



SAUSALITO MARIN CITY SCHOOL DISTRICT

Board of Trustees: Joshua Barrow - President, Ida Green - Vice President, Debra Turner – Clerk, Thomas Newmeyer, Caroline Van Alst
Superintendent: Will McCoy

Sausalito Marin City School District Agenda for the Special Meeting of the Board of Trustees Bayside Martin Luther King Jr. Academy 200 Phillips Drive, Marin City, CA 94965

Thursday, June 14, 2018

6:00 p.m. Bayside Martin Luther King Jr. Academy Multi-Purpose Room

- 1. OPEN SESSION – Call to Order**
- 2. PRESENTATION AND DISCUSSION**
 - 2.01 Wulff Hansen – Municipal Advisor**
Wulff Hansen will provide an analysis of prepayment options for the district's Certification of Participation (COP).
- 3. ADJOURNMENT**

Sausalito Marin City School District

Agenda Item: 2.01

Date: June 14, 2018

- | | |
|--|---|
| <input type="checkbox"/> Correspondence | <input type="checkbox"/> Consent Agenda |
| <input checked="" type="checkbox"/> Reports | |
| <input type="checkbox"/> General Functions | |
| <input type="checkbox"/> Pupil Services | |
| <input type="checkbox"/> Personnel Services | |
| <input type="checkbox"/> Financial & Business Procedures | |
| <input type="checkbox"/> Curriculum and Instruction | |
| <input type="checkbox"/> Policy Development | |
| <input type="checkbox"/> Public Hearings | |

Item Requires Board Action: ☐ Item is for Information Only: ☒

Item: Presentation by Wulff Hansen – Municipal Advisor

Background: At the April Board Meeting, the Board approved a short-term contract with Wulff, Hansen and Company to perform calculations related to the possible use of Seismic Retrofit funds (\$374,000) or the District Office Fire Insurance claim funds (\$1,200,000) to reduce future payments of the Certificate of Participation (COP) bond debt. The bond debt was incurred when the District placed the Primary Modular Classrooms (Kindergarten, First, Second and Third Grade) onto the Bayside MLK campus when Bayside was moved from its original campus in Sausalito.

We have asked Mark Pressman, Municipal Advisor, to provide the Board with an analysis of various debt payment options. Should the Board choose to utilize the referenced funds for bond prepayment in lieu of addressing construction and/or modernization needs, the attached analysis provides a highlight of immediate and long term budget relief benefits.

1. Use of the Seismic Retrofit Funds (\$374,000) toward the Bond prepayment.

- a. Scenario 4.1 provides the greatest immediate budget/cash flow relief
 - i. \$185,250 annual budget relief through 2018
 - ii. \$370,500 total debt savings
- b. Scenario 1.1 provides the greatest overall debt savings
 - i. \$12,425 annual budget relief through 2041
 - ii. \$653,638 total debt savings

2. Use of the District Office Fire Insurance Funds (\$1,200,000) toward the Bond prepayment.

- a. Scenario 4.__ provides the greatest immediate budget/cash flow relief (To be provided)
 - i. \$_____ annual budget relief through _____
 - ii. \$_____ total debt savings
- b. Scenario 1.2 provides the greatest overall debt savings
 - i. \$40,633 annual budget relief through 2036
 - ii. \$2,047,521 total debt savings

3. Use of the Seismic Retrofit Funds plus the District Office Fire Insurance Claim toward the Bond prepayment.

- a. Scenario 4.2 provides the greatest immediate budget/cash flow relief
 - i. \$194,080 (approx.) annual budget relief through 2026
 - ii. \$1,570,500 total debt savings
- b. Scenario 1.3 provides the greatest overall debt savings
 - i. \$53,225 annual budget relief through 2019
 - ii. \$2,626,163 total debt savings

Recommendation: Information Only At This Time

May 8, 2018

Sausalito Marin City School District

Cash Flow Relief Opportunity – General Fund

Prepared by:

*Wulff, Hansen & Co.
Mark Pressman*

100 Smith Ranch Rd, Suite 330
San Rafael, CA 94903
415-421-8900
www.wulffhansen.com



WULFF, HANSEN & CO.
ESTABLISHED 1951

Summary of Scenarios

If a scenario requires \$374,000, the District retains its ability to rebuild (Full Insurance Est. \$2.5 M)



If a scenario requires \$1,200,000 or more, the District forfeits access to balance of Full Insurance claim

	Scenario 1.1	Scenario 2.1	Scenario 3.1A	Scenario 3.1B	Scenario 1.2
Cost	\$374,000	\$374,000	\$374,000	\$374,000	\$1,200,000
Total Budget Relief	\$653,638	\$517,723	\$383,806	\$366,365	\$2,047,521
Approx. Annual Relief	\$12,425/180,000	\$20,709	\$54,105	\$91,591	\$40,633/193,000
Relief Timeframe (FY)	2019-2043	2019-2043	2019-2025	2019-2022	2019-2043
	Scenario 2.2	Scenario 3.2	Scenario 1.3	Scenario 2.3	Scenario 3.3
Cost	\$1,200,000	\$1,200,000	\$1,574,000	\$1,574,000	\$1,574,000
Total Budget Relief	\$1,695,461	\$1,344,303	\$2,626,163	\$2,232,476	\$1,851,605
Approx. Annual Relief	\$68,125	\$121,286	\$53,225/192,806	\$89,598	\$132,258
Relief Timeframe (FY)	2019-2043	2019-2029	2019-2043	2019-2043	2019-2032
Use Cash to Pay DS	Scenario 4.1	Scenario 4.2			
Cost	\$374,000	\$1,574,000			
Total Budget Relief	\$374,000	\$1,574,000			
Approx. Annual Relief	\$185,250	\$193,903			
Relief Timeframe (FY)	2019-2020	2019-2026			

Legend:

- 1.0 Payoff Long Bonds
- 2.0 Level Savings
- 3.0 Payoff Short Bonds
- 4.0 Use Cash to Pay Short DS

Scenario 1.1
Amount: \$374,000

Goal: Pay Down 2 Longest Bonds

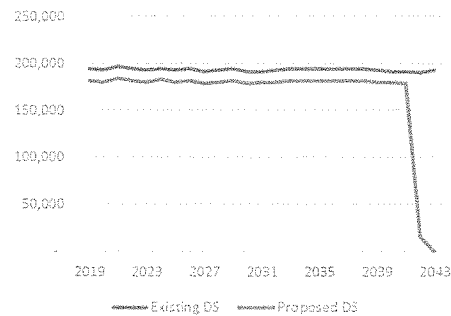
Current Average Annual
Payment: \$196K

Reduction in Pmts		Bds Redeemed
Beg. Avail Fds >>		356,900
2019	12,425	-
2020	12,425	-
2021	12,425	-
2022	12,425	-
2023	12,425	-
2024	12,425	-
2025	12,425	-
2026	12,425	-
2027	12,425	-
2028	12,425	-
2029	12,425	-
2030	12,425	-
2031	12,425	-
2032	12,425	-
2033	12,425	-
2034	12,425	-
2035	12,425	-
2036	12,425	-
2037	12,425	-
2038	12,425	-
2039	12,425	-
2040	12,425	-
2041	12,425	-
2042	174,538	165,000
2043	193,325	190,000
End Avail Fds >>		1,900
653,638 << Total Savings		

Sources & Uses of Available Funds	
Sources	
Beg. Available Funds	374,000
Total Sources	374,000
Uses	
Call Premium	7,100
Approx. Fees & MISC	10,000
Paydowns	355,000
Ending Residual Funds	1,900
Total Uses	374,000

Beg. Principal	3,295,000
Bonds Redeemed	355,000
Ending Principal	2,940,000
Total Savings	653,638
Overall Interest Savings	298,638

Proposed vs Existing Debt Service



Scenario 2.1
Amount: \$374,000

Goal: Level Savings

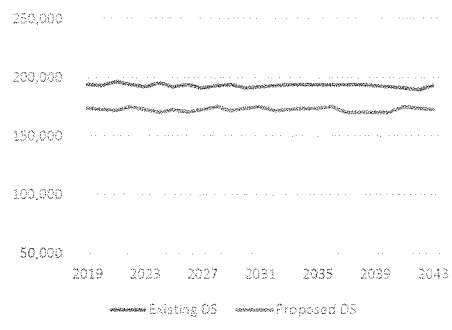
Current Average Annual
Payment: \$196K

	Reduction in Pmts	Bds Redeemed
	Beg. Avail Fds >>	356,900
2019	20,620	10,000
2020	20,490	10,000
2021	25,293	15,000
2022	20,065	10,000
2023	19,850	10,000
2024	24,544	15,000
2025	19,220	10,000
2026	23,881	15,000
2027	18,533	10,000
2028	18,245	10,000
2029	22,875	15,000
2030	17,498	10,000
2031	17,190	10,000
2032	21,799	15,000
2033	21,323	15,000
2034	20,824	15,000
2035	20,306	15,000
2036	19,789	15,000
2037	24,185	20,000
2038	23,495	20,000
2039	22,800	20,000
2040	22,100	20,000
2041	16,488	15,000
2042	15,963	15,000
2043	20,350	20,000
	End Avail Fds >>	1,900
	517,723 << Total Savings	

Sources & Uses of Available Funds	
Sources	
Beg. Available Funds	374,000
Total Sources	374,000
Uses	
Call Premium	7,100
Approx. Fees & MISC	10,000
Paydowns	355,000
Ending Residual Funds	1,900
Total Uses	374,000

Beg. Principal	3,295,000
Bonds Redeemed	355,000
Ending Principal	2,940,000
Total Savings	517,723
Overall Interest Savings	162,723

Proposed vs Existing Debt Service



Scenario 3.1A
Amount: \$374,000

Goal: Pay Down 7 Shortest Maturities

Current Average Annual
Payment: \$196K

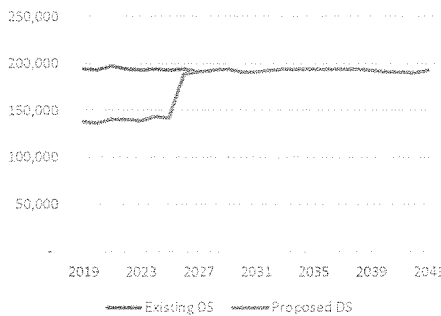
	Reduction in Pmts	Bds Redeemed
	Beg. Avail Fds >>	356,900
2019	56,738	50,000
2020	56,088	50,000
2021	55,313	50,000
2022	54,388	50,000
2023	53,313	50,000
2024	52,100	50,000
2025	50,800	50,000
2026	5,069	5,000
2027	-	-
2028	-	-
2029	-	-
2030	-	-
2031	-	-
2032	-	-
2033	-	-
2034	-	-
2035	-	-
2036	-	-
2037	-	-
2038	-	-
2039	-	-
2040	-	-
2041	-	-
2042	-	-
2043	-	-
	End Avail Fds >>	1,900

383,806 << Total Savings

Sources & Uses of Available Funds	
Sources	
Beg. Available Funds	374,000
Total Sources	374,000
Uses	
Call Premium	7,100
Approx. Fees & MISC	10,000
Paydowns	355,000
Ending Residual Funds	1,900
Total Uses	374,000

Beg. Principal	3,295,000
Bonds Redeemed	355,000
Ending Principal	2,940,000
Total Savings	383,806
Overall Interest Savings	28,806

Proposed vs Existing Debt Service



Scenario 3.1B
Amount: \$374,000

Goal: Pay Down 4 Shortest Maturities

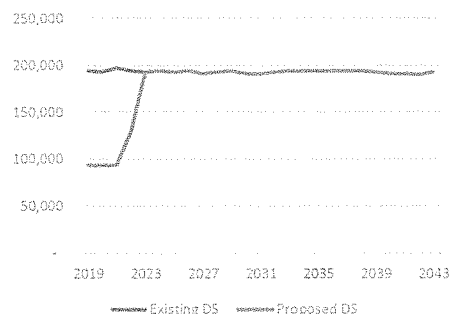
**Current Average Annual
Payment: \$196K**

	Reduction in Pmts	Bds Redeemed
	Beg. Avail Fds >>	356,900
2019	99,900	95,000
2020	98,665	95,000
2021	102,150	100,000
2022	65,650	65,000
2023	-	-
2024	-	-
2025	-	-
2026	-	-
2027	-	-
2028	-	-
2029	-	-
2030	-	-
2031	-	-
2032	-	-
2033	-	-
2034	-	-
2035	-	-
2036	-	-
2037	-	-
2038	-	-
2039	-	-
2040	-	-
2041	-	-
2042	-	-
2043	-	-
	End Avail Fds >>	1,900
	366,365 << Total Savings	

Sources & Uses of Available Funds	
Sources	
Beg. Available Funds	374,000
Total Sources	374,000
Uses	
Call Premium	7,100
Approx. Fees & MISC	10,000
Paydowns	355,000
Ending Residual Funds	1,900
Total Uses	374,000

Beg. Principal	3,295,000
Bonds Redeemed	355,000
Ending Principal	2,940,000
Total Savings	366,365
Overall Interest Savings	11,365

Proposed vs Existing Debt Service



**Sausalito
Marin City
School District**

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Scenario 1.2
Amount: \$1,200,000

Goal: Pay Down 7 Longest Bonds

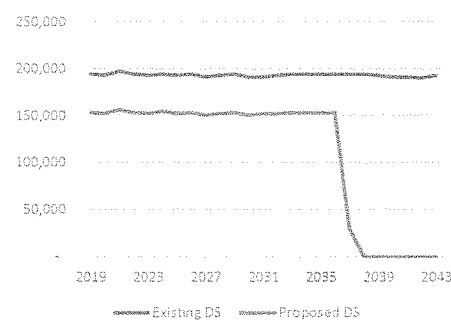
Current Average Annual
Payment: \$196K

	Reduction in Pmts	Bds Redeemed
	Beg. Avail Fds >>	1,166,700
2019	40,633	-
2020	40,633	-
2021	40,633	-
2022	40,633	-
2023	40,633	-
2024	40,633	-
2025	40,633	-
2026	40,633	-
2027	40,633	-
2028	40,633	-
2029	40,633	-
2030	40,633	-
2031	40,633	-
2032	40,633	-
2033	40,633	-
2034	40,633	-
2035	40,633	-
2036	40,633	-
2037	163,476	125,000
2038	193,560	160,000
2039	192,913	165,000
2040	192,050	170,000
2041	191,013	175,000
2042	189,800	180,000
2043	193,325	190,000
	End Avail Fds >>	1,700
	2,047,521 << Total Savings	

Sources & Uses of Available Funds	
Sources	
Beg. Available Funds	1,200,000
Total Sources	1,200,000
Uses	
Call Premium	23,300
Approx. Fees & MISC	10,000
Paydowns	1,165,000
Ending Residual Funds	1,700
Total Uses	1,200,000

Beg. Principal	3,295,000
Bonds Redeemed	1,165,000
Ending Principal	2,130,000
Total Savings	2,047,521
Overall Interest Savings	882,521

Proposed vs Existing Debt Service



Scenario 2.2
Amount: \$1,200,000

Goal: Level Savings

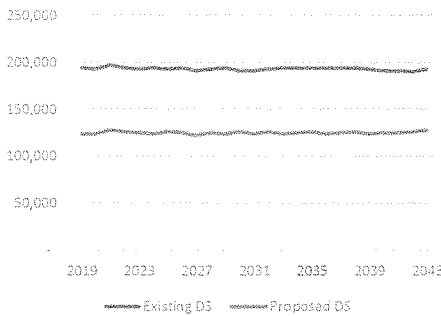
Current Average Annual
Payment: \$196K

	Reduction in Pmts	Bds Redeemed
	Beg. Avail Fds >>	1,166,700
2019	69,948	35,000
2020	69,493	35,000
2021	68,950	35,000
2022	68,303	35,000
2023	67,550	35,000
2024	71,638	40,000
2025	65,664	35,000
2026	69,650	40,000
2027	68,530	40,000
2028	67,380	40,000
2029	71,125	45,000
2030	64,840	40,000
2031	68,533	45,000
2032	67,126	45,000
2033	70,618	50,000
2034	68,955	50,000
2035	67,230	50,000
2036	70,419	55,000
2037	68,521	55,000
2038	66,624	55,000
2039	69,625	60,000
2040	67,525	60,000
2041	65,425	60,000
2042	63,325	60,000
2043	66,138	65,000
	End Avail Fds >>	1,700
	1,703,131 << Total Savings	

Sources & Uses of Available Funds	
Sources	
Beg. Available Funds	1,200,000
Total Sources	1,200,000
Uses	
Call Premium	23,300
Approx. Fees & MISC	10,000
Paydowns	1,165,000
Ending Residual Funds	1,700
Total Uses	1,200,000

Beg. Principal	3,295,000
Bonds Redeemed	1,165,000
Ending Principal	2,130,000
Total Savings	1,703,131
Overall Interest Savings	538,131

Proposed vs Existing Debt Service



Scenario 3.2
Amount: \$1,200,000

Goal: Pay down 11 Shortest Maturities

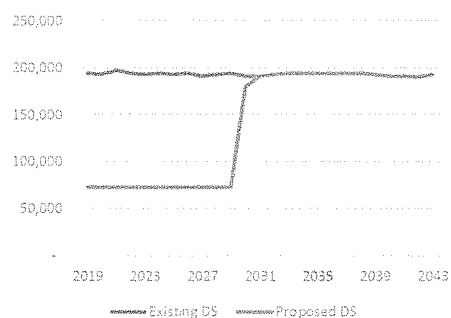
Current Average Annual
Payment: \$196K

	Reduction in Pmts	Bds Redeemed
	Beg. Avail Fds >>	1,166,700
2019	121,760	95,000
2020	120,525	95,000
2021	124,010	100,000
2022	122,160	100,000
2023	120,010	100,000
2024	122,521	105,000
2025	119,791	105,000
2026	121,888	110,000
2027	118,808	110,000
2028	120,573	115,000
2029	122,105	120,000
2030	10,153	10,000
2031	-	-
2032	-	-
2033	-	-
2034	-	-
2035	-	-
2036	-	-
2037	-	-
2038	-	-
2039	-	-
2040	-	-
2041	-	-
2042	-	-
2043	-	-
	End Avail Fds >>	1,700
	1,344,303 << Total Savings	

Sources & Uses of Available Funds	
Sources	
Beg. Available Funds	1,200,000
Total Sources	1,200,000
Uses	
Call Premium	23,300
Approx. Fees & MISC	10,000
Paydowns	1,165,000
Ending Residual Funds	1,700
Total Uses	1,200,000

Beg. Principal	3,295,000
Bonds Redeemed	1,165,000
Ending Principal	2,130,000
Total Savings	1,344,303
Overall Interest Savings	179,303

Proposed vs Existing Debt Service



Scenario 1.3
Amount: \$1,574,000

Goal: Pay Down 10 Longest Bonds

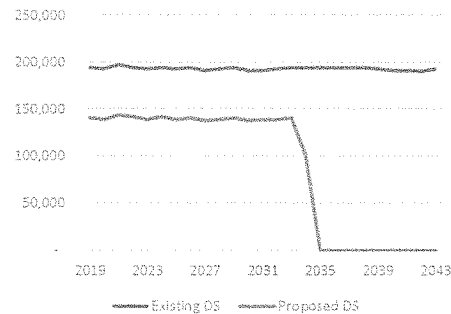
Current Average Annual
Payment: \$196K

	Reduction in Pmts	Bds Redeemed
	Beg. Avail Fds >>	1,533,400
2019	53,225	-
2020	53,225	-
2021	53,225	-
2022	53,225	-
2023	53,225	-
2024	53,225	-
2025	53,225	-
2026	53,225	-
2027	53,225	-
2028	53,225	-
2029	53,225	-
2030	53,225	-
2031	53,225	-
2032	53,225	-
2033	53,225	-
2034	92,535	40,000
2035	194,344	145,000
2036	194,255	150,000
2037	193,994	155,000
2038	193,560	160,000
2039	192,913	165,000
2040	192,050	170,000
2041	191,013	175,000
2042	189,800	180,000
2043	193,325	190,000
	End Avail Fds >>	3,400
	2,626,163 << Total Savings	

Sources & Uses of Available Funds	
Sources	
Beg. Available Funds	1,574,000
Total Sources	1,574,000
Uses	
Call Premium	30,600
Approx. Fees & MISC	10,000
Paydowns	1,530,000
Ending Residual Funds	3,400
Total Uses	1,574,000

Beg. Principal	3,295,000
Bonds Redeemed	1,530,000
Ending Principal	1,765,000
Total Savings	2,626,163
Overall Interest Savings	1,096,163

Proposed vs Existing Debt Service



Scenario 2.3
Amount: \$1,574,000

Goal: Level Savings

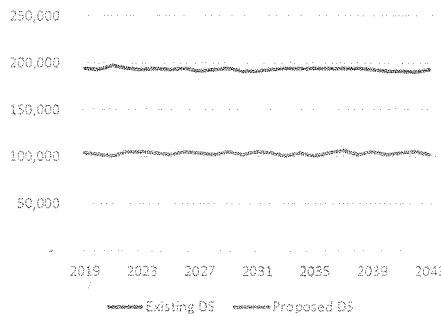
Current Average Annual
Payment: \$196K

	Reduction in Pmts	Bds Redeemed
	Beg. Avail Fds >>	1,533,400
2019	90,933	45,000
2020	90,348	45,000
2021	94,608	50,000
2022	88,733	45,000
2023	87,765	45,000
2024	91,610	50,000
2025	90,310	50,000
2026	88,960	50,000
2027	87,560	50,000
2028	91,050	55,000
2029	89,428	55,000
2030	87,764	55,000
2031	86,073	55,000
2032	89,275	60,000
2033	92,290	65,000
2034	90,129	65,000
2035	92,800	70,000
2036	90,385	70,000
2037	87,970	70,000
2038	90,469	75,000
2039	87,863	75,000
2040	90,150	80,000
2041	87,350	80,000
2042	84,550	80,000
2043	91,575	90,000
	End Avail Fds >>	3,400
	2,239,944 << Total Savings	

Sources & Uses of Available Funds	
Sources	
Beg. Available Funds	1,574,000
Total Sources	1,574,000
Uses	
Call Premium	30,600
Approx. Fees & MISC	10,000
Paydowns	1,530,000
Ending Residual Funds	3,400
Total Uses	1,574,000

Beg. Principal	3,295,000
Bonds Redeemed	1,530,000
Ending Principal	1,765,000
Total Savings	2,239,944
Overall Interest Savings	709,944

Proposed vs Existing Debt Service



Scenario 3.3
Amount: \$1,574,000

Goal: Pay down 14 Shortest Maturities

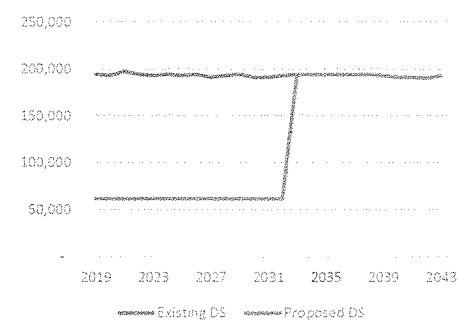
**Current Average Annual
Payment: \$196K**

	Reduction in Pmts	Bds Redeemed
	Beg. Avail Fds >>	1,533,400
2019	133,085	95,000
2020	131,850	95,000
2021	135,335	100,000
2022	133,485	100,000
2023	131,335	100,000
2024	133,846	105,000
2025	131,116	105,000
2026	133,213	110,000
2027	130,133	110,000
2028	131,898	115,000
2029	133,430	120,000
2030	129,800	120,000
2031	131,033	125,000
2032	132,048	130,000
2033	-	-
2034	-	-
2035	-	-
2036	-	-
2037	-	-
2038	-	-
2039	-	-
2040	-	-
2041	-	-
2042	-	-
2043	-	-
	End Avail Fds >>	3,400
	1,851,605 << Total Savings	

Sources & Uses of Available Funds	
Sources	
Beg. Available Funds	1,574,000
Total Sources	1,574,000
Uses	
Call Premium	30,600
Approx. Fees & MISC	10,000
Paydowns	1,530,000
Ending Residual Funds	3,400
Total Uses	1,574,000

Beg. Principal	3,295,000
Bonds Redeemed	1,530,000
Ending Principal	1,765,000
Total Savings	1,851,605
Overall Interest Savings	321,605

Proposed vs Existing Debt Service



Scenario 4.1
Amount: \$374,000

Goal: Pay down 2 Shortest Maturities

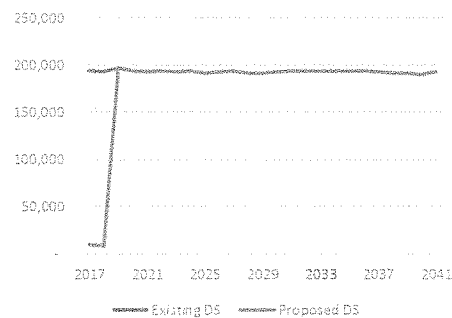
Current Average Annual
Payment: \$196K

	Reduction in Pmts	Bds Redeemed
	Beg. Avail Fds >>	370,500
2017	185,250	95,000
2018	185,250	95,000
2019	-	-
2020	-	-
2021	-	-
2022	-	-
2023	-	-
2024	-	-
2025	-	-
2026	-	-
2027	-	-
2028	-	-
2029	-	-
2030	-	-
2031	-	-
2032	-	-
2033	-	-
2034	-	-
2035	-	-
2036	-	-
2037	-	-
2038	-	-
2039	-	-
2040	-	-
2041	-	-
	End Avail Fds >>	-
	370,500 << Total Savings	-

Sources & Uses of Available Funds	
Sources	
Beg. Available Funds	374,000
Total Sources	374,000
Uses	
Call Premium	-
Approx. Fees & MISC	3,500
Paydowns	190,000
Ending Residual Funds	-
Total Uses	193,500

Beg. Principal	3,295,000
Bonds Redeemed	190,000
Ending Principal	3,105,000
Total Savings	370,500
Overall Interest Savings	180,500

Proposed vs Existing Debt Service



Scenario 4.2
Amount: \$1,574,000

Goal: Pay down 8 Shortest Maturities

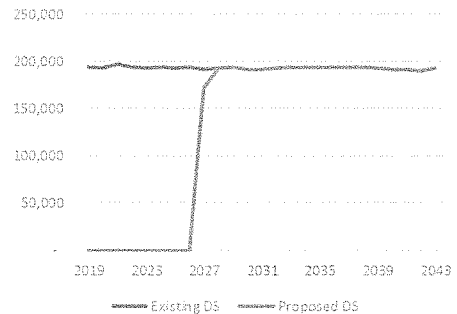
Current Average Annual
Payment: \$196K

	Reduction in Pmts	Bds Redeemed
	Beg. Avail Fds >>	1,570,500
2019	194,080	95,000
2020	192,845	95,000
2021	196,330	100,000
2022	194,480	100,000
2023	192,330	100,000
2024	194,841	105,000
2025	192,111	105,000
2026	194,208	110,000
2027	19,275	-
2028	-	-
2029	-	-
2030	-	-
2031	-	-
2032	-	-
2033	-	-
2034	-	-
2035	-	-
2036	-	-
2037	-	-
2038	-	-
2039	-	-
2040	-	-
2041	-	-
2042	-	-
2043	-	-
	End Avail Fds >>	0.5
	1,570,500 << Total Savings	

Sources & Uses of Available Funds	
Sources	
Beg. Available Funds	1,574,000
Total Sources	1,574,000
Uses	
Call Premium	-
Approx. Fees & MISC	3,500
Paydowns	810,000
Ending Residual Funds	0.5
Total Uses	813,501

Beg. Principal	3,295,000
Bonds Redeemed	810,000
Ending Principal	2,485,000
Total Savings	1,570,500
Overall Interest Savings	760,500

Proposed vs Existing Debt Service



Appendix: Proposed vs Existing Debt Service Schedules

Scenario 1.1
Amount: \$374,000

Existing Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	99,080	194,080
2020	95,000	97,845	192,845
2021	100,000	96,330	196,330
2022	100,000	94,480	194,480
2023	100,000	92,330	192,330
2024	105,000	89,841	194,841
2025	105,000	87,111	192,111
2026	110,000	84,208	194,208
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	3,295,000	1,533,883	4,828,883

Adjusted Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	86,655	181,655
2020	95,000	85,420	180,420
2021	100,000	83,905	183,905
2022	100,000	82,055	182,055
2023	100,000	79,905	179,905
2024	105,000	77,416	182,416
2025	105,000	74,686	179,686
2026	110,000	71,783	181,783
2027	110,000	68,703	178,703
2028	115,000	65,468	180,468
2029	120,000	62,000	182,000
2030	120,000	58,370	178,370
2031	125,000	54,603	179,603
2032	130,000	50,618	180,618
2033	135,000	46,410	181,410
2034	140,000	41,835	181,835
2035	145,000	36,919	181,919
2036	150,000	31,830	181,830
2037	155,000	26,569	181,569
2038	160,000	21,135	181,135
2039	165,000	15,488	180,488
2040	170,000	9,625	179,625
2041	175,000	3,588	178,588
2042	15,000	263	15,263
2043	-	-	-
Outstanding	2,940,000	1,235,245	4,175,245



Scenario 2.1
Amount: \$374,000

Existing Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	99,080	194,080
2020	95,000	97,845	192,845
2021	100,000	96,330	196,330
2022	100,000	94,480	194,480
2023	100,000	92,330	192,330
2024	105,000	89,841	194,841
2025	105,000	87,111	192,111
2026	110,000	84,208	194,208
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	3,295,000	1,533,883	4,828,883

Adjusted Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	85,000	88,460	173,460
2020	85,000	87,355	172,355
2021	85,000	86,038	171,038
2022	90,000	84,415	174,415
2023	90,000	82,480	172,480
2024	90,000	80,298	170,298
2025	95,000	77,891	172,891
2026	95,000	75,326	170,326
2027	100,000	72,595	172,595
2028	105,000	69,648	174,648
2029	105,000	66,550	171,550
2030	110,000	63,298	173,298
2031	115,000	59,838	174,838
2032	115,000	56,244	171,244
2033	120,000	52,513	172,513
2034	125,000	48,436	173,436
2035	130,000	44,038	174,038
2036	135,000	39,466	174,466
2037	135,000	34,809	169,809
2038	140,000	30,065	170,065
2039	145,000	25,113	170,113
2040	150,000	19,950	169,950
2041	160,000	14,525	174,525
2042	165,000	8,838	173,838
2043	170,000	2,975	172,975
Outstanding	2,940,000	1,371,160	4,311,160



Scenario 3.1A
Amount: \$374,000

Existing Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	99,080	194,080
2020	95,000	97,845	192,845
2021	100,000	96,330	196,330
2022	100,000	94,480	194,480
2023	100,000	92,330	192,330
2024	105,000	89,841	194,841
2025	105,000	87,111	192,111
2026	110,000	84,208	194,208
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	3,295,000	1,533,883	4,828,883

Adjusted Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	45,000	92,343	137,343
2020	45,000	91,758	136,758
2021	50,000	91,018	141,018
2022	50,000	90,093	140,093
2023	50,000	89,018	139,018
2024	55,000	87,741	142,741
2025	55,000	86,311	141,311
2026	105,000	84,139	189,139
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	2,940,000	1,505,076	4,445,076



Scenario 3.1B
Amount: \$374,000

Existing Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	99,080	194,080
2020	95,000	97,845	192,845
2021	100,000	96,330	196,330
2022	100,000	94,480	194,480
2023	100,000	92,330	192,330
2024	105,000	89,841	194,841
2025	105,000	87,111	192,111
2026	110,000	84,208	194,208
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	3,295,000	1,533,883	4,828,883

Adjusted Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	-	94,180	94,180
2020	-	94,180	94,180
2021	-	94,180	94,180
2022	35,000	93,830	128,830
2023	100,000	92,330	192,330
2024	105,000	89,841	194,841
2025	105,000	87,111	192,111
2026	110,000	84,208	194,208
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	2,940,000	1,522,518	4,462,518



Scenario 1.2
Amount: \$1,200,000

Existing Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	99,080	194,080
2020	95,000	97,845	192,845
2021	100,000	96,330	196,330
2022	100,000	94,480	194,480
2023	100,000	92,330	192,330
2024	105,000	89,841	194,841
2025	105,000	87,111	192,111
2026	110,000	84,208	194,208
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	3,295,000	1,533,883	4,828,883

Adjusted Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	58,448	153,448
2020	95,000	57,213	152,213
2021	100,000	55,698	155,698
2022	100,000	53,848	153,848
2023	100,000	51,698	151,698
2024	105,000	49,209	154,209
2025	105,000	46,479	151,479
2026	110,000	43,575	153,575
2027	110,000	40,495	150,495
2028	115,000	37,260	152,260
2029	120,000	33,793	153,793
2030	120,000	30,163	150,163
2031	125,000	26,395	151,395
2032	130,000	22,410	152,410
2033	135,000	18,203	153,203
2034	140,000	13,628	153,628
2035	145,000	8,711	153,711
2036	150,000	3,623	153,623
2037	30,000	518	30,518
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
2043	-	-	-
Outstanding	2,130,000	651,361	2,781,361



Scenario 2.2
Amount: \$1,200,000

Existing Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	99,080	194,080
2020	95,000	97,845	192,845
2021	100,000	96,330	196,330
2022	100,000	94,480	194,480
2023	100,000	92,330	192,330
2024	105,000	89,841	194,841
2025	105,000	87,111	192,111
2026	110,000	84,208	194,208
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	3,295,000	1,533,883	4,828,883

Adjusted Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	60,000	64,133	124,133
2020	60,000	63,353	123,353
2021	65,000	62,380	127,380
2022	65,000	61,178	126,178
2023	65,000	59,780	124,780
2024	65,000	58,204	123,204
2025	70,000	56,448	126,448
2026	70,000	54,558	124,558
2027	70,000	52,598	122,598
2028	75,000	50,513	125,513
2029	75,000	48,300	123,300
2030	80,000	45,955	125,955
2031	80,000	43,495	123,495
2032	85,000	40,916	125,916
2033	85,000	38,218	123,218
2034	90,000	35,305	125,305
2035	95,000	32,114	127,114
2036	95,000	28,836	123,836
2037	100,000	25,473	125,473
2038	105,000	21,936	126,936
2039	105,000	18,288	123,288
2040	110,000	14,525	124,525
2041	115,000	10,588	125,588
2042	120,000	6,475	126,475
2043	125,000	2,188	127,188
Outstanding	2,130,000	995,751	3,125,751



Scenario 3.2
Amount: \$1,200,000

Existing Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	99,080	194,080
2020	95,000	97,845	192,845
2021	100,000	96,330	196,330
2022	100,000	94,480	194,480
2023	100,000	92,330	192,330
2024	105,000	89,841	194,841
2025	105,000	87,111	192,111
2026	110,000	84,208	194,208
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	3,295,000	1,533,883	4,828,883

Adjusted Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	-	72,320	72,320
2020	-	72,320	72,320
2021	-	72,320	72,320
2022	-	72,320	72,320
2023	-	72,320	72,320
2024	-	72,320	72,320
2025	-	72,320	72,320
2026	-	72,320	72,320
2027	-	72,320	72,320
2028	-	72,320	72,320
2029	-	72,320	72,320
2030	110,000	70,643	180,643
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	2,130,000	1,354,580	3,484,580



Scenario 1.3
Amount: \$1,574,000

Existing Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	99,080	194,080
2020	95,000	97,845	192,845
2021	100,000	96,330	196,330
2022	100,000	94,480	194,480
2023	100,000	92,330	192,330
2024	105,000	89,841	194,841
2025	105,000	87,111	192,111
2026	110,000	84,208	194,208
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	3,295,000	1,533,883	4,828,883

Adjusted Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	45,855	140,855
2020	95,000	44,620	139,620
2021	100,000	43,105	143,105
2022	100,000	41,255	141,255
2023	100,000	39,105	139,105
2024	105,000	36,616	141,616
2025	105,000	33,886	138,886
2026	110,000	30,983	140,983
2027	110,000	27,903	137,903
2028	115,000	24,668	139,668
2029	120,000	21,200	141,200
2030	120,000	17,570	137,570
2031	125,000	13,803	138,803
2032	130,000	9,818	139,818
2033	135,000	5,610	140,610
2034	100,000	1,725	101,725
2035	-	-	-
2036	-	-	-
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
2043	-	-	-
Outstanding	1,765,000	437,720	2,202,720



Scenario 2.3
Amount: \$1,574,000

Existing Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	99,080	194,080
2020	95,000	97,845	192,845
2021	100,000	96,330	196,330
2022	100,000	94,480	194,480
2023	100,000	92,330	192,330
2024	105,000	89,841	194,841
2025	105,000	87,111	192,111
2026	110,000	84,208	194,208
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	3,295,000	1,533,883	4,828,883

Adjusted Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	50,000	53,148	103,148
2020	50,000	52,498	102,498
2021	50,000	51,723	101,723
2022	55,000	50,748	105,748
2023	55,000	49,565	104,565
2024	55,000	48,231	103,231
2025	55,000	46,801	101,801
2026	60,000	45,248	105,248
2027	60,000	43,568	103,568
2028	60,000	41,843	101,843
2029	65,000	39,998	104,998
2030	65,000	38,031	103,031
2031	70,000	35,955	105,955
2032	70,000	33,768	103,768
2033	70,000	31,545	101,545
2034	75,000	29,131	104,131
2035	75,000	26,544	101,544
2036	80,000	23,870	103,870
2037	85,000	21,024	106,024
2038	85,000	18,091	103,091
2039	90,000	15,050	105,050
2040	90,000	11,900	101,900
2041	95,000	8,663	103,663
2042	100,000	5,250	105,250
2043	100,000	1,750	101,750
Outstanding	1,765,000	823,939	2,588,939



Scenario 3.3
Amount: \$1,574,000

Existing Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	95,000	99,080	194,080
2020	95,000	97,845	192,845
2021	100,000	96,330	196,330
2022	100,000	94,480	194,480
2023	100,000	92,330	192,330
2024	105,000	89,841	194,841
2025	105,000	87,111	192,111
2026	110,000	84,208	194,208
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	3,295,000	1,533,883	4,828,883

Adjusted Debt Service			
FY Ending			
1-May	Principal	Interest	Total
2019	-	60,995	60,995
2020	-	60,995	60,995
2021	-	60,995	60,995
2022	-	60,995	60,995
2023	-	60,995	60,995
2024	-	60,995	60,995
2025	-	60,995	60,995
2026	-	60,995	60,995
2027	-	60,995	60,995
2028	-	60,995	60,995
2029	-	60,995	60,995
2030	-	60,995	60,995
2031	-	60,995	60,995
2032	-	60,995	60,995
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	1,765,000	1,212,278	2,977,278



Scenario 4.1
Amount: \$374,000

Existing Debt Service			
Year Ending			
1-May	Principal	Interest	Total
2017	95,000	99,080	194,080
2018	95,000	97,845	192,845
2019	100,000	96,330	196,330
2020	100,000	94,480	194,480
2021	100,000	92,330	192,330
2022	105,000	89,841	194,841
2023	105,000	87,111	192,111
2024	110,000	84,208	194,208
2025	110,000	81,128	191,128
2026	115,000	77,893	192,893
2027	120,000	74,425	194,425
2028	120,000	70,795	190,795
2029	125,000	67,028	192,028
2030	130,000	63,043	193,043
2031	135,000	58,835	193,835
2032	140,000	54,260	194,260
2033	145,000	49,344	194,344
2034	150,000	44,255	194,255
2035	155,000	38,994	193,994
2036	160,000	33,560	193,560
2037	165,000	27,913	192,913
2038	170,000	22,050	192,050
2039	175,000	16,013	191,013
2040	180,000	9,800	189,800
2041	190,000	3,325	193,325
Outstanding	3,295,000	1,533,883	4,828,883

Adjusted Debt Service			
Year Ending			
1-May	Principal	Interest	Total
2017	-	8,830	8,830
2018	-	7,595	7,595
2019	100,000	96,330	196,330
2020	100,000	94,480	194,480
2021	100,000	92,330	192,330
2022	105,000	89,841	194,841
2023	105,000	87,111	192,111
2024	110,000	84,208	194,208
2025	110,000	81,128	191,128
2026	115,000	77,893	192,893
2027	120,000	74,425	194,425
2028	120,000	70,795	190,795
2029	125,000	67,028	192,028
2030	130,000	63,043	193,043
2031	135,000	58,835	193,835
2032	140,000	54,260	194,260
2033	145,000	49,344	194,344
2034	150,000	44,255	194,255
2035	155,000	38,994	193,994
2036	160,000	33,560	193,560
2037	165,000	27,913	192,913
2038	170,000	22,050	192,050
2039	175,000	16,013	191,013
2040	180,000	9,800	189,800
2041	190,000	3,325	193,325
Outstanding	3,105,000	1,353,383	4,458,383



Scenario 4.2
Amount: \$1,574,000

Existing Debt Service			
Year Ending			
1-May	Principal	Interest	Total
2019	95,000	99,080	194,080
2020	95,000	97,845	192,845
2021	100,000	96,330	196,330
2022	100,000	94,480	194,480
2023	100,000	92,330	192,330
2024	105,000	89,841	194,841
2025	105,000	87,111	192,111
2026	110,000	84,208	194,208
2027	110,000	81,128	191,128
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	3,295,000	1,533,883	4,828,883

Adjusted Debt Service			
Year Ending			
1-May	Principal	Interest	Total
2019	-	-	-
2020	-	-	-
2021	-	-	-
2022	-	-	-
2023	-	-	-
2024	-	-	-
2025	-	-	-
2026	-	-	-
2027	110,000	61,853	171,853
2028	115,000	77,893	192,893
2029	120,000	74,425	194,425
2030	120,000	70,795	190,795
2031	125,000	67,028	192,028
2032	130,000	63,043	193,043
2033	135,000	58,835	193,835
2034	140,000	54,260	194,260
2035	145,000	49,344	194,344
2036	150,000	44,255	194,255
2037	155,000	38,994	193,994
2038	160,000	33,560	193,560
2039	165,000	27,913	192,913
2040	170,000	22,050	192,050
2041	175,000	16,013	191,013
2042	180,000	9,800	189,800
2043	190,000	3,325	193,325
Outstanding	2,485,000	773,383	3,258,383

