5%? I thought we borrowed gas line money at 4%.
Ken Castner

From: John Li [mailto:zli@ci.homer.ak.us]
Sent: Wednesday, October 29, 2014 11:46 AM
To: kcastner@tonsina.biz
Subject: model Loan Amortization Schedule

Hi Ken,
Attached is a model Loan Amortization Schedule (Excel Format) based on your request.
Let me know if you have any questions.
Thanks
John

ONE

Loan Amount	PV	10,000,000
Annual Interest Rate	i	5.00%
Terms of the Loans in Years	n	20
Payment Frequesncy	Semi-Annual	
Compound Period	Semi-Annual	
Payment Type	End of the period	0
Period (PMT) Interest Rate		2.50%
Num. of Payment		30
	FV	0.00

Payment amount and total yearly cash outlay are dependent on the loan amount & interest rate.

Year	Payment #	Payment	Principal	Interest	Loan Balance
1	1	($477,776)	($227,776)	($250,000)	$9,772,224
	2	($477,776)	($233,471)	($244,306)	$9,538,753
2	3	($477,776)	($239,308)	($238,469)	$9,299,445
	4	($477,776)	($245,290)	($232,486)	$9,054,155
3	5	($477,776)	($251,423)	($226,354)	$8,802,732
	6	($477,776)	($257,708)	($220,068)	$8,545,024
4	7	($477,776)	($264,151)	($213,626)	$8,280,873
	8	($477,776)	($270,755)	($207,022)	$8,010,119
5	9	($477,776)	($277,523)	($200,253)	$7,732,595
	10	($477,776)	($284,462)	($193,315)	$7,448,134
6	11	($477,776)	($291,573)	($186,203)	$7,156,561
	12	($477,776)	($298,862)	($178,914)	$6,857,699
7	13	($477,776)	($306,334)	($171,442)	$6,551,365
	14	($477,776)	($313,992)	($163,784)	$6,237,372
8	15	($477,776)	($321,842)	($155,934)	$5,915,530
	16	($477,776)	($329,888)	($147,888)	$5,585,642
9	17	($477,776)	($338,135)	($139,641)	$5,247,507
	18	($477,776)	($346,589)	($131,188)	$4,900,918
10	19	($477,776)	($355,253)	($122,523)	$4,545,664
	20	($477,776)	($364,135)	($113,642)	$4,181,530
11	21	($477,776)	($373,238)	($104,538)	$3,808,291
	22	($477,776)	($382,569)	($95,207)	$3,425,722
12	23	($477,776)	($392,133)	($85,643)	$3,033,589
	24	($477,776)	($401,937)	($75,840)	$2,631,652
13	25	($477,776)	($411,985)	($65,791)	$2,219,667
	26	($477,776)	($422,285)	($55,492)	$1,797,383
14	27	($477,776)	($432,842)	($44,935)	$1,364,541
	28	($477,776)	($443,663)	($34,114)	$920,878
15	29	($477,776)	($454,754)	($23,022)	$466,123
	30	($477,776)	($466,123)	($11,653)	$0
16	31	($477,776)	#NUM!	#NUM!	#NUM!
	32	($477,776)	#NUM!	#NUM!	#NUM!
17	33	($477,776)	#NUM!	#NUM!	#NUM!
	34	($477,776)	#NUM!	#NUM!	#NUM!
18	35	($477,776)	#NUM!	#NUM!	#NUM!
	36	($477,776)	#NUM!	#NUM!	#NUM!
19	37	($477,776)	#NUM!	#NUM!	#NUM!
	38	($477,776)	#NUM!	#NUM!	#NUM!
20	39	($477,776)	#NUM!	#NUM!	#NUM!
	40	($477,776)	#NUM!	#NUM!	#NUM!

Loan Amount
Annual Interest Rate
Terms of the Loans in Years
Payment Frequesncy
Compound Period
Payment Type
Period (PMT) Interest Rate
Num. of Payment

Year
1
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TWO

PV	10,000,000
i	5.00%
n	20
Semi-Annual	
Semi-Annual	
End of the period	0
	2.50%
	23
FV	0.00

Payment amount and total yearly cash outlay are dependent on the loan amount & interest rate.

Total	($42,189,608)

Payment #	Payment	Principal	Interest	Loan Balance

Payment #	Payment	Principal	Interest	Loan Balance
1	($576,964)	($326,964)	($250,000)	$9,673,036
2	($576,964)	($335,138)	($241,826)	$9,337,898
3	($576,964)	($343,516)	($233,447)	$8,994,382
4	($576,964)	($352,104)	($224,860)	$8,642,278
5	($576,964)	($360,907)	($216,057)	$8,281,371
6	($576,964)	($369,930)	($207,034)	$7,911,441
7	($576,964)	($379,178)	($197,786)	$7,532,264
8	($576,964)	($388,657)	($188,307)	$7,143,607
9	($576,964)	($398,374)	($178,590)	$6,745,233
10	($576,964)	($408,333)	($168,631)	$6,336,900
11	($576,964)	($418,541)	($158,422)	$5,918,359
12	($576,964)	($429,005)	($147,959)	$5,489,354
13	($576,964)	($439,730)	($137,234)	$5,049,624
14	($576,964)	($450,723)	($126,241)	$4,598,901
15	($576,964)	($461,991)	($114,973)	$4,136,909
16	($576,964)	($473,541)	($103,423)	$3,663,368
17	($576,964)	($485,380)	($91,584)	$3,177,989
18	($576,964)	($497,514)	($79,450)	$2,680,475
19	($576,964)	($509,952)	($67,012)	$2,170,523
20	($576,964)	($522,701)	($54,263)	$1,647,822
21	($576,964)	($535,768)	($41,196)	$1,112,054
22	($576,964)	($549,162)	($27,801)	$562,891
23	($576,964)	($562,891)	($14,072)	$0
24	($576,964)	#NUM!	#NUM!	#NUM!
25	($576,964)	#NUM!	#NUM!	#NUM!
26	($576,964)	#NUM!	#NUM!	#NUM!
27	($576,964)	#NUM!	#NUM!	#NUM!
28	($576,964)	#NUM!	#NUM!	#NUM!
29	($576,964)	#NUM!	#NUM!	#NUM!
30	($576,964)	#NUM!	#NUM!	#NUM!
31	($576,964)	#NUM!	#NUM!	#NUM!
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33	($576,964)	#NUM!	#NUM!	#NUM!
34	($576,964)	#NUM!	#NUM!	#NUM!
35	($576,964)	#NUM!	#NUM!	#NUM!
36	($576,964)	#NUM!	#NUM!	#NUM!
37	($576,964)	#NUM!	#NUM!	#NUM!
38	($576,964)	#NUM!	#NUM!	#NUM!
39	($576,964)	#NUM!	#NUM!	#NUM!
40	($576,964)	#NUM!	#NUM!	#NUM!

Year	Cash Outlay/Year
1	($955,553)
2	($955,553)
3	($955,553)
4	($955,553)
5	($955,553)
6	($955,553)
7	($955,553)
8	($2,109,480)
9	($2,109,480)
10	($2,109,480)
11	($2,109,480)
12	($2,109,480)
13	($2,109,480)
14	($2,109,480)
15	($2,109,480)
16	($2,109,480)
17	($2,109,480)
18	($2,109,480)
19	($2,109,480)
20	($2,109,480)
21	($1,153,928)
22	($1,153,928)
23	($1,153,928)
24	($1,153,928)
25	($1,153,928)
26	($1,153,928)
27	($1,153,928)

ONE

Loan Amount	PV	10,000,000
Annual Interest Rate	i	5.00%
Terms of the Loans in Years	n	20
Payment Frequesncy	Semi-Annual	
Compound Period	Semi-Annual	
Payment Type	End of the period	0
Period (PMT) Interest Rate		2.50%
Num. of Payment		40
	FV	0.00

Payment amount and total yearly cash outlay are dependent on the loan amount & interest rate.

Year	Payment #	Payment	Principal	Interest	Loan Balance
1	1	($398,362)	($148,362)	($250,000)	$9,851,638
	2	($398,362)	($152,071)	($246,291)	$9,699,566
2	3	($398,362)	($155,873)	($242,489)	$9,543,693
	4	($398,362)	($159,770)	($238,592)	$9,383,923
3	5	($398,362)	($163,764)	($234,598)	$9,220,159
	6	($398,362)	($167,858)	($230,504)	$9,052,300
4	7	($398,362)	($172,055)	($226,308)	$8,880,246
	8	($398,362)	($176,356)	($222,006)	$8,703,889
5	9	($398,362)	($180,765)	($217,597)	$8,523,124
	10	($398,362)	($185,284)	($213,078)	$8,337,840
6	11	($398,362)	($189,916)	($208,446)	$8,147,924
	12	($398,362)	($194,664)	($203,698)	$7,953,260
7	13	($398,362)	($199,531)	($198,831)	$7,753,729
	14	($398,362)	($204,519)	($193,843)	$7,549,210
8	15	($398,362)	($209,632)	($188,730)	$7,339,578
	16	($398,362)	($214,873)	($183,489)	$7,124,705
9	17	($398,362)	($220,245)	($178,118)	$6,904,460
	18	($398,362)	($225,751)	($172,611)	$6,678,709
10	19	($398,362)	($231,395)	($166,968)	$6,447,315
	20	($398,362)	($237,179)	($161,183)	$6,210,135
11	21	($398,362)	($243,109)	($155,253)	$5,967,026
	22	($398,362)	($249,187)	($149,176)	$5,717,839
12	23	($398,362)	($255,416)	($142,946)	$5,462,423
	24	($398,362)	($261,802)	($136,561)	$5,200,621
13	25	($398,362)	($268,347)	($130,016)	$4,932,274
	26	($398,362)	($275,055)	($123,307)	$4,657,219
14	27	($398,362)	($281,932)	($116,430)	$4,375,287
	28	($398,362)	($288,980)	($109,382)	$4,086,307
15	29	($398,362)	($296,205)	($102,158)	$3,790,102
	30	($398,362)	($303,610)	($94,753)	$3,486,493
16	31	($398,362)	($311,200)	($87,162)	$3,175,293
	32	($398,362)	($318,980)	($79,382)	$2,856,313
17	33	($398,362)	($326,955)	($71,408)	$2,529,358
	34	($398,362)	($335,128)	($63,234)	$2,194,230
18	35	($398,362)	($343,507)	($54,856)	$1,850,723
	36	($398,362)	($352,094)	($46,268)	$1,498,629
19	37	($398,362)	($360,897)	($37,466)	$1,137,732
	38	($398,362)	($369,919)	($28,443)	$767,813
20	39	($398,362)	($379,167)	($19,195)	$388,646
	40	($398,362)	($388,646)	($9,716)	($0)

Loan Amount
Annual Interest Rate
Terms of the Loans in Years
Payment Frequesncy
Compound Period
Payment Type
Period (PMT) Interest Rate
Num. of Payment

Year
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TWO

PV	10,000,000
i	5.00%
n	20
Semi-Annual	
Semi-Annual	
End of the period	0
	2.50%
	40
FV	0.00

Payment amount and total yearly cash outlay are dependent on the loan amount & interest rate.

Total	($31,868,987)

Payment #	Payment	Principal	Interest	Loan Balance
1	($398,362)	($148,362)	($250,000)	$9,851,638
2	($398,362)	($152,071)	($246,291)	$9,699,566
3	($398,362)	($155,873)	($242,489)	$9,543,693
4	($398,362)	($159,770)	($238,592)	$9,383,923
5	($398,362)	($163,764)	($234,598)	$9,220,159
6	($398,362)	($167,858)	($230,504)	$9,052,300
7	($398,362)	($172,055)	($226,308)	$8,880,246
8	($398,362)	($176,356)	($222,006)	$8,703,889
9	($398,362)	($180,765)	($217,597)	$8,523,124
10	($398,362)	($185,284)	($213,078)	$8,337,840
11	($398,362)	($189,916)	($208,446)	$8,147,924
12	($398,362)	($194,664)	($203,698)	$7,953,260
13	($398,362)	($199,531)	($198,831)	$7,753,729
14	($398,362)	($204,519)	($193,843)	$7,549,210
15	($398,362)	($209,632)	($188,730)	$7,339,578
16	($398,362)	($214,873)	($183,489)	$7,124,705
17	($398,362)	($220,245)	($178,118)	$6,904,460
18	($398,362)	($225,751)	($172,611)	$6,678,709
19	($398,362)	($231,395)	($166,968)	$6,447,315
20	($398,362)	($237,179)	($161,183)	$6,210,135
21	($398,362)	($243,109)	($155,253)	$5,967,026
22	($398,362)	($249,187)	($149,176)	$5,717,839
23	($398,362)	($255,416)	($142,946)	$5,462,423
24	($398,362)	($261,802)	($136,561)	$5,200,621
25	($398,362)	($268,347)	($130,016)	$4,932,274
26	($398,362)	($275,055)	($123,307)	$4,657,219
27	($398,362)	($281,932)	($116,430)	$4,375,287
28	($398,362)	($288,980)	($109,382)	$4,086,307
29	($398,362)	($296,205)	($102,158)	$3,790,102
30	($398,362)	($303,610)	($94,753)	$3,486,493
31	($398,362)	($311,200)	($87,162)	$3,175,293
32	($398,362)	($318,980)	($79,382)	$2,856,313
33	($398,362)	($326,955)	($71,408)	$2,529,358
34	($398,362)	($335,128)	($63,234)	$2,194,230
35	($398,362)	($343,507)	($54,856)	$1,850,723
36	($398,362)	($352,094)	($46,268)	$1,498,629
37	($398,362)	($360,897)	($37,466)	$1,137,732
38	($398,362)	($369,919)	($28,443)	$767,813
39	($398,362)	($379,167)	($19,195)	$388,646
40	($398,362)	($388,646)	($9,716)	($0)

Year	Cash Outlay/Year
1	($796,725)
2	($796,725)
3	($796,725)
4	($796,725)
5	($796,725)
6	($796,725)
7	($796,725)
8	($1,593,449)
9	($1,593,449)
10	($1,593,449)
11	($1,593,449)
12	($1,593,449)
13	($1,593,449)
14	($1,593,449)
15	($1,593,449)
16	($1,593,449)
17	($1,593,449)
18	($1,593,449)
19	($1,593,449)
20	($1,593,449)
21	($796,725)
22	($796,725)
23	($796,725)
24	($796,725)
25	($796,725)
26	($796,725)
27	($796,725)