

EXECUTIVE SUMMARY

Toll Brothers Development at Crebilly Farm Fiscal Impact Analysis

October 13, 2016

	Annual Net Township Impact			Annual Net School District Impact		
	200 4 BR Single Family	117 3 BR Carriage Home	Total 317 Units	200 4 BR Single Family	117 3 BR Carriage Home	Total 317 Units
Expenditures	\$318,611	\$118,223	\$436,834	\$3,248,774	\$391,286	\$3,640,060
Revenue	\$637,412	\$312,225	\$949,637	\$2,558,794	\$952,317	\$3,511,112
Net Impact	\$318,801	\$194,002	\$512,803	-\$689,980	\$561,031	-\$128,949

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West Chester Area School District

Annual Expenditures

	Babbitt Report	Scanlon Report	Difference
per Student Expenditure	\$20,569	\$13,955	\$6,614
All 177 Students	\$3,640,060	\$2,400,329	\$1,239,731

WCASD Impact Using Dr. Scanlon's per Student Expenditure

	Annual Net School District Impact		
	200 4 BR Single Family	117 3 BR Carriage Home	Total 317 Units
Expenditures	\$2,204,141	\$265,469	\$2,469,610
Revenue	\$2,558,794	\$952,317	\$3,511,112
Net Impact	\$354,654	\$686,848	\$1,041,502