



Midpeninsula Regional
Open Space District

R-19-76
Meeting 19-15
June 12, 2019

AGENDA ITEM 8

AGENDA ITEM

Consideration of the Controller's Report on the Proposed Fiscal Year 2019-20 Budget

CONTROLLER'S RECOMMENDATION

Approve the Controller's Report on the Fiscal Year 2019-20 Budget.

SUMMARY

Beginning cash balances, estimated at a total of \$101.2 million, and projected Fiscal Year (FY) 2019-20 revenues are adequate to cover budgeted debt service, operating expenses, capital expenditures, and reserve requirements. Midpeninsula Regional Open Space District (District) long-term financial projections indicate that the proposed FY2019-20 budget is sustainable and consistent with District long-term plans and objectives.

DISCUSSION

The first attachment, **FY2018-19 Review**, compares my current forecast of FY2018-19 revenues and expenditures to the projections presented in my June 13, 2018 Controller's Report. Fiscal Year 2018-19 revenues are higher and spending lower than projected a year ago, leading to \$14 million larger forecasted year-end cash balances. The District will begin the new fiscal year with cash balances totaling about \$101.2 million -- \$52.6 million in the general fund, \$45.3 million in the Measure AA (MAA) fund, \$1.5 million in the Hawthorn endowment fund, and \$1.7 million in the bond premium account.

Current year tax revenue is exceeding expectations by about \$1.0 million (4%) due mostly to surprisingly large collections of supplemental taxes and redevelopment-related taxes. We are also experiencing significant positive variances in donations and in rental income (due to non-budgeted income from tenants in 5050 El Camino Real). General fund operational spending is again below budget (probably by 10-15%) and below my June 2018 projection, which assumed modest underspending. We plan to use the approximately \$2.0 million favorable variance in compensation expense to fund a \$2.0 million pension pre-payment in June 2019. Depending on CalPERS earnings in 2018-19 this should raise our funded ratio up toward 90%. General fund capital spending was dominated by the purchase of 5050 El Camino Real; other general fund capital spending is again under the original budget (probably by 45%) and about \$2.0 million under my June 2018 projection.

In November 2018, the Board approved the addition of \$13.0 million to committed general fund reserves. With the addition of another \$0.3 million for future repayment of the Hunt note, the

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committed general fund reserve balance would be \$24.1 million at the end of June 2019, leaving an estimated \$28.5 million non-committed fund balance, well above the minimum policy requirement of 30% of next year's budgeted tax revenue.

The second attachment, **FY2019-20 Cash Projection**, summarizes the proposed budget and my estimate of projected FY2019-20 results, breaking the income and spending into three sections: [1] the general fund, [2] the MAA capital fund, and [3] the Hawthorn endowment fund. The first column lists a summary of the proposed FY2019-20 budget. The second column shows my expectations, based on experience, of probable budget variances, including likely unbudgeted land purchases. The estimated beginning cash balances assume completion of a \$2.2 million land purchase in June and other capital and contract expenditures in the last two months of the current fiscal year, some of which could be delayed into FY2019-20.

The third attachment, **MROSD 30 Year Cash Flow Projection (FY20-49)**, includes the above projected FY2018-19 and 2019-20 numbers in the first two columns, and then projects forward year by year through FY2048-49 utilizing current staff estimates and updated assumptions. The proposed FY2019-20 budget fits comfortably within the long-term model. This model includes a few changes worth noting: [a] addition of an expenditure line for general fund land acquisitions, which have become significant; [b] an increase of base general fund capital expenditures from \$4.0 million per year to \$5.0 million; and [c] an increase of the ratio of projected grant income to MAA spending from 6% to 7%, due to a more successful grant program.

FY2019-20 General Fund Revenue

General fund tax revenue to be received between July 1, 2019 and June 30, 2020 is budgeted at \$52.1 million, a projected annual increase of 6.0%. This reflects a projected 6.6% increase in general fund current secured and unsecured property taxes, a 2.0% increase in redevelopment-related taxes, and a 6.0% decrease in supplemental property taxes (which assumes a possible slowdown in real estate transactions). This compares to an estimated 7.9% increase in general fund property tax revenue in the current fiscal year. The latest assessed valuation (AV) information indicates tax revenue will probably exceed this budget by at least \$250,000 and this higher amount is shown in the adjustment column of Attachment 2. The average annual increase in general fund tax revenue over the ten years ending June 30, 2019, has been 5.5%, including the impact of the deep recession in 2009-12. The average AV increase over the last seven years has been 7.5%. Tax revenue represents 93% of total budgeted general fund revenue. Projected non-tax general fund revenue includes \$730,000 of net rental income from 5050 El Camino Real and \$296,300 of grant income from Santa Clara Valley Water District.

FY2019-20 General Fund Expenditures

1. Operating Expenses are budgeted at \$37.0 million, or 71% of projected general fund tax revenue. If the District spends 92% of this operating budget, a higher percentage than the current year, operating spending would be at 65% of tax revenue. My projection assumes that we would choose to utilize about half of this projected underspending to make an additional pension pre-payment, leaving actual operating spending at 96% of budget and 68% of tax revenue—a level which is compatible with the long-term financial model. At 92% of budget, operating spending would be up about 16% over my forecast for current year actual spending (excluding the planned \$2.0 million June 2019

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pension pre-payment).

2. Non-MAA Capital Expenditures: The budget includes \$10.5 million for capital expenditure (capex) projects that do not qualify for MAA funding. Attachment 2 breaks this general fund capex into three lines: one for new staff facilities, one for general fund land acquisitions, and another for other general fund capex. The budget includes \$1.9 million related to new staff facilities, \$3.8 million for land acquisition, and \$4.9 million for other general fund capex. As shown in the middle column, I have assumed the completion of one additional \$1.6 million general fund land acquisition, and that 8% of the budgeted other general fund capex is delayed into the next fiscal year.
3. Debt Service: The debt service requirement for non-MAA debt for FY2019-20 is \$10.4 million, down 5% from the current year.

General Fund Reserves

If all general fund revenues, expenditures and reimbursements occur as projected, the June 30, 2020 general fund cash balance would be \$52.9 million, \$0.3 million higher than the starting balance. If we make no net changes to committed reserves, the non-committed fund balance would be about 53% of the following year budgeted tax revenue -- well above requirements.

FY2019-20 MAA Tax, Grant and Interest Revenue

This year's MAA tax levy must cover debt service requirements of the 2015 and 2018 Series General Obligation (GO) Bonds in September 2019, March 2020 and September 2020, net of existing cash and bond premium fund balances. Goodwin Consulting Group, our tax administration consultant, will be providing its tax rate recommendation later this month or in early July. We will bring this recommendation to the Board in July, for review and approval. Pending Goodwin's calculations, MAA tax revenue is budgeted at \$5.4 million. Grant revenue tied to MAA projects is budgeted at \$2.1 million.. Interest income on MAA funds should total around \$0.9 million.

FY2019-20 MAA Fund Capital Expenditures

The budget includes \$9.4 million of MAA capex, excluding purchases of land. Based on information from Real Property, I project MAA-funded land purchases at \$7.8 million, for total projected MAA capex spending of \$17.2 million.

FY2019-20 MAA Debt Service

Scheduled debt service on outstanding GO bonds totals \$7.2 million in 2019-20. This will be partially offset by \$1.6 million of funding from our bond premium account, leaving net MAA debt service payments of \$5.6 million. This is the final transfer of the \$3.9 million of bond premium from the 2018 GO bonds.

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MAA Fund Balance

Given the expected revenues, expenditures and general fund reimbursements, the MAA fund balance at the end of June 2020 would be about \$29.1 million. This should be adequate to fund MAA activity in FY2020-21, without a further sale of GO bonds.

Hawthorn Endowment

The budget includes \$140,200 of spending from the Hawthorn endowment. If spent, this would reduce the endowment fund to \$1.4 million at June 30, 2020.

Updated Long-Term Financial Model

I have updated the model with the latest thinking about potential land acquisitions (both MAA and general fund), facility renovation costs, grant income, and the base level of general fund capex needed to cover both capital improvements and restoration projects. It has become clear that capex spending on both staff facilities and land acquisition is likely to be very heavy in FY2020-21 and 2021-22, using up existing GO bond and parity bond proceeds and committed infrastructure reserves, indicating the need for the next issuance of MAA bonds in FY2021-22, probably in the \$45 million range. However, even with the historically conservative assumption of tax revenue growth dropping to 3.5% per year starting in FY2021-22, the model continues to support the growth of operational and general fund capex funding at least at the levels called for in the FOSM plan, and provides a base level of \$1.5 million per year for general fund land acquisitions. The model continues to assume the sale of the current headquarters building in FY2022-23 for approximately \$10 million. The last maturity of our current general fund debt is in FY2038-39, so we have considerable unused general fund financing capacity should that become necessary.

The original plans for \$300 million MAA program bond funding over thirty years at a maximum tax rate of 3.18 assumed long-term AV growth of 4.5% per year (compared to our historical growth over 40 years of over 6%). Because of the strong AV growth since 2015, the model indicates that, even at the more conservative 3.5% AV growth assumption, we will have MAA funding to complete the program three years early.

Overall, the proposed FY2019-20 budget is consistent with our long-term financial plans, and the model indicates that the District remains on a prudent, sustainable financial path.

FISCAL IMPACT

There are no unbudgeted fiscal impacts associated with this agenda item.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. No additional notice is required.

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CEQA COMPLIANCE

Board review of the Controller's Report is not a project under the California Environmental Quality Act and no environmental review is required.

NEXT STEPS

Following this Agenda Item, the Board will be asked to evaluate the FY2018-19 Budget in view of the information contained in the Controller's report.

Attachments:

1. FY 2018-19 Review
2. FY 2019-20 Cash Projection
3. MROSD 30 Year Cash Flow Projection

Prepared by:

Michael L. Foster, Controller

FY2018-19 Review

(\$Millions)	June 2018	May 2019	Forecast	
	Projected	Forecast	Variance	
EST. BEGINNING GENERAL CASH	73.64	75.94	2.30	
GENERAL FUND TAX REVENUE	48.31	49.34	1.03	
SANTA CLARA COUNTY PARKS	0.37	0.37	0.00	
PROPERTY MANAGEMENT	1.04	1.63	0.59	5050 El Cam
INTEREST INCOME	1.04	1.23	0.19	
OTHER INCOME	<u>0.10</u>	<u>0.57</u>	<u>0.47</u>	Donations
TOTAL GENERAL FUND REVENUE	50.87	53.14	2.27	
OPERATING EXPENSES	32.53	29.32	(3.21)	88% of budget
PENSION PREPAYMENT		2.00	2.00	
NEW FACILITIES (net of \$3M deposit)	29.91	29.05	(0.86)	
NON-MAA CAPITAL SPENDING	5.30	3.40	(1.90)	55% of budget
NON-MAA DEBT SERVICE	<u>11.02</u>	<u>11.02</u>	<u>0.00</u>	
TOTAL GENERAL FUND SPENDING	78.76	74.79	(3.97)	95% of budget
OPERATING CASH FLOW	(27.89)	(21.65)	6.24	
NET MAA REIMBURSEMENTS	<u>0.60</u>	<u>(1.65)</u>	<u>(2.25)</u>	
ENDING GENERAL FUND CASH	46.35	52.64	6.29	
COMMITTED RESERVES	<u>11.30</u>	<u>24.10</u>	<u>12.80</u>	
AVAILABLE GENERAL FUND CASH	35.05	28.54	(6.51)	
EST. BEGINNING MMA FUND CASH	49.68	51.37	1.69	
MAA DEBT SERVICE	2.59	2.59	0.00	
MAA TAX REVENUE	5.73	5.14	(0.59)	
INTEREST INCOME	0.94	1.16	0.22	
GRANT INCOME	1.01	1.24	0.23	Facebook
MAA CAPITAL SPENDING	11.86	10.54	(1.32)	71% of budget
MAA LAND PURCHASES	5.00	2.25	(2.75)	
REIMBURSE THE GENERAL FUND	<u>16.46</u>	<u>9.80</u>	<u>(6.66)</u>	
ENDING MAA FUND CASH BALANCE	37.31	45.28	7.98	
BEGINNING HAWTHORN CASH	1.53	1.54	0.01	
HAWTHORNE INTEREST	0.04	0.04	0.00	
HAWTHORNE SPENDING	<u>0.12</u>	<u>0.05</u>	<u>(0.07)</u>	
ENDING HAWTHORN FUND CASH	1.44	1.53	0.08	
ENDING BOND PREMIUM CASH	1.63	1.71	0.08	
ENDING TOTAL CASH BALANCES	86.74	101.16	14.43	

FY2019-20 Cash Projection

	<u>BUDGET</u>	<u>adjust</u>	<u>Projected</u>
EST. BEGINNING GENERAL CASH	52.64		52.64
GENERAL FUND TAX REVENUE	52.06	0.25	52.30
SANTA CLARA COUNTY PARKS	0.38		0.38
PROPERTY MANAGEMENT	2.06		2.06
INTEREST INCOME	1.08		1.08
OTHER INCOME	<u>0.40</u>		<u>0.40</u>
TOTAL GENERAL FUND REVENUE	55.97		56.22
OPERATING EXPENSES	37.00	-8%	34.04
PENSION PRE-PAYMENT			1.50
NEW FACILITY CAPEX	1.93		1.93
NON-MAA LAND ACQUISITION	3.75	1.56	5.31
NON-MAA CAPITAL SPENDING	4.87	-8%	4.48
NON-MAA DEBT SERVICE	<u>10.40</u>		<u>10.40</u>
TOTAL GENERAL FUND SPENDING	57.95		57.66
OPERATING CASH FLOW	(1.98)		(1.44)
NET REIMBURSEMENTS			<u>1.75</u>
ENDING GENERAL FUND CASH	50.66		52.94
COMMITTED RESERVES	<u>24.10</u>		<u>24.10</u>
AVAILABLE GENERAL FUND CASH	26.56		28.84
EST. BEGINNING MMA FUND CASH	45.28		45.28
MAA DEBT SERVICE	7.27	(1.63)	5.64
MAA TAX REVENUE	5.44		5.44
INTEREST INCOME	0.87		0.87
GRANT INCOME	2.11		2.11
MAA CAPITAL SPENDING	9.45		9.45
MAA LAND PURCHASES	0.00	7.75	7.75
REIMBURSE THE GENERAL FUND	<u>8.99</u>		<u>16.83</u>
ENDING MAA FUND CASH BALANCE	35.33		29.12
BEGINNING HAWTHORN CASH	1.53		1.53
HAWTHORNE INTEREST	0.04		0.04
HAWTHORNE SPENDING	<u>0.14</u>		<u>0.14</u>
ENDING HAWTHORN FUND CASH	1.43		1.43
ENDING BOND PREMIUM CASH	0.08		0.08
ENDING TOTAL CASH BALANCES	87.50		83.57

MROSD 30 YEAR CASH FLOW PROJECTION (FY20-49)

(\$Millions)

5/22/19

TAX GROWTH STARTING 21-22: **3.5** % GenFund CAPEX BASE: **\$5.0 M** GenFund LAND ACQ: **\$1.5 M/yr**
 OPEX GROWTH STARTING 21-22: **5.5** % GenFund CAPEX GR: **4.0** % 22-23- to 33-34 RESERVE INCR: **\$1.5 M/yr**
 OPEX GR > TAX GR: **2.0** % GRANTS/MAA CAPEX: **7** % OTHER REVENUE GR: **2** %

FISCAL YEAR:	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	FY20-34
BEGINNING GEN CASH	75.94	52.64	52.94	47.86	31.91	41.81	46.13	50.01	53.31	56.80	59.94	64.27	67.95	70.19	71.38	71.45	
TAX REVENUE	49.34	52.30	54.92	56.84	58.83	60.89	63.02	65.23	67.51	69.87	72.32	74.85	77.47	80.18	82.99	85.89	1023.1
AO FACILITY REVENUE	0.53	0.73	0.08		10.42	0.43	0.44	0.45	0.46	0.48	0.48	0.49	0.50	0.25			15.2
OTHER REVENUE	<u>3.28</u>	<u>3.19</u>	<u>2.85</u>	<u>2.91</u>	<u>2.97</u>	<u>3.33</u>	<u>3.39</u>	<u>3.46</u>	<u>3.53</u>	<u>3.60</u>	<u>3.67</u>	<u>3.75</u>	<u>3.82</u>	<u>3.90</u>	<u>3.98</u>	<u>4.05</u>	52.4
OPERATING REVENUES	53.14	56.22	57.85	59.75	72.22	64.65	66.85	69.14	71.50	73.95	76.47	79.09	81.79	84.33	86.96	89.94	1090.7
OPERATING EXPENSES	31.32	35.54	36.76	38.79	40.60	42.83	45.19	47.67	49.79	52.53	55.42	58.47	61.69	65.08	68.66	72.43	771.5
<i>Operating Exp/Taxes</i>	63%	68%	67%	68%	69%	70%	72%	73%	74%	75%	77%	78%	80%	81%	83%	84%	
GenFund CAPEX	3.40	4.48	5.00	5.20	5.41	5.62	5.85	6.08	6.33	6.58	6.84	7.12	7.40	7.70	8.01	8.33	95.9
GenFund LAND ACQ		5.31	3.75	1.50	1.53	1.56	1.59	1.62	1.66	1.69	1.72	1.76	1.79	1.83	1.87	1.90	31.1
NEW FACILITIES	32.05	1.93	6.73	19.48	2.50												30.6
DEPOSITS/ADJUSTMENTS	-1.35	-1.75															
GenFund DEBT SERVICE	<u>11.02</u>	<u>10.40</u>	<u>10.68</u>	<u>10.74</u>	<u>12.28</u>	<u>10.31</u>	<u>10.34</u>	<u>10.46</u>	<u>10.23</u>	<u>10.00</u>	<u>8.16</u>	<u>8.06</u>	<u>8.67</u>	<u>8.54</u>	<u>8.36</u>	<u>8.16</u>	145.4
GenFund SPENDING	<u>76.44</u>	<u>55.91</u>	<u>62.92</u>	<u>75.70</u>	<u>62.32</u>	<u>60.33</u>	<u>62.97</u>	<u>65.84</u>	<u>68.01</u>	<u>70.80</u>	<u>72.15</u>	<u>75.41</u>	<u>79.55</u>	<u>83.14</u>	<u>86.89</u>	<u>90.82</u>	1072.8
OPERATING CASH FLOW	-23.30	0.31	-5.08	-15.95	9.90	4.32	3.88	3.29	3.49	3.14	4.33	3.68	2.24	1.19	0.07	-0.88	17.9
ENDING GenFund CASH	52.64	52.94	47.86	31.91	41.81	46.13	50.01	53.31	56.80	59.94	64.27	67.95	70.19	71.38	71.45	70.57	
COMMITTED RESERVES	<u>24.10</u>	<u>24.10</u>	<u>24.10</u>	<u>11.50</u>	<u>11.50</u>	<u>13.00</u>	<u>14.50</u>	<u>16.00</u>	<u>17.50</u>	<u>19.00</u>	<u>20.50</u>	<u>22.00</u>	<u>23.50</u>	<u>25.00</u>	<u>26.50</u>	<u>28.00</u>	
USABLE GenFund CASH	28.54	28.84	23.76	20.41	30.31	33.13	35.51	37.31	39.30	40.94	43.77	45.95	46.69	46.38	44.95	42.57	
BOND PROCEEDS (NET)				45.0			35.0			30.0			27.5			25.0	162.5
GO BOND DEBT SERVICE	2.59	5.64	5.96	6.84	6.91	7.41	8.96	10.00	10.00	10.90	11.80	11.80	12.62	13.44	13.46	14.49	150.2
GO BOND TAX REVENUE	5.14	5.44	6.20	7.11	7.19	7.71	9.31	10.40	10.40	11.33	12.27	12.27	13.13	13.98	13.99	15.07	155.8
INTEREST LESS COI	1.16	0.87	0.70	0.30	0.65	0.45	0.30	0.70	0.40	0.30	0.45	0.40	0.30	0.50	0.35	0.20	6.9
MAA CAPEX	12.79	17.20	20.19	26.52	11.00	11.00	13.00	12.00	12.00	12.00	12.00	11.50	11.00	11.00	11.00	10.50	201.9
LESS: GRANT INCOME	<u>1.24</u>	<u>2.11</u>	<u>1.41</u>	<u>1.86</u>	<u>0.77</u>	<u>0.77</u>	<u>0.91</u>	<u>0.84</u>	<u>0.84</u>	<u>0.84</u>	<u>0.84</u>	<u>0.81</u>	<u>0.77</u>	<u>0.77</u>	<u>0.77</u>	<u>0.74</u>	15.0
NET MAA CAPEX	11.55	15.09	18.78	24.66	10.23	10.23	12.09	11.16	11.16	11.16	11.16	10.70	10.23	10.23	10.23	9.77	186.9
BOND REIMBURSEMENT	<u>9.80</u>	<u>16.84</u>	<u>18.78</u>	<u>24.66</u>	<u>10.23</u>	<u>10.23</u>	<u>12.09</u>	<u>11.16</u>	<u>11.16</u>	<u>11.16</u>	<u>11.16</u>	<u>10.70</u>	<u>10.23</u>	<u>10.23</u>	<u>10.23</u>	<u>9.77</u>	188.6
MAA FUND CASH	45.28	29.12	11.28	32.19	22.89	13.40	36.97	26.91	16.55	36.13	25.89	16.06	34.14	24.95	15.61	31.62	
BOND PREMIUM CASH	1.71	0.08	0.08	1.50	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
ENDOWMENT CASH	<u>1.53</u>	<u>1.43</u>	<u>1.36</u>	<u>1.29</u>	<u>1.22</u>	<u>1.14</u>	<u>1.07</u>	<u>0.99</u>	<u>0.91</u>	<u>0.83</u>	<u>0.75</u>	<u>0.67</u>	<u>0.60</u>	<u>0.52</u>	<u>0.44</u>	<u>0.36</u>	1.18
ENDING TOTAL CASH	101.16	83.57	60.58	66.89	66.41	60.67	88.05	81.21	74.26	96.90	90.91	84.69	104.93	96.84	87.49	102.55	
CUMM MAA CAPEX	67.1	84.3	104.5	131.0	142.0	153.0	166.0	178.0	190.0	202.0	214.0	225.5	236.5	247.5	258.5	269.0	

MROSD 30 YEAR CASH FLOW PROJECTION (FY17-46)

(\$Millions)

5/22/19
 TAX GROWTH: 3.5 % NON-MAA CAPEX BASE: \$5.0 M RESERVE INCR: \$1.00 M/year
 OPEX GROWTH: 4.4 % NON-MAA CAPEX GR: 3.0 % GRANTS/MAA CAPEX: 7 %
 OPEX GR > TAX GR: 0.9 % OTHER REVENUE GR: 2 %

FISCAL YEAR:	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48	48-49	FY35-49
BEGINNING GEN CASH	71.45	70.57	70.51	69.05	67.61	68.42	72.29	76.56	80.16	83.01	85.06	86.03	88.41	91.80	92.12	91.28	
TAX REVENUE	85.89	88.90	92.01	95.23	98.56	102.01	105.58	109.28	113.10	117.06	121.16	125.40	129.79	134.33	139.03	143.89	1715.3
OTHER REVENUE	<u>4.05</u>	<u>4.14</u>	<u>4.22</u>	<u>4.30</u>	<u>4.39</u>	<u>4.48</u>	<u>4.57</u>	<u>4.66</u>	<u>4.75</u>	<u>4.85</u>	<u>4.94</u>	<u>5.04</u>	<u>5.14</u>	<u>5.25</u>	<u>5.35</u>	<u>5.46</u>	<u>71.5</u>
OPERATING REVENUES	89.94	93.03	96.23	99.53	102.95	106.49	110.15	113.93	117.85	121.90	126.10	130.44	134.93	139.57	144.38	149.35	1786.8
OPERATING EXPENSES	72.43	75.62	78.95	82.42	86.05	89.84	93.79	97.92	102.22	106.72	111.42	116.32	121.44	126.78	132.36	138.18	1560.0
<i>Operating Exp/Taxes+RR</i>	<i>84%</i>	<i>85%</i>	<i>86%</i>	<i>87%</i>	<i>87%</i>	<i>88%</i>	<i>89%</i>	<i>90%</i>	<i>90%</i>	<i>91%</i>	<i>92%</i>	<i>93%</i>	<i>94%</i>	<i>94%</i>	<i>95%</i>	<i>96%</i>	
GenFund CAPEX	8.33	8.58	8.83	9.10	9.37	9.65	9.94	10.24	10.55	10.86	11.69	12.04	12.40	12.77	13.16	13.55	162.7
GenFund LAND ACQ	1.90	1.94	1.98	2.02	2.06	2.10	2.14	2.19	2.23	2.27	2.32	2.37	2.41	2.46	2.51	2.56	33.6
NET REIMBURSEMENTS											0.30	0.30	2.30	0.30	0.30	0.30	3.8
GenFund DEBT SERVICE	<u>8.16</u>	<u>6.95</u>	<u>7.93</u>	<u>7.43</u>	<u>4.66</u>	<u>1.03</u>											<u>28.0</u>
GenFund SPENDING	<u>90.82</u>	<u>93.09</u>	<u>97.69</u>	<u>100.97</u>	<u>102.14</u>	<u>102.62</u>	<u>105.87</u>	<u>110.34</u>	<u>115.00</u>	<u>119.86</u>	<u>125.12</u>	<u>128.06</u>	<u>131.54</u>	<u>139.25</u>	<u>145.21</u>	<u>151.43</u>	<u>1768.2</u>
OPERATING CASH FLOW	-0.88	-0.06	-1.46	-1.44	0.81	3.87	4.27	3.59	2.85	2.05	0.97	2.38	3.39	0.32	-0.84	-2.08	18.6
ENDING GENERAL CASH	70.57	70.51	69.05	67.61	68.42	72.29	76.56	80.16	83.01	85.06	86.03	88.41	91.80	92.12	91.28	89.20	
COMMITTED RESERVES	<u>28.00</u>	<u>29.00</u>	<u>30.00</u>	<u>31.00</u>	<u>32.00</u>	<u>33.00</u>	<u>34.00</u>	<u>35.00</u>	<u>36.00</u>	<u>37.00</u>	<u>38.00</u>	<u>39.00</u>	<u>40.00</u>	<u>41.00</u>	<u>42.00</u>	<u>43.00</u>	
AVAILABLE GEN CASH	42.57	41.51	39.05	36.61	36.42	39.29	42.56	45.16	47.01	48.06	48.03	49.41	51.80	51.12	49.28	46.20	
BOND PROCEEDS (NET)	25.00			25.00			17.50										42.5
GO BOND DEBT SERVICE	14.49	14.95	14.95	15.70	16.44	16.43	16.96	17.48	17.48	17.47	17.47	17.47	17.47	17.46	14.91	14.91	247.5
GO BOND TAX REVENUE	15.07	15.70	15.70	16.48	17.26	17.25	17.81	18.35	18.35	17.82	17.65	17.64	17.64	17.64	15.06	15.06	255.4
INTEREST LESS COI	0.30	0.70	0.40	0.30	0.70	0.40	0.30	0.70	0.40	0.30	0.30	0.30	0.25	0.25	0.25	0.25	5.8
MAA CAPEX	10.50	10.50	10.50	10.50	10.00	10.00	10.00	10.00	7.00								78.5
LESS: GRANT INCOME	0.74	<u>0.74</u>	<u>0.74</u>	<u>0.74</u>	<u>0.70</u>	<u>0.70</u>	<u>0.70</u>	<u>0.70</u>	<u>0.49</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5.5</u>
NET MAA CAPEX	9.77	9.77	9.77	9.77	9.30	9.30	9.30	9.30	6.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73.0
BOND REIMBURSEMENT	<u>9.77</u>	<u>9.77</u>	<u>9.77</u>	<u>9.77</u>	<u>9.30</u>	<u>9.30</u>	<u>9.30</u>	<u>9.30</u>	<u>6.51</u>	<u>0.30</u>	<u>0.30</u>	<u>0.30</u>	<u>2.30</u>	<u>0.30</u>	<u>0.30</u>	<u>0.30</u>	77.1
MAA FUND CASH	31.62	23.30	14.69	31.01	23.23	15.15	24.50	16.77	11.53	11.88	12.06	12.23	10.36	10.49	10.59	10.70	
BOND PREMIUM CASH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
ENDOWMENT	<u>0.36</u>	<u>0.33</u>	<u>0.30</u>	<u>0.27</u>	<u>0.24</u>	<u>0.21</u>	<u>0.18</u>	<u>0.15</u>	<u>0.12</u>	<u>0.08</u>	<u>0.05</u>	<u>0.02</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0.36
ENDING TOTAL CASH	102.55	94.14	84.03	98.88	91.88	87.64	101.24	97.07	94.66	97.03	98.14	100.67	102.16	102.61	101.88	99.90	
CUMM MAA CAPEX	269.0	279.5	290.0	300.5	310.5	320.5	330.5	340.5	347.5	347.5	347.5	347.5	347.5	347.5	347.5	347.5	

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MROSD PROJECTED MEASURE AA TAX RATE

5/22/19

FISCAL YEAR: **18-19 19-20 20-21 21-22 22-23 23-24 24-25 25-26 26-27 27-28 28-29 29-30 30-31 31-32 32-33 33-34**

AV GROWTH starting 21-22: **3.5** %

ASSESSED VALUE (\$B)	284.6	303.1	318.3	329.4	340.9	352.9	365.2	378.0	391.2	404.9	419.1	433.7	448.9	464.6	480.9	497.7
MAA DEBT SVC-OLD (\$M)	4.65	7.27	5.96	5.31	5.30	5.30	5.30	5.29	5.29	5.29	5.29	5.29	5.29	5.28	5.30	5.29
MAA DEBT SVC-NEW (\$M)				2.03	2.61	2.61	3.66	4.71	4.71	5.61	6.51	6.51	7.34	8.16	8.16	8.91
less Bond Premium	<u>2.06</u>	<u>1.63</u>	<u>0.00</u>	<u>0.50</u>	<u>1.00</u>	<u>0.50</u>										
NET MAA DEBT SVC	2.59	5.64	5.96	6.84	6.91	7.41	8.96	10.00	10.00	10.90	11.80	11.80	12.62	13.44	13.46	14.49
MAA TAX REVENUE	5.14	5.44	6.20	7.11	7.19	7.71	9.31	10.40	10.40	11.33	12.27	12.27	13.13	13.98	13.99	15.07
TAX RATE	\$1.81	\$1.79	\$1.95	\$2.16	\$2.11	\$2.18	\$2.55	\$2.75	\$2.66	\$2.80	\$2.93	\$2.83	\$2.92	\$3.01	\$2.91	\$3.03

FISCAL YEAR: **33-34 34-35 35-36 36-37 37-38 38-39 39-40 40-41 41-42 42-43 43-44 44-45 45-46 46-47 47-48 48-49**

AV GROWTH: **3.5** %

ASSESSED VALUE (\$B)	497.7	515.2	533.2	551.8	571.2	591.2	611.8	633.3	655.4	678.4	702.1	726.7	752.1	778.4	805.7	833.9
MAA DEBT SVC-OLD (\$M)	5.29	5.29	5.29	5.29	5.28	5.27	5.27	5.27	5.27	5.26	5.26	5.26	5.26	5.25	2.70	2.70
MAA DEBT SVC-NEW (\$M)	<u>8.91</u>	<u>9.66</u>	<u>9.66</u>	<u>10.41</u>	<u>11.16</u>	<u>11.16</u>	<u>11.69</u>	<u>12.21</u>	<u>12.21</u>	<u>12.21</u>	<u>12.21</u>	<u>12.21</u>	<u>12.21</u>	<u>12.21</u>	<u>12.21</u>	<u>12.21</u>
NET MAA DEBT SVC	14.49	14.95	14.95	15.70	16.44	16.43	16.96	17.48	17.48	17.47	17.47	17.47	17.47	17.46	14.91	14.91
MAA TAX REVENUE	15.07	15.70	15.70	16.48	17.26	17.25	17.81	18.35	18.35	17.82	17.65	17.64	17.64	17.64	15.06	15.06
TAX RATE	\$3.03	\$3.05	\$2.94	\$2.99	\$3.02	\$2.92	\$2.91	\$2.90	\$2.80	\$2.63	\$2.51	\$2.43	\$2.35	\$2.27	\$1.87	\$1.81