

City of Boulder Sales & Use Tax Revenue Report June, 2012

Issued September 10, 2012

This report provides information and analysis related to June year-to-date 2012 sales and use tax collections.

Table 1 excludes Construction Use Tax revenue from the Boulder Junction area and reports adjusted revenue that better reflects the underlying tax “base” that funds the on-going operations of the City.

Table 2 includes Construction Use Tax from the Boulder Junction area, which is considered one-time in nature and is committed to fund specific infrastructure projects in the area.

Results are for actual sales activity through the month of June, the tax on which is received by the city in the subsequent month. If you have questions about this report, please contact Budget Director Eric Nickell at (303) 441-3007 or nickelle@bouldercolorado.gov.

REVENUE COMPARISONS TO COMPARABLE PERIOD IN PRIOR YEAR

Table 1 lists the categories of sales and use tax collected by the City of Boulder. It illustrates the percent change in the various areas for June YTD 2012 over the same time period in 2011. As reflected in Table 1, adjusted Sales and Use Tax has decreased from the 2011 base by 1.49%. As reflected in Table 2, actual Sales and Use Tax has increased by 0.48%.

**TABLE 1
REVENUE ADJUSTED TO EXCLUDE BOULDER JUNCTION CONSTRUCTION USE TAX**

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	1.59%	81.24%
Business/Consumer Use Tax	(2.96%)	9.95%
Construction Use Tax	(30.39%)	6.14%
Motor Vehicle Use Tax	6.55%	2.67%
Refunds	(100.00%)	0.00%
Total Sales & Use Tax	(1.49%)	100.00%

**TABLE 2
ACTUAL REVENUE INCLUDING BOULDER JUNCTION CONSTRUCTION USE TAX**

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	1.59%	79.65%
Business/Consumer Use Tax	(2.96%)	9.76%
Construction Use Tax	(7.70%)	7.98%
Motor Vehicle Use Tax	6.55%	2.62%
Refunds	(100.00%)	0.00%
Total Sales & Use Tax	0.48%	100.00%

ANALYSIS OF RESULTS

- Retail Sales Tax – Actual retail receipts are up by 1.59%.
- Business/Consumer Use Tax – Revenue is down by 2.96%. This category tends to be volatile in nature and the short-term results do not necessarily reflect trends.
- Construction Use Tax – This category is down by 7.70%. Excluding Boulder Junction, Construction Use Tax is down by 30.39%. The comparison activity in the June YTD 2011 time period was particularly strong, including three very large projects at CU. Therefore, the level of negative performance in the June YTD results are not necessarily expected to continue in 2012.
- Motor Vehicle Use is up by 6.55%. Vehicles purchased by owners in the City of Boulder, regardless of where in the state the vehicle is purchased, generate use tax revenue for the City. Vehicle Use Tax revenue has been strong for the past year but appears to be becoming more erratic. Revenue in this category was virtually flat for the month of April, down by 12.06% for the month of May, and up by 21.30% for the month of June.

DETAILED ANALYSIS OF MAJOR CATEGORIES

The following monthly information is provided to enable identification of trends in the various categories.

Retail Sales Tax – June YTD results are up by 1.59%. Beginning in May, the comparison time period collections include the new Nordstrom Rack store which experienced the first full month of sales in May of 2011. Although results appear to be strengthening, the months of May and June 2012 results each include over \$100,000 in business-to-business revenue that is probably one-time in nature.

Jan	Feb	Mar	Apr	May	Jun
(0.57%)	(0.07%)	0.93%	(0.55%)	4.91%	4.10%

Food Stores - Retail sales tax revenue for food stores is up by 8.32% YTD.

Jan	Feb	Mar	Apr	May	Jun
12.40%	(10.87%)	25.52%	11.14%	10.92%	4.55%

Sales at **Eating Places** are both an important revenue source (Eating Places comprise almost 14.00% of sales/use tax) and are usually a significant indicator of the health of the economy in the city. This discretionary category is often correlated with unemployment (disposable income) and consumer confidence. Total June YTD retail tax at Eating Places is up by 9.58%.

Jan	Feb	Mar	Apr	May	Jun
6.07%	7.21%	15.78%	6.42%	10.45%	7.44%

Apparel Store retail sales are up by 13.40% YTD. One significant reason for this strong performance is incremental sales from the new Nordstrom Rack store located in the TwentyNinth Street area. The first full month of revenue from this store was May of 2011. Therefore, as we predicted the degree of these positive results experienced early in the year (when the comparisons were not “apples to apples”) will probably not be possible to achieve as the year progresses.

Jan	Feb	Mar	Apr	May	Jun
29.04%	45.61%	30.43%	19.19%	3.33%	(10.75%)

General Retail is down by 0.41% YTD. Several general retail stores in this category improved sales during May and the extent of the more positive results that month was also helped by over \$100,000 in business-to-business sales.

Jan	Feb	Mar	Apr	May	Jun
(5.35%)	1.28%	(0.60%)	(5.31%)	6.46%	1.43%

Utilities (primarily retail sales tax on natural gas and electricity) are down by 5.13% YTD. Tax on Public Utilities comprises approximately 5.00% of total sales and use tax revenue. According to the July 25, 2012 Denver Post, the drop in natural gas prices is the most significant factor in the cost and related sales tax in this category. “Xcel Energy customers are expected to pay about 4.8 percent less for electricity in 2012 than they did in 2010. The two items that cut the cost to consumers were a reduction in the cost of power purchased by Xcel from independent power plants --- down nearly 40 percent since 2010 --- and the cost of fuel, or natural gas, which dropped 12 percent.”

Jan	Feb	Mar	Apr	May	Jun
2.13%	(6.61%)	(2.42%)	(8.28%)	(9.83%)	(10.34%)

MEDICAL MARIJUANA BUSINESS SALES TAX

In response to the interest expressed in this emerging industry, this section has been added to the monthly revenue report. Monthly sales tax revenue, and the percentage change from the same time period in 2011, is presented below. Total June YTD retail sales tax revenue collected in this category is \$378,752. This industry represents less than one half one percent of total sales and use tax collections.

Jan	Feb	Mar	Apr	May	Jun
\$53,285	\$60,606	\$63,971	\$66,157	\$70,782	\$63,948
-4.82%	-11.33%	10.04%	8.41%	21.52%	8.11%

Significant YTD increases / decreases by tax category are summarized in Table 3.

TABLE 3

2012 RETAIL SALES TAX (% Change in Comparable YTD Collections)	
<p>STRENGTHS:</p> <ul style="list-style-type: none"> ▪ Food Stores up by 8.32% ▪ Eating Places up by 9.58% ▪ Apparel Stores up by 13.40% ▪ Automotive Trade up by 6.16% ▪ Building Material Retail up by 7.31% ▪ Downtown up by 2.75% ▪ UHGID (the “hill”) up by 0.56% ▪ North 28th St Commercial up by 3.39% ▪ Basemar up by 9.01% ▪ BVRC (excl 29th St) up by 4.72% ▪ TwentyNinth St up by 9.75% ▪ Table Mesa up by 1.98% ▪ All Other Boulder up by 6.15% ▪ Gunbarrel Industrial up by 14.70% ▪ Gunbarrel Commercial up by 6.40% ▪ Pearl Street Mall up by 13.25% ▪ Boulder Industrial up by 6.02% 	<p>WEAKNESSES:</p> <ul style="list-style-type: none"> ▪ Home Furnishings down by 2.52% ▪ General Retail down by 0.41% ▪ Consumer Electronics down by 14.42% ▪ Computer Related Business down by 22.38% ▪ Univ. of Colorado down by 3.36% ▪ The Meadows down by 9.31% ▪ Metro Denver down by 19.77% ▪ Out of State down by 10.95% ▪ Transportation/Utilities down by 3.98%

2012 USE TAX (% Change in YTD Comparable Collections)	
STRENGTHS: <ul style="list-style-type: none"> ▪ Motor Vehicle Use Tax up by 6.55% 	WEAKNESSES <ul style="list-style-type: none"> ▪ Construction Use Tax down by 7.70% (when adjusted to exclude dedicated Boulder Junction tax, down 30.39%) ▪ Business Use Tax down by 2.96%

ACCOMMODATION TAX

June YTD Accommodation Tax revenue is up by 7.24% from the same period in 2011.

ADMISSIONS TAX

June YTD Admission Tax revenue is up by 3.09% from the same period in 2011.

REVIEW OF VARIOUS ECONOMIC PREDICTIONS FOR THE FUTURE

The economy appears to have stabilized somewhat and continues to expand at a very moderate pace. Even though City of Boulder sales and use tax revenue were relatively strong for 2011, most predictions forecast a weakening in the rate of increase in 2012 from those strong 2011 increases, particularly in retail sales tax, and the future remains uncertain. The following information discusses some of the positive events and the continuing negative pressures that will impact City of Boulder sales and use tax revenue. Staff will continue to monitor actual results and economic events and modify revenue projections as necessary.

The July 21, 2012 issue of the *Boulder Daily Camera* indicated that unemployment rates increased in June:

Colorado's unemployment rate edged up slightly to 8.2 percent in June with manufacturing, construction, education and health services among the major sectors losing jobs.

The rate increased from May's 8.1 percent. The national jobless rate is 8.2 percent.

The state Labor and Employment Department says Colorado non-farm payroll jobs decreased by 6,900 from May to June for a total of just under 2.3 million jobs. The private sector lost 5,200 jobs while the government lost 1,700. The information sector tallied the largest amount of job gains from the prior month.

The Colorado Department of Labor also tracks the labor force situation across counties, metropolitan statistical areas and cities, but those employment figures are not immediately adjusted for seasonal changes.

The jobless rate for Boulder County increased to 6.6 percent in June from 6.1 percent the month before, according to Colorado Department of Labor figures not seasonally adjusted. Broomfield County's unemployment rate climbed by two-thirds of a percentage point to 7.7 percent.

When not making adjustments for seasonal changes, Colorado's unemployment rate was 8.4 percent in June, up from 8.2 percent.

Hopefully, reflecting a longer-term trend than indicated in the June unemployment results, according to a

July 6, 2012 article in the *Boulder Daily Camera*, the CU forecast is for Colorado job growth to continue:

Colorado's economy - which is growing at a modest pace, with nearly all sectors hiring more people this year - is among the healthiest in the nation, according to an analysis released Thursday by the University of Colorado's business school.

The state's tourism industry is still faring well, despite a mild winter that decreased ski resort visits by 10 to 12 percent. Those warmer winter months gave the construction industry a jumpstart as companies could pull permits earlier in the year and get crews working on projects in January, February and March, according to Richard Wobbekind, who heads the Leeds School's Business Research Division.

At the midpoint of 2012, Colorado is on track to gain 35,000 jobs, which places the state sixth in the nation for its job growth rate of 1.6 percent.

The only industries that aren't reporting year-over-year employment growth are government and information. In the information sector, telecommunication and traditional publishing jobs are continuing to decline, according to Lewandowski.

Other industries - including natural resources, construction, transportation, utilities and tourism - are showing job growth, which indicates broad-based economic recovery, according to CU researchers.

At Workforce Boulder County, the number of clients seeking jobs dipped to 16,400 for the fiscal year that ended June 30. The previous year, the agency assisted 19,000 clients, according to Tom Miller, executive director of Workforce Boulder County.

Job postings for some industries have more than doubled from year to year. Openings for administrative and support jobs increased from 522 to 1,346, according to Miller. The scientific and technical sector had more moderate growth of about 52 percent.

According to the June 20, 2012 publication of *Focus Colorado: Economic and Revenue Forecast* by the Colorado Legislative Council Staff:

The nation's economy has slowed and Colorado's economy is expected to follow suit in 2012. The manufacturing sector and real estate market are gradually improving. However, gains in employment income and consumer spending have slowed as banks, businesses, and households struggle with uncertainty about the European fiscal crisis, the slowing global economy, and U.S. federal fiscal policy.

The latest State Legislative Council forecast for percentage change in various statewide economic indicators follows:

	2010	2011	2012	2013	2014
Unemployment Rate	8.9%	8.3%	8.0%	7.8%	7.5%
Personal Income	3.8%	5.3%	2.9%	4.2%	5.8%
Wage and Salary Income	1.5%	3.9%	3.5%	5.0%	6.2%
Retail Trade Sales	6.6%	5.8%	5.1%	5.2%	6.3%
Denver-Boulder Inflation Rate	1.9%	3.7%	2.3%	2.6%	3.0%

It is important to note that "Retail Trade Sales" are not strictly consistent with the taxable retail sales tax base of the City of Boulder. The State forecasts include gasoline and some retail services that are not included in the City of Boulder tax base.

Slightly different forecasts of similar data, from the *Colorado Outlook – June, 2012 Economic Forecast* by the Governor’s Office of State Planning and Budgeting, include the following:

	2010	2011	2012	2013	2014
Unemployment Rate	8.9%	8.3%	7.9%	7.6%	7.1%
Personal Income	3.8%	5.2%	4.5%	4.0%	5.0%
Wage and Salary Income	1.5%	3.8%	4.6%	3.4%	4.8%
Retail Trade Sales	6.3%	6.9%	5.9%	4.1%	5.0%
Denver-Boulder Inflation Rate	1.9%	3.7%	2.9%	2.3%	3.0%

Total Net Sales/Use Tax Receipts by Tax Category	JUNE YTD Actual			
	2011	2012	% Change	% of Total
Sales Tax	35,575,035	36,139,567	1.59%	79.65%
Business Use Tax	4,562,675	4,427,544	-2.96%	9.76%
Construction Sales/Use Tax	3,922,085	3,620,237	-7.70%	7.98%
Motor Vehicle Use Tax	1,113,867	1,186,853	6.55%	2.62%
Refunds	-15,154	0	-100.00%	0.00%
Total Sales and Use Tax	45,158,508	45,374,201	0.48%	100.00%

Total Net Sales/Use Tax Receipts by Industry Type	JUNE YTD Actual			
	2011	2012	% Change	% of Total
Food Stores	5,720,111	6,101,060	6.66%	13.45%
Eating Places	5,665,523	6,244,621	10.22%	13.76%
Apparel Stores	1,460,537	1,641,706	12.40%	3.62%
Home Furnishings	1,212,570	1,179,071	-2.76%	2.60%
General Retail	9,358,020	9,304,812	-0.57%	20.51%
Transportation/Utilities	3,667,978	3,435,267	-6.34%	7.57%
Automotive Trade	2,789,530	2,965,782	6.32%	6.54%
Building Material-Retail	1,423,363	1,572,716	10.49%	3.47%
Construction Firms Sales/Use Tax	3,508,890	3,245,538	-7.51%	7.15%
Consumer Electronics	1,332,256	1,130,841	-15.12%	2.49%
Computer Related Business Sector	2,924,020	2,788,156	-4.65%	6.14%
All Other	6,110,865	5,764,630	-5.67%	12.70%
Refunds	-15,154	0	-100.00%	0.00%
Total Sales and Use Tax	45,158,508	45,374,201	0.48%	100.00%

Total Net Sales/Use Tax Receipts by Geographic Area	JUNE YTD Actual			
	2011	2012	% Change	% of Total
North Broadway	626,503	653,592	4.32%	1.44%
Downtown	3,000,973	3,062,203	2.04%	6.75%
Downtown Extension	181,665	342,643	88.61%	0.76%
UHGD (the "hill")	544,652	516,847	-5.11%	1.14%
East Downtown	279,459	313,672	12.24%	0.69%
N. 28th St. Commercial	2,183,572	2,231,217	2.18%	4.92%
N. Broadway Annex	291,510	224,425	-23.01%	0.49%
University of Colorado	452,378	692,950	53.18%	1.53%
Basemar	888,670	1,010,859	13.75%	2.23%
BVRC-Boulder Valley Regional Center	8,170,742	9,596,846	17.45%	21.15%
29th Street	3,218,024	3,658,024	13.67%	8.06%
Table Mesa	1,135,231	1,151,282	1.41%	2.54%
The Meadows	450,324	407,759	-9.45%	0.90%
All Other Boulder	2,083,821	2,373,886	13.92%	5.23%
Boulder County	533,512	504,710	-5.40%	1.11%
Metro Denver	2,132,238	1,463,632	-31.36%	3.23%
Colorado All Other	115,372	113,134	-1.94%	0.25%
Out of State	6,093,450	5,066,285	-16.86%	11.17%
Airport	7,953	16,637	109.19%	0.04%
Gunbarrel Industrial	2,887,639	2,435,879	-15.64%	5.37%
Gunbarrel Commercial	512,967	537,273	4.74%	1.18%
Pearl Street Mall	1,110,463	1,256,342	13.14%	2.77%
Boulder Industrial	3,994,743	3,713,878	-7.03%	8.18%
Unlicensed Receipts	753,787	611,009	-18.94%	1.35%
County Clerk	1,113,867	1,186,853	6.55%	2.62%
Public Utilities	2,410,147	2,232,366	-7.38%	4.92%
Refunds	-15,154	0	-100.00%	0.00%
Total Sales and Use Tax	45,158,508	45,374,201	0.48%	100.00%

Miscellaneous Tax Statistics	JUNE YTD Actual		
	2011	2012	% Change in Taxable Sales
Total Food Service Tax	265,946	307,610	15.67%
Accommodations Tax	2,102,536	2,254,822	7.24%
Admissions Tax	298,470	307,703	3.09%
Trash Tax	470,633	823,243	74.92%

COMPARISON OF YEAR-TO-DATE ACTUAL REVENUE FOR THE YEAR 2012 TO COMPARABLE PERIOD IN 2011

USE TAX BY CATEGORY

SALES TAX BY CATEGORY

JUNE YTD Actual			Standard Industrial Code	JUNE YTD Actual		
2011	2012	% Change		2011	2012	% Change
108,874	23,012	-78.86%	Food Stores	5,611,237	6,078,048	8.32%
46,382	87,147	87.89%	Eating Places	5,619,141	6,157,474	9.58%
20,629	8,812	-57.28%	Apparel Stores	1,439,908	1,632,894	13.40%
5,512	2,373	-56.95%	Home Furnishings	1,207,058	1,176,698	-2.52%
855,861	837,130	-2.19%	General Retail	8,502,159	8,467,682	-0.41%
163,421	70,202	-57.04%	Transportation/Utilities	3,504,557	3,365,065	-3.98%
1,156,934	1,232,541	6.54%	Automotive Trade	1,632,596	1,733,241	6.16%
4,701	50,321	970.43%	Building Material-Retail	1,418,662	1,522,394	7.31%
3,307,457	3,077,207	-6.96%	Construction Use Tax	0	0	na
0	0	na	Construction Sales Tax	201,433	168,331	-16.43%
30,544	16,779	-45.07%	Consumer Electronics	1,301,712	1,114,062	-14.42%
1,590,325	1,752,889	10.22%	Computer Related Business	1,333,695	1,035,266	-22.38%
2,307,987	2,076,220	-10.04%	All Other	3,802,878	3,688,410	-3.01%
9,598,627	9,234,634	-3.79%	Total Sales and Use Tax	35,575,036	36,139,567	1.59%

USE TAX BY CATEGORY

SALES TAX BY CATEGORY

JUNE YTD Actual			Geographic Code	JUNE YTD Actual		
2011	2012	% Change		2011	2012	% Change
22,441	29,543	31.65%	North Broadway	604,062	624,049	3.31%
145,894	128,519	-11.91%	Downtown	2,855,079	2,933,683	2.75%
10,939	3,267	-70.13%	Downtown Extension	170,726	339,376	98.78%
44,896	14,280	-68.19%	UHGED (the "hill")	499,756	502,567	0.56%
14,544	37,745	159.52%	East Downtown	264,915	275,927	4.16%
57,035	32,578	-42.88%	N. 28th St. Commercial	2,126,537	2,198,639	3.39%
65,225	9,962	-84.73%	N. Broadway Annex	226,285	214,463	-5.22%
10,574	265,972	2415.34%	University of Colorado	441,804	426,978	-3.36%
19,775	63,717	222.21%	Basemar	868,895	947,142	9.01%
323,874	1,379,872	326.05%	BVRC	7,846,868	8,216,974	4.72%
63,382	195,797	208.92%	29th Street	3,154,641	3,462,227	9.75%
23,477	17,554	-25.23%	Table Mesa	1,111,754	1,133,727	1.98%
6,704	5,445	-18.78%	The Meadows	443,620	402,314	-9.31%
804,599	1,015,974	26.27%	All Other Boulder	1,279,221	1,357,911	6.15%
126,040	44,624	-64.60%	Boulder County	407,472	460,087	12.91%
574,753	214,025	-62.76%	Metro Denver	1,557,485	1,249,607	-19.77%
29,056	15,771	-45.72%	Colorado All Other	86,316	97,363	12.80%
1,279,719	779,659	-39.08%	Out of State	4,813,731	4,286,626	-10.95%
909	7,118	683.06%	Airport	7,044	9,519	35.14%
2,452,594	1,936,865	-21.03%	Gunbarrel Industrial	435,045	499,014	14.70%
10,521	2,650	-74.81%	Gunbarrel Commercial	502,446	534,623	6.40%
12,703	13,074	2.92%	Pearl Street Mall	1,097,761	1,243,267	13.25%
1,654,971	1,233,155	-25.49%	Boulder Industrial	2,339,772	2,480,724	6.02%
639,759	569,094	-11.05%	Unlicensed Receipts	114,027	41,915	-63.24%
1,113,867	1,186,853	6.55%	County Clerk	0	0	na
90,375	31,521	-65.12%	Public Utilities	2,319,772	2,200,845	-5.13%
9,598,627	9,234,634	-3.79%	Total Sales and Use Tax	35,575,036	36,139,567	1.59%

TOTAL CITY SALES AND USE TAX COLLECTIONS

REVENUE CATEGORY	YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	% Change in Taxable Sales
RETAIL SALES TAX	2005	4,255,041	4,453,370	5,232,389	4,353,026	4,576,864	5,535,196	4,494,079	5,013,379	5,550,916	4,541,790	4,769,700	6,932,929	59,708,680	2.54%
	2006	4,734,249	4,645,436	5,537,253	4,659,458	4,882,331	6,129,363	4,737,773	5,237,757	6,156,056	4,950,305	4,387,847	7,891,618	63,949,446	7.10%
Rate Chg 3.41%>3.56%	2007	5,118,353	5,014,615	6,918,421	4,965,981	5,500,701	6,712,841	5,565,371	6,393,028	6,954,377	5,747,963	5,695,703	8,411,484	72,998,838	9.34%
Rate Chg3.56%>3.41%	2008	5,197,400	5,105,109	6,005,946	5,331,447	5,488,450	6,572,335	5,508,796	6,258,640	6,620,535	5,382,779	5,255,155	7,443,455	70,170,045	0.35%
Rate3.41%	2009	4,919,570	4,659,632	5,850,038	5,077,648	5,131,444	6,428,343	5,206,770	5,790,533	6,093,314	5,170,325	4,735,769	7,814,230	66,877,613	-4.69%
	2010	4,576,034	5,386,190	6,196,697	5,320,225	5,470,595	6,895,283	5,522,076	5,943,315	6,855,385	5,652,938	5,240,211	8,414,157	71,473,106	6.87%
	2011	5,394,367	5,132,437	6,692,597	5,630,200	5,708,608	7,016,826	5,580,953	6,531,707	7,286,644	5,765,805	5,830,545	8,390,145	74,960,833	4.88%
	2012	5,363,541	5,129,096	6,754,740	5,599,150	5,988,770	7,304,270							36,139,567	-51.79%
Change from prior year (Month)		-0.57%	-0.07%	0.93%	-0.55%	4.91%	4.10%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		-0.57%	-0.32%	0.16%	-0.01%	0.97%	1.59%	-12.19%	-24.22%	-34.26%	-40.50%	-45.71%	-51.79%		
CONSUMER USE TAX (includes Motor Vehicle)	2005	827,887	507,036	951,085	1,016,614	1,103,592	1,001,048	864,720	788,465	1,094,030	758,937	968,467	1,248,300	11,130,180	8.95%
	2006	686,686	517,101	1,277,146	577,144	964,529	1,813,362	895,403	776,258	1,054,696	727,776	1,092,224	1,287,157	10,637,482	-4.43%
Rate Chg 3.41%>3.56%	2007	763,650	574,006	975,178	888,726	733,196	858,072	975,456	652,501	923,667	732,463	716,317	1,575,908	10,369,140	-6.63%
RateChg3.56%>3.41%	2008	818,034	991,472	1,109,160	669,214	736,901	1,067,769	732,334	596,399	899,934	989,683	599,876	1,253,267	10,464,043	5.35%
Rate3.41%	2009	909,558	657,250	1,062,587	997,891	531,724	790,819	858,325	1,299,767	989,089	741,578	698,452	1,600,457	11,137,497	6.44%
	2010	687,502	778,796	913,223	701,931	662,382	945,800	620,328	633,593	909,315	752,143	618,493	1,366,131	9,589,636	-13.90%
	2011	1,247,135	650,595	1,034,670	727,395	850,561	1,166,185	958,724	771,357	1,044,032	703,092	903,665	1,410,793	11,468,205	19.59%
	2012	763,425	768,580	859,971	976,451	1,212,071	1,033,899							5,614,397	-51.04%
Change from prior year (Month)		-38.79%	18.13%	-16.88%	34.24%	42.50%	-11.34%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		-38.79%	-19.27%	-18.43%	-7.96%	1.56%	-1.09%	-15.39%	-24.20%	-33.56%	-38.67%	-44.18%	-51.04%		
CONSTRUCTION USE TAX	2005	912,585	782,540	287,865	461,878	456,073	913,197	186,408	235,308	282,503	276,247	288,104	514,975	5,597,684	83.59%
	2006	197,263	331,341	420,749	294,094	337,237	774,420	352,533	261,409	343,749	559,975	410,958	1,018,272	5,302,000	-5.28%
Rate Chg 3.41%>3.56%	2007	293,078	347,860	112,016	293,061	621,413	430,207	1,119,425	259,226	421,376	286,524	376,978	253,590	4,814,755	-13.02%
RateChg3.56%>3.41%	2008	330,080	347,219	748,549	454,797	327,855	241,649	100,759	442,652	347,954	217,885	107,831	381,753	4,048,982	-12.21%
Rate3.41%	2009	944,905	111,907	425,028	776,511	279,761	995,132	721,209	676,301	235,485	223,169	591,970	1,467,798	7,449,176	83.98%
	2010	591,599	242,591	245,829	362,619	226,230	1,921,675	1,075,078	467,423	245,361	234,021	406,868	531,670	6,550,964	-12.06%
	2011	622,872	281,210	274,661	240,970	2,150,036	352,336	352,846	455,211	478,988	314,958	177,137	471,157	6,172,383	-5.78%
	2012	385,392	1,697,323	315,856	503,719	342,448	375,499		0					3,620,237	-41.35%
Change from prior year (Month)		-38.13%	503.58%	15.00%	109.04%	-84.07%	6.57%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		-38.13%	130.37%	103.49%	104.43%	-9.10%	-7.70%	-15.31%	-23.46%	-30.50%	-34.46%	-36.50%	-41.35%		
TOTAL FOR MONTH & CHANGE FROM PREVIOUS YEAR (MONTH & YTD)															
Rate 3.41%	2005	5,995,513	5,742,946	6,471,340	5,831,518	6,136,529	7,449,441	5,545,207	6,037,152	6,927,449	5,576,974	6,026,271	8,696,204	76,436,545	6.91%
	2006	5,618,198	5,493,878	7,235,148	5,530,696	6,184,096	7,685,145	5,985,709	6,275,424	7,554,500	6,238,056	5,891,030	10,197,046	79,888,928	4.52%
Rate Chg 3.41%>3.56%	2007	6,175,081	5,936,481	8,005,615	6,147,768	6,855,311	8,001,120	7,660,252	7,304,754	8,299,420	6,786,951	6,788,999	10,240,982	88,182,732	5.73%
RateChg3.56%>3.41%	2008	6,345,513	6,443,800	7,863,654	6,455,459	6,553,206	7,881,753	6,341,889	7,297,691	7,868,423	6,590,347	5,962,862	9,078,475	84,683,070	0.26%
Rzte3.41%	2009	6,774,033	5,428,789	7,337,653	6,852,049	5,942,929	8,214,294	6,786,304	7,766,601	7,317,887	6,135,072	6,026,191	10,882,485	85,464,286	0.92%
	2010	5,855,134	6,407,577	7,355,749	6,384,774	6,359,207	9,762,758	7,217,482	7,044,332	8,010,061	6,639,102	6,265,572	10,311,957	87,613,706	2.51%
	2011	7,264,374	6,064,242	8,001,928	6,598,565	8,709,205	8,535,347	6,892,523	7,758,275	8,809,664	6,783,855	6,911,348	10,272,096	92,601,421	5.69%
	2012	6,512,359	7,594,999	7,930,567	7,079,320	7,543,289	8,713,668	0	0	0	0	0	0	45,374,201	-51.00%
Less Refunds	2004	-1,343	-10,505	-636	-872	-5,963	-151	-1,299	-4,643	-244	-27,318	-5,758	-4,330	-63,061	
	2005	-246	-66,044	-909	-2,666	-1,647	-10,080	-3,062	-4,207	-846	-1,586	0	-4,757	-96,051	
	2006	-40,302	-5,272	-22,761	-363	-5,099	0	0	-7,568	-806	-5,947	-406	-16,773	-105,296	
	2007	0	-38,291	-2,013	-729	-9,326	-14,547	-14,440	-677	0	-5,963	0	-5,015	-91,001	
	2008	-978	0	-46,974	-1,409	0	-2,375	-445	-9,493	-1,429	0	-48,521	-500	-112,123	
Less Refunds	2009	-3,335	0	0	-1,111	-602	-692	-967	-3,520	-2,747	-179,087	-65,331	-26,376	-283,770	
	2010	-3,469	-68,130	-35,924	-1,444	-43,920	-3,832	-1,648	-4,204	-7,969	0	-12,480	-214	-183,234	
	2011	-8,569	-2,479	-1,188	-2,918	0	0	-7,175	0	0	-162	0	0	-162,690	
Adjusted total	2005	5,995,266	5,676,902	6,470,431	5,828,852	6,134,882	7,439,361	5,542,145	6,032,946	6,926,603	5,575,388	6,026,271	8,691,446	76,340,493	6.87%
	2006	5,577,896	5,488,606	7,212,388	5,530,333	6,178,998	7,685,145	5,985,709	6,267,856	7,553,694	6,232,110	5,890,624	10,180,273	79,783,631	4.51%
Rate Chg3.41%>3.56%	2007	6,175,081	5,898,190	8,003,602	6,147,039	6,845,984	7,986,572	7,645,812	7,304,077	8,299,420	6,760,988	6,788,999	10,235,967	88,091,731	5.76%
RateChg3.56%>3.41%	2008	6,344,536	6,443,800	7,816,680	6,454,050	6,553,206	7,879,378	6,341,444	7,288,198	7,866,995	6,590,347	5,914,341	9,077,975	84,570,947	0.23%
Rate3.41%	2009	6,770,698	5,428,789	7,337,653	6,850,938	5,942,327	8,213,602	6,785,337	7,763,080	7,315,140	5,955,985	5,960,860	10,856,109	85,180,517	0.72%
	2010	5,851,665	6,339,447	7,319,826	6,383,330	6,315,288	9,758,926	7,215,834	7,040,127	8,002,092	6,639,102	6,253,092	10,311,744	87,430,472	2.64%
	2011	7,255,806	6,061,763	8,000,739	6,595,647	8,709,205	8,535,347	6,885,348	7,758,275	8,809,664	6,783,693	6,911,348	10,131,897	92,438,731	5.73%
	2012	6,512,359	7,594,999	7,930,567	7,079,320	7,543,289	8,713,668	0	0	0	0	0	0	45,374,201	-50.91%
% Change (month)		-10.25%	25.29%	-0.88%	7.33%	-13.39%	2.09%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
% Change (YTD)		-10.25%	5.93%	3.38%	4.31%	0.10%	0.48%	-12.82%	-24.13%	-33.87%	-39.82%	-44.87%	-50.91%		