

# Discussion Materials

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Prince George County, Virginia



October 23, 2018



# CIP Planning Scenario 1

FY 2019 Projects

Plus:

FY 2019 – Walton Elementary School at \$29.1 Million



# Scenario 1: Multi-Year CIP Borrowing Summary

## FY'19 Projects Plus Walton Elementary School (FY'19) at \$29.1 Million

Rank	Project	Term (in Years)	FY 2019	FY 2020 (1)	Totals
1	Public Safety				
	Police Vehicles	5	400,000	400,000	800,000
2	Utility	15	2,640,000	-	2,640,000
3	Utility	15	2,100,000	-	2,100,000
4	1	15	125,000	-	125,000
5	2	30	29,101,406	-	29,101,406
6	3	15	-	-	-
7	4	30	-	-	-
8	5	15	75,000	-	75,000
9	6	15	1,482,000	-	1,482,000
10	7	15	495,125	-	495,125
11	8	15	-	-	-
12	9	15	-	-	-
13	10	15	-	-	-
14	12	5	65,000	-	65,000
15	13	15	450,000	-	450,000
16	16	15	-	-	-
17	18	15	-	-	-
18	<b>Totals</b>		<b>\$ 36,933,531</b>	<b>\$ 400,000</b>	<b>\$ 37,333,531</b>
19					
20	Financings By Fiscal Years				
21	Terms (in Years)				
22	5		\$ 465,000	\$ 400,000	\$ 865,000
23	15		7,367,125	-	7,367,125
24	30		29,101,406	-	29,101,406
25	<b>Totals</b>		<b>\$ 36,933,531</b>	<b>\$ 400,000</b>	<b>\$ 37,333,531</b>

### Borrowing Assumptions

-	Term	5 Years	-	Term	15 Years	-	Term	30 Years
•	Rate	3.0%	•	Rate	4.0%	•	Rate	5.0%
•	Amortization	Level Debt Service	•	Amortization	Level Debt Service	•	Amortization	Level Debt Service
•	Debt Service	Year Following Issuance	•	Debt Service	Year Following Issuance	•	Debt Service	Year Following Issuance

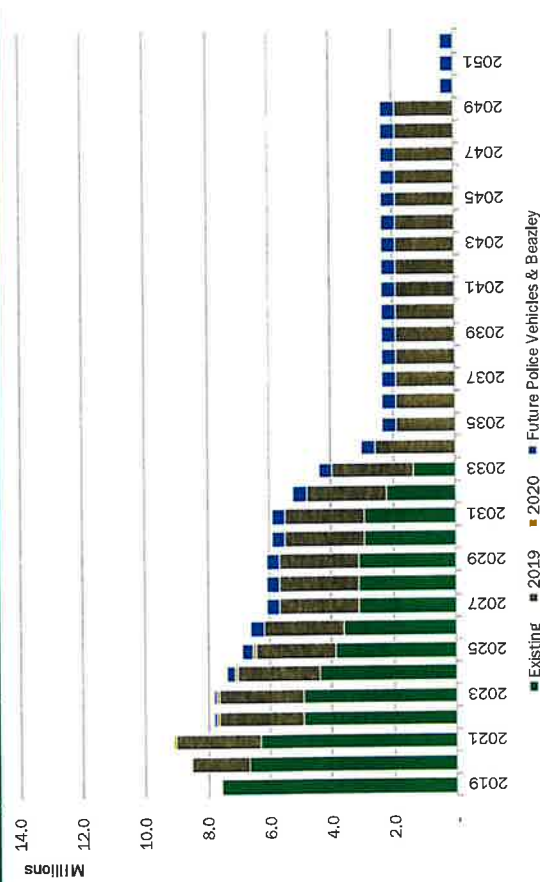
(1) The 5<sup>th</sup> Year of financing Police Vehicles occurs in FY 2020. We have assumed the County continues funding rolling stock of approximately \$430,000 annually (inclusive of interest).



# Scenario 1: Proposed Debt Profile and Key Debt Ratios

FY'19 Projects Plus Walton Elementary School (FY'19) at \$29.1 Million

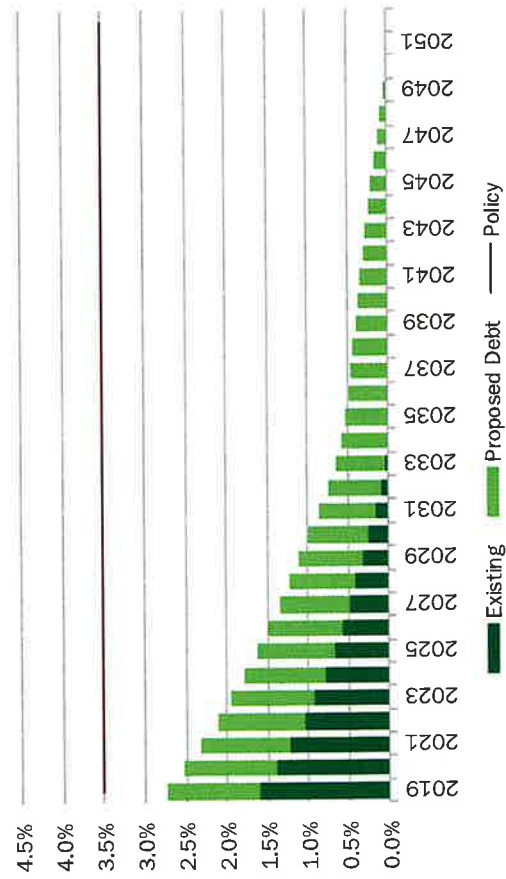
Existing & Proposed Debt Service<sup>(1,2)</sup>



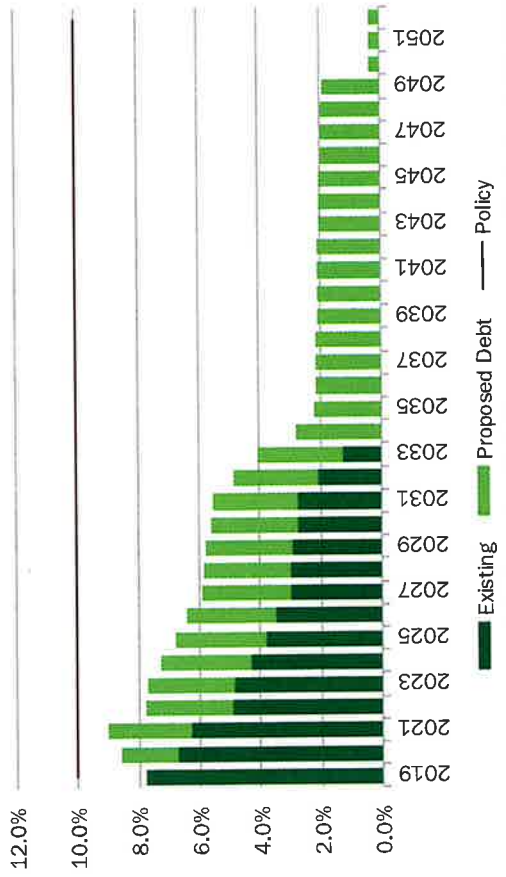
10-Year Payout<sup>(1)</sup>



Debt to Assessed Value<sup>(1)</sup>



Debt Service to Expenditures<sup>(2)</sup>



Note: Police Vehicle annual funding of \$430,000 **excluded** from **Principal** in FY 2021 & beyond.

Note: Police Vehicle annual funding of \$430,000 **included** as **Debt Service** in FY 2021 & beyond.







# Scenario 1: Debt Affordability– Future Debt Issuance Capacity

FY'19 Projects Plus Walton Elementary School (FY'19) at \$29.1 Million

Scenario 1A: Natural Impact

A FY	B Adjusted Surplus/ (Deficit) (Column R)	C Cumulative Debt Capacity					F 30 Years at 5.00%
		D 15 Years at 4.25%	E 20 Years at 4.50%	F 25 Years at 4.75%	G 30 Years at 5.00%		
2022	1,311,849	14,333,945	17,064,445	18,961,427	20,166,330	20,166,330	
2023	1,742,518	14,723,684	17,528,427	19,476,988	20,714,652	20,714,652	
2024	1,742,248	19,036,714	22,663,054	25,182,410	26,782,625	26,782,625	
2025	2,258,511	24,677,670	29,378,566	32,644,457	34,718,847	34,718,847	
2026	2,563,764	28,013,021	33,349,274	37,056,572	39,411,330	39,411,330	
2027	3,087,248	33,732,885	40,158,726	44,623,002	47,458,569	47,458,569	
2028	3,106,489	33,943,120	40,409,009	44,901,108	47,754,347	47,754,347	
2029	3,126,432	34,161,034	40,668,434	45,189,372	48,060,929	48,060,929	
2030	3,330,128	36,386,716	43,318,090	48,133,580	51,192,226	51,192,226	
2031	3,353,201	36,638,829	43,618,228	48,467,082	51,546,921	51,546,921	
2032	3,689,066	40,308,666	47,987,139	53,321,667	56,709,990	56,709,990	
2033	4,549,726	49,712,686	59,182,549	65,761,624	69,940,443	69,940,443	
2034	5,944,673	64,954,602	77,327,926	85,924,145	91,384,191	91,384,191	
2035	6,628,888	72,430,693	86,228,151	95,813,771	101,902,253	101,902,253	
2036	6,650,712	72,669,151	86,512,034	96,129,212	102,237,738	102,237,738	
2037	6,672,754	72,909,993	86,798,755	96,447,806	102,576,578	102,576,578	
2038	6,695,016	73,153,244	87,088,343	96,769,587	102,918,806	102,918,806	
2039	6,717,501	73,398,928	87,380,828	97,094,586	103,264,457	103,264,457	
2040	6,740,211	73,647,068	87,676,237	97,422,834	103,613,564	103,613,564	
2041	6,763,148	73,897,690	87,974,600	97,754,365	103,966,162	103,966,162	
2042	6,786,314	74,150,818	88,275,947	98,089,211	104,322,286	104,322,286	
2043	6,809,712	74,406,477	88,580,307	98,427,406	104,681,971	104,681,971	
2044	6,833,344	74,664,693	88,887,711	98,768,983	105,045,254	105,045,254	
2045	6,857,213	74,925,491	89,198,189	99,113,975	105,412,169	105,412,169	
2046	6,881,320	75,188,897	89,511,772	99,462,418	105,782,753	105,782,753	
2047	6,905,668	75,454,937	89,828,490	99,814,345	106,157,043	106,157,043	
2048	6,930,260	75,723,638	90,148,376	100,169,791	106,535,076	106,535,076	
2049	6,955,097	75,995,025	90,471,460	100,528,791	106,916,889	106,916,889	
2050	8,902,200	97,270,093	115,799,255	128,672,170	136,848,638	136,848,638	
2051	8,927,537	97,546,935	116,128,834	129,038,387	137,238,125	137,238,125	
2052	8,953,127	97,826,546	116,461,708	129,408,265	137,631,508	137,631,508	

Scenario 1B: 5¢ in FY 2020

A FY	B Adjusted Surplus/ (Deficit) (Column R)	C Cumulative Debt Capacity					F 30 Years at 5.00%
		D 15 Years at 4.25%	E 20 Years at 4.50%	F 25 Years at 4.75%	G 30 Years at 5.00%		
2022	695,030	7,594,258	9,040,903	10,045,942	10,684,311	10,684,311	
2023	724,531	7,916,601	9,424,649	10,472,348	11,137,813	11,137,813	
2024	1,113,031	12,161,560	14,478,239	16,087,723	17,110,017	17,110,017	
2025	1,623,002	17,733,764	21,111,902	23,458,824	24,949,513	24,949,513	
2026	1,921,899	20,999,676	24,999,944	27,779,082	29,544,303	29,544,303	
2027	2,438,965	26,649,407	31,725,903	35,252,737	37,492,871	37,492,871	
2028	2,451,723	26,788,807	31,891,857	35,437,141	37,688,992	37,688,992	
2029	2,465,119	26,935,178	32,066,111	35,630,765	37,894,921	37,894,921	
2030	2,662,201	29,088,602	34,629,744	38,479,387	40,924,558	40,924,558	
2031	2,678,595	29,267,733	34,842,998	38,716,348	41,176,576	41,176,576	
2032	3,007,714	32,863,859	39,124,158	43,473,425	46,235,942	46,235,942	
2033	3,861,561	42,193,432	50,230,938	55,814,899	59,361,655	59,361,655	
2034	5,249,626	57,360,154	68,286,798	75,877,953	80,699,615	80,699,615	
2035	5,926,890	64,760,301	77,096,612	85,667,118	91,110,831	91,110,831	
2036	5,941,694	64,922,055	77,289,179	85,881,091	91,338,402	91,338,402	
2037	5,956,646	65,085,427	77,483,672	86,097,205	91,568,248	91,568,248	
2038	5,971,747	65,250,432	77,680,409	86,315,480	91,800,393	91,800,393	
2039	5,987,000	65,417,088	77,878,511	86,535,937	92,034,859	92,034,859	
2040	6,002,405	65,585,410	78,078,897	86,758,599	92,271,670	92,271,670	
2041	6,017,964	65,755,415	78,281,287	86,983,488	92,510,850	92,510,850	
2042	6,033,678	65,927,120	78,485,701	87,210,625	92,752,421	92,752,421	
2043	6,049,550	66,100,542	78,692,159	87,440,034	92,996,407	92,996,407	
2044	6,065,580	66,275,699	78,900,681	87,671,737	93,242,834	93,242,834	
2045	6,081,771	66,452,607	79,111,289	87,905,757	93,491,725	93,491,725	
2046	6,098,123	66,631,284	79,324,003	88,142,117	93,743,104	93,743,104	
2047	6,114,640	66,811,748	79,538,843	88,380,841	93,996,998	93,996,998	
2048	6,131,321	66,994,017	79,755,833	88,621,952	94,253,430	94,253,430	
2049	6,148,169	67,178,108	79,974,992	88,865,474	94,512,427	94,512,427	
2050	8,087,203	88,365,006	105,197,822	116,892,220	124,320,131	124,320,131	
2051	8,104,390	88,552,798	105,421,386	117,140,637	124,584,334	124,584,334	
2052	8,121,748	88,742,467	105,647,186	117,391,538	124,851,178	124,851,178	

Please note: The Future Capacity calculated above illustrates the relative order of magnitude of debt the County could potentially afford based upon the assumptions reflected herein. This analysis does not address the parameters established in the County's Financial Policy Guidelines. Future Capacity, with respect to the County's Financial Policy Guidelines, will be impacted by multiple variables including, but not limited to, the timing of issuances, market interest rates, par and project amounts, and structure of debt service, among others. Estimates are preliminary and subject to change.



# CIP Planning Scenario 2

FY 2019 Projects

Plus:

FY 2019 – Walton Elementary School at **\$30.1 Million**





# Scenario 2: Multi-Year CIP Borrowing Summary

## FY'19 Projects Plus Walton Elementary School (FY'19) at \$30.1 Million

Rank	Project	Term (in Years)	FY		Totals
			2019	2020 (1)	
1	Public Safety				
2	Police Vehicles	5	400,000	400,000	800,000
3	Route 156 Water Main Extension - Utility GF Supported	15	2,640,000	-	2,640,000
4	Food Lion Water System Upgrades (Phases I & II concurrently) - Utility GF Supported	15	2,100,000	-	2,100,000
5	Admin/CC/CWC Security & Door Systems (Handicap access for Admin Bldg)	15	125,000	-	125,000
6	Walton Elementary School - New	30	30,100,000	-	30,100,000
7	Human Services Roof Refurbish	15	-	-	-
8	Beazley Elementary School - New	30	75,000	-	75,000
9	Fire & Crew Building Security System	15	1,482,000	-	1,482,000
10	Self Contained Breathing Apparatus	15	-	-	-
11	Carson Sub-Station Company 6 Renovations	15	495,125	-	495,125
12	Real Estate Assessment Software Replace	15	-	-	-
13	Wells Station Road Fire & EMS Station	15	-	-	-
14	PG Fire Company 1 Renovations	5	65,000	-	65,000
15	Police Boat	15	-	-	-
16	Scott Park Water & Sewer	15	450,000	-	450,000
17	Scott Park Extension Project	15	-	-	-
18	Fleet Garage Bay/Office Expansion	15	-	-	-
19	<b>Totals</b>		<b>\$ 37,932,125</b>	<b>\$ 400,000</b>	<b>\$ 38,332,125</b>
20	Financings By Fiscal Years				
21	Terms (in Years)				
22	5		\$ 465,000	\$ 400,000	\$ 865,000
23	15		7,367,125	-	7,367,125
24	30		30,100,000	-	30,100,000
25	<b>Totals</b>		<b>\$ 37,932,125</b>	<b>\$ 400,000</b>	<b>\$ 38,332,125</b>

### Borrowing Assumptions

-	Term	5 Years	-	Term	15 Years	-	Term	30 Years
•	Rate	3.0%	•	Rate	4.0%	•	Rate	5.0%
•	Amortization	Level Debt Service	•	Amortization	Level Debt Service	•	Amortization	Level Debt Service
•	Debt Service	Year Following Issuance	•	Debt Service	Year Following Issuance	•	Debt Service	Year Following Issuance

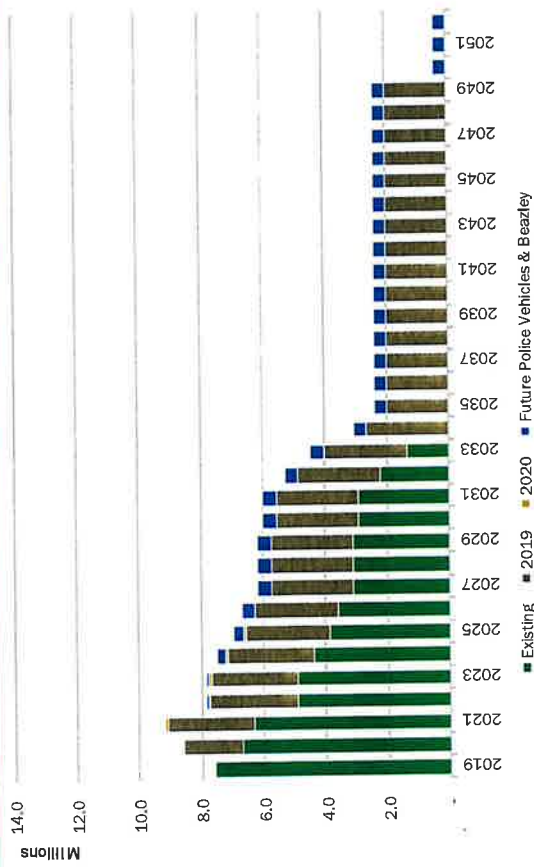
(1) The 5th Year of financing Police Vehicles occurs in FY 2020. We have assumed the County continues funding rolling stock of approximately \$430,000 annually (inclusive of interest).



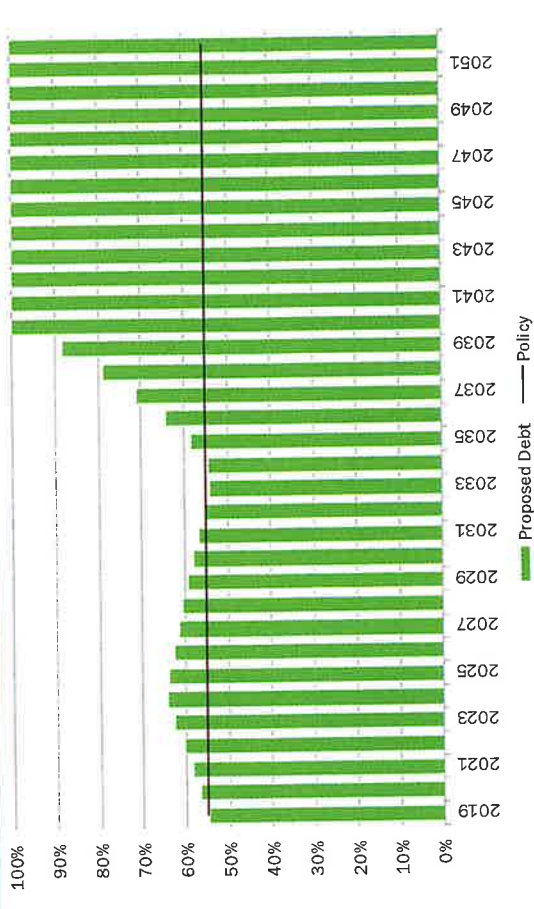
# Scenario 2: Proposed Debt Profile and Key Debt Ratios

FY 19 Projects Plus Walton Elementary School (FY 19) at **\$30.1 Million**

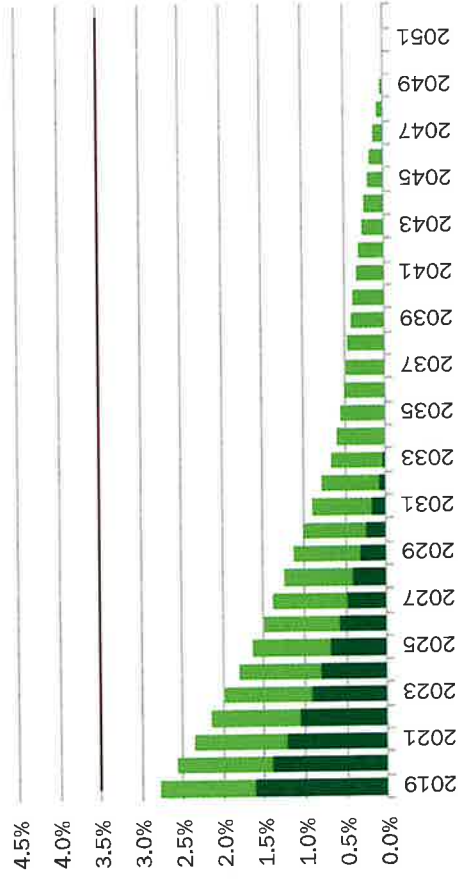
**Existing & Proposed Debt Service(1,2)**



**10-Year Payout(1)**



**Debt to Assessed Value(1)**



**Debt Service to Expenditures(2)**



Note: Police Vehicle annual funding of \$430,000 **excluded** from **Principal** in FY 2021 & beyond.

**DAVENPORT & COMPANY**

October 23, 2018

Prince George County, VA



# Scenario 2A: Debt Affordability Analysis

## FY19 Projects Plus Walton Elementary School (FY19) at \$30.1 Million

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T					
	Debt Service Requirements										Debt Service Cash Flow Surplus/Deficit														
	Economic Obligations										Revenue Available for DS														
	County					Economic Development					From the Fire Apparatus Replacement Fund (2)					2010&B VML/VACO RZED and BAB Federal Subsidy (17)					Total Revenues Available				
FY	County Obligations Debt Service	School Obligations Debt Service	Police Vehicles Obligations	Fire Apparatus Obligations	Economic Development Obligations (Crosspointe)	CIP Operating Impact	Total	General Fund Budgeted Debt Service	Dedicated Debt Service	Meals Tax (Crosspointe)	Federal Subsidy (17)	Total Revenues Available	Surplus/(Deficit)	Revenue From Prior Tax Impact	Capital Reserve Utilized	Adjusted Surplus/(Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance							
2019	3,955,756	2,660,797	169,430	424,989	384,528	-	7,595,500	6,799,027	424,989	384,528	21,357	7,629,901	34,401	-	-	(996,572)	3,814	34,401	-						
2020	3,151,188	2,655,862	270,395	337,462	385,916	-	8,572,181	6,799,027	337,462	385,916	18,802	7,521,208	(1,030,973)	-	(34,401)	(958,003)	3,721	-	-						
2021	3,151,309	2,619,796	358,134	-	386,118	-	9,105,341	6,799,027	-	386,118	16,248	7,201,394	(1,864,541)	1,006,538	-	(958,003)	-	1,312,508	-						
2022	3,150,104	1,321,187	362,014	-	385,158	-	7,869,041	6,799,027	-	385,158	13,178	7,197,363	(671,678)	1,984,186	-	1,312,508	-	2,661,352	-						
2023	3,141,096	1,311,390	367,128	-	388,059	-	7,852,250	6,799,027	-	385,728	9,979	7,197,066	(655,185)	2,004,028	-	1,348,844	-	4,405,598	-						
2024	2,690,571	1,297,308	447,173	-	385,728	-	7,471,358	6,799,027	-	385,728	6,781	7,101,536	(279,822)	2,024,068	-	1,744,247	-	6,666,787	-						
2025	2,279,393	1,223,895	431,737	-	386,281	-	6,971,882	6,799,027	-	386,281	3,454	7,188,762	216,880	2,044,309	-	2,061,189	-	9,233,915	-						
2026	2,001,057	1,214,517	430,500	-	385,648	-	6,682,299	6,799,027	-	385,648	-	7,184,675	502,376	2,064,752	-	2,567,128	-	12,325,220	-						
2027	2,000,105	711,959	430,500	-	383,853	-	6,176,974	6,799,027	-	383,853	-	7,182,880	1,005,906	2,065,400	-	3,091,305	-	15,436,467	-						
2028	2,000,979	711,978	430,500	-	386,918	-	6,180,953	6,799,027	-	386,918	-	7,185,945	1,004,993	2,106,254	-	3,111,246	-	18,568,364	-						
2029	2,001,625	711,744	430,500	-	384,729	-	6,179,175	6,799,027	-	384,729	-	7,183,756	1,004,581	2,127,316	-	3,131,897	-	21,904,670	-						
2030	1,818,995	711,238	430,500	-	387,400	-	5,998,710	6,799,027	-	387,400	-	7,186,427	1,187,717	2,148,589	-	3,336,307	-	25,264,772	-						
2031	1,817,466	710,458	430,500	-	388,816	-	5,997,817	6,799,027	-	388,816	-	7,187,843	1,190,026	2,170,075	-	3,360,101	-	28,961,466	-						
2032	1,625,131	587,900	430,500	-	2,650,577	-	5,294,108	6,799,027	-	2,650,577	-	6,799,027	1,504,919	2,191,776	-	4,558,091	-	33,519,557	-						
2033	781,953	591,600	430,500	-	2,650,577	-	4,454,630	6,799,027	-	2,650,577	-	6,799,027	3,717,950	2,235,831	-	5,953,780	-	39,473,337	-						
2034	-	-	430,500	-	2,650,577	-	3,081,077	6,799,027	-	2,650,577	-	6,799,027	4,380,557	2,258,189	-	6,638,746	-	46,112,083	-						
2035	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,280,771	-	6,661,328	-	52,773,411	-						
2036	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,303,579	-	6,684,136	-	59,457,547	-						
2037	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,326,514	-	6,707,171	-	66,154,718	-						
2038	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,349,880	-	6,730,438	-	72,895,156	-						
2039	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,373,379	-	6,753,936	-	79,649,092	-						
2040	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,397,113	-	6,777,670	-	86,426,763	-						
2041	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,421,084	-	6,801,641	-	93,228,404	-						
2042	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,445,295	-	6,825,852	-	100,054,256	-						
2043	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,469,748	-	6,850,305	-	106,904,561	-						
2044	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,494,445	-	6,875,003	-	113,779,564	-						
2045	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,519,390	-	6,899,947	-	120,679,511	-						
2046	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,544,584	-	6,925,141	-	127,604,651	-						
2047	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,570,030	-	6,950,587	-	134,555,238	-						
2048	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,595,730	-	6,976,287	-	141,531,525	-						
2049	-	-	430,500	-	1,987,970	-	2,418,470	6,799,027	-	1,987,970	-	6,799,027	4,380,557	2,621,687	-	8,990,214	-	150,521,740	-						
2050	-	-	430,500	-	1,987,970	-	430,500	6,799,027	-	1,987,970	-	6,799,027	6,368,527	2,647,904	-	9,046,431	-	159,536,171	-						
2051	-	-	430,500	-	1,987,970	-	430,500	6,799,027	-	1,987,970	-	6,799,027	6,368,527	2,674,383	-	9,042,910	-	168,581,081	-						
2052	-	-	430,500	-	1,987,970	-	430,500	6,799,027	-	1,987,970	-	6,799,027	6,368,527	2,674,383	-	9,042,910	-	168,581,081	-						
Total	35,566,727	19,021,609	14,023,510	762,452	5,019,153	68,715,990	143,112,440	762,452	5,019,153	89,799	89,799	762,452	5,019,153	5,019,153	762,452	5,019,153	5,019,153	34,401	7,634	34,401					

■ Assumed FY 2018 Value of a Penny(3): \$250,000  
 ■ Assumed Growth Rate: 1.0%  
 ■ Alternatively, the County could implement a one-time FY 2020 equivalent tax increase of 5.78¢ or utilize \$4,567,797 of reserves or other sources of revenue to offset the need for a future tax impact.

- 2010A's were issued through VML/VACO as Taxable Recovery Zone Economic Development Bonds and are eligible to receive a federal subsidy equal to 45% of the taxable interest paid. Due to Federal Sequestration the RZED subsidy rate is assumed to be reduced by 6.6% (10/1/17-9/30/18) and 6.2% (10/1/18-9/30/19), for an effective subsidy of 42.03% and 42.21%, respectively. County Staff has conservatively budgeted no offsetting subsidy revenues in the Budget.
- 2010B's were issued through VML/VACO as Taxable Build America Bonds and are eligible to receive a federal subsidy equal to 35% of the taxable interest paid. Due to Federal Sequestration the BAB subsidy rate is assumed to be reduced by 6.6% (10/1/17-9/30/18) and 6.2% (10/1/18-9/30/19), for an effective subsidy of 32.69% and 32.85%, respectively. County Staff has conservatively budgeted no offsetting subsidy revenues in the Budget.
- Estimate provided by Staff.



# Scenario 2B: Debt Affordability Analysis | 5¢ in FY 2020

## FY'19 Projects Plus Walton Elementary School (FY'19) at \$30.1 Million

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
	Debt Service Requirements										Debt Service Cash Flow Surplus (Deficit)									
	From the Fire										From the Fire									
	Economic Development (Crosspointe)										Economic Development (Crosspointe)									
	Fire Apparatus Obligations										Fire Apparatus Obligations									
	Police Vehicle Obligations										Police Vehicle Obligations									
	School Obligations										School Obligations									
	County Obligations										County Obligations									
	CIP Debt Service										CIP Debt Service									
	CIP Operating Impact										CIP Operating Impact									
	Total										Total									
	General Fund Budgeted Debt Service										General Fund Budgeted Debt Service									
	Apparatus Replacement Fund (2 Dedicated Permits)										Apparatus Replacement Fund (2 Dedicated Permits)									
	Economic Development (Crosspointe)										Economic Development (Crosspointe)									
	VML/VACO RZED and BAB Federal Subsidy (1/2)										VML/VACO RZED and BAB Federal Subsidy (1/2)									
	Total Revenues Available										Total Revenues Available									
	Surplus/(Deficit)										Surplus/(Deficit)									
	Revenue From Prior Tax Impact										Revenue From Prior Tax Impact									
	Capital Reserve Utilized										Capital Reserve Utilized									
	Adjusted Surplus/(Deficit)										Adjusted Surplus/(Deficit)									
	Estimated Incremental Tax Equivalent										Estimated Incremental Tax Equivalent									
	Capital Reserve Fund Balance										Capital Reserve Fund Balance									
2019	3,955,756	2,660,797	169,450	424,989	364,528	385,916	1,791,357	1,791,357	7,895,500	7,895,500	6,799,027	424,989	384,528	21,357	7,629,901	34,401	-	-	34,401	34,401
2020	3,151,188	2,635,862	270,395	337,462	385,916	385,916	2,650,577	9,165,934	9,165,934	6,799,027	337,462	385,916	18,802	7,541,208	(1,030,973)	1,275,125	-	244,152	5,004	278,553
2021	3,151,309	2,619,796	358,134	-	385,918	385,918	2,650,577	7,850,934	7,850,934	6,799,027	-	385,918	16,248	7,201,394	(1,964,541)	1,287,876	(278,553)	398,111	-	629,077
2022	3,150,104	1,321,187	362,014	-	385,158	385,158	2,650,577	7,850,041	7,850,041	6,799,027	-	385,158	13,178	7,197,363	(671,678)	1,300,755	-	629,077	-	1,287,655
2023	3,141,096	1,311,390	361,128	-	388,059	388,059	2,650,577	7,850,250	7,850,250	6,799,027	-	388,059	9,979	7,197,066	(655,185)	1,313,763	-	1,047,079	-	2,334,734
2024	2,690,571	1,297,308	447,173	-	385,728	385,728	2,650,577	7,850,250	7,850,250	6,799,027	-	385,728	6,781	7,191,536	(279,822)	1,326,900	-	1,551,049	-	3,891,783
2025	2,275,383	1,223,895	431,737	-	386,281	386,281	2,650,577	6,871,882	6,871,882	6,799,027	-	386,281	3,454	7,188,672	(216,880)	1,340,169	-	1,855,947	-	5,747,729
2026	2,001,057	1,214,517	430,500	-	383,648	383,648	2,650,577	6,176,974	6,176,974	6,799,027	-	383,648	-	7,184,675	502,376	1,353,571	-	2,373,012	-	8,120,742
2027	2,000,105	711,939	430,500	-	383,853	383,853	2,650,577	6,176,974	6,176,974	6,799,027	-	383,853	-	7,182,880	1,005,906	1,367,107	-	2,385,770	-	10,506,512
2028	2,000,979	711,978	430,500	-	385,918	385,918	2,650,577	6,180,953	6,180,953	6,799,027	-	385,918	-	7,185,946	1,004,936	1,380,778	-	2,399,166	-	12,905,678
2029	2,001,625	711,744	430,500	-	384,729	384,729	2,650,577	6,170,175	6,170,175	6,799,027	-	384,729	-	7,183,756	1,004,581	1,394,585	-	2,399,166	-	15,501,927
2030	1,813,995	711,238	430,500	-	387,400	387,400	2,650,577	5,998,710	5,998,710	6,799,027	-	387,400	-	7,186,427	1,187,717	1,408,531	-	2,596,249	-	17,903,176
2031	1,817,466	710,458	430,500	-	388,816	388,816	2,650,577	5,997,817	5,997,817	6,799,027	-	388,816	-	7,187,843	1,180,026	1,422,617	-	2,612,643	-	19,506,827
2032	1,625,131	587,900	430,500	-	388,816	388,816	2,650,577	5,294,108	5,294,108	6,799,027	-	388,816	-	6,799,027	1,504,919	1,436,843	-	2,941,762	-	21,451,940
2033	781,953	591,600	430,500	-	388,816	388,816	2,650,577	4,454,030	4,454,030	6,799,027	-	388,816	-	6,799,027	2,344,397	1,451,211	-	3,795,608	-	24,851,940
2034	-	430,500	430,500	-	388,816	388,816	2,650,577	3,081,077	3,081,077	6,799,027	-	388,816	-	6,799,027	3,711,950	1,465,723	-	5,183,673	-	30,035,613
2035	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,480,381	-	5,860,938	-	35,896,550
2036	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,495,184	-	5,875,741	-	41,772,292
2037	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,510,136	-	5,890,693	-	47,662,985
2038	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,525,238	-	5,905,795	-	53,568,780
2039	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,540,490	-	5,921,047	-	59,489,827
2040	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,555,895	-	5,936,452	-	65,426,279
2041	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,571,454	-	5,952,011	-	71,378,290
2042	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,603,040	-	5,983,597	-	83,329,612
2043	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,613,070	-	5,999,627	-	89,329,240
2044	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,635,261	-	6,015,818	-	95,345,058
2045	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,651,614	-	6,032,171	-	101,371,229
2046	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,668,130	-	6,048,687	-	107,425,916
2047	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,684,811	-	6,065,368	-	113,491,284
2048	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,701,659	-	6,082,216	-	119,573,500
2049	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,718,676	-	6,087,203	-	127,660,703
2050	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,735,863	-	8,104,390	-	135,765,093
2051	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,753,221	-	8,121,748	-	143,886,841
2052	-	430,500	430,500	-	388,816	388,816	2,650,577	2,418,470	2,418,470	6,799,027	-	388,816	-	6,799,027	4,380,557	1,753,221	-	8,121,748	-	143,886,841
Total	35,566,727	19,021,609	14,023,310	762,452	5,019,153	68,718,990	68,718,990	143,112,440	143,112,440	762,452	762,452	5,019,153	89,799	89,799	278,553	(278,553)	-	5,004	-	5,004

Assumed FY 2018 Value of a Penny<sup>(3)</sup>: \$250,000  
 Assumed Growth Rate: 1.0%

- 2010As were issued through VML/VACO as Taxable Recovery Zone Economic Development Bonds and are eligible to receive a federal subsidy equal to 45% of the taxable interest paid. Due to Federal Sequestration the RZED subsidy rate is assumed to be reduced by 6.6% (10/1/17-9/30/18) and 6.2% (10/1/18-9/30/19), for an effective subsidy of 42.03% and 42.21%, respectively. County Staff has conservatively budgeted no offsetting subsidy revenues in the Budget.
- 2010Bs were issued through VML/VACO as Taxable Build America Bonds and are eligible to receive a federal subsidy equal to 35% of the taxable interest paid. Due to Federal Sequestration the BAB subsidy rate is assumed to be reduced by 6.6% (10/1/17-9/30/18) and 6.2% (10/1/18-9/30/19), for an effective subsidy of 32.69% and 32.83%, respectively. County Staff has conservatively budgeted no offsetting subsidy revenues in the Budget.
- Estimate provided by Staff.



# Scenario 2: Debt Affordability– Future Debt Issuance Capacity

## FY19 Projects Plus Walton Elementary School (FY'19) at \$30.1 Million

Scenario 2A: Natural Impact

A	B	C	D	E	F
	Adjusted Surplus/ (Deficit)		Cumulative Debt Capacity		
FY	(Column R)	15 Years at 4.25%	20 Years at 4.50%	25 Years at 4.75%	30 Years at 5.00%
2022	1,312,508	14,341,151	17,073,024	18,970,960	20,176,469
2023	1,348,844	14,738,169	17,545,671	19,496,149	20,735,031
2024	1,744,247	19,058,550	22,689,049	25,211,295	26,813,346
2025	2,261,189	24,706,930	29,413,400	32,683,164	34,760,014
2026	2,567,128	28,049,780	33,393,036	37,105,199	39,463,047
2027	3,091,305	33,777,219	40,211,504	44,681,648	47,520,941
2028	3,111,246	33,995,103	40,470,894	44,969,873	47,827,481
2029	3,131,897	34,220,743	40,739,517	45,268,357	48,144,933
2030	3,336,307	36,454,229	43,398,464	48,222,888	51,287,209
2031	3,360,101	36,714,223	43,707,984	48,566,816	51,652,993
2032	3,696,695	40,392,021	48,086,372	53,431,932	56,827,261
2033	4,558,091	49,804,081	59,291,354	65,882,523	70,069,025
2034	5,953,780	65,054,116	77,446,397	86,055,786	91,524,198
2035	6,638,746	72,538,409	86,356,386	95,956,262	102,053,798
2036	6,661,328	72,785,150	86,650,130	96,282,660	102,400,937
2037	6,684,136	73,034,359	86,946,811	96,612,322	102,751,548
2038	6,707,171	73,286,060	87,246,459	96,945,280	103,105,664
2039	6,730,438	73,540,278	87,549,104	97,281,569	103,463,322
2040	6,753,936	73,797,039	87,854,775	97,621,220	103,824,556
2041	6,777,670	74,056,366	88,163,503	97,964,267	104,189,402
2042	6,801,641	74,318,287	88,475,318	98,310,745	104,557,897
2043	6,825,852	74,582,828	88,790,251	98,660,688	104,930,077
2044	6,850,305	74,850,014	89,108,333	99,014,131	105,305,979
2045	6,875,003	75,119,871	89,429,596	99,371,107	105,685,640
2046	6,899,947	75,392,427	89,754,072	99,731,654	106,069,097
2047	6,925,141	75,667,709	90,081,793	100,095,806	106,456,389
2048	6,950,587	75,945,743	90,412,791	100,463,599	106,847,554
2049	6,976,287	76,226,558	90,747,098	100,835,071	107,242,631
2050	8,990,214	98,231,781	116,944,137	129,944,323	138,201,630
2051	9,016,431	98,518,240	117,285,164	130,323,261	138,604,647
2052	9,042,910	98,807,564	117,629,602	130,705,989	139,011,695

Scenario 2B: 5¢ in FY 2020

A	B	C	D	E	F
	Adjusted Surplus/ (Deficit)		Cumulative Debt Capacity		
FY	(Column R)	15 Years at 4.25%	20 Years at 4.50%	25 Years at 4.75%	30 Years at 5.00%
2022	629,077	6,873,625	8,182,995	9,092,664	9,670,457
2023	658,578	7,195,968	8,566,741	9,519,070	10,123,959
2024	1,047,079	11,440,927	13,620,331	15,134,445	16,096,163
2025	1,557,049	17,013,131	20,253,994	22,505,546	23,935,660
2026	1,855,947	20,279,043	24,142,036	26,825,804	28,530,449
2027	2,373,012	25,928,774	30,867,995	34,299,459	36,479,017
2028	2,385,770	26,068,174	31,033,949	34,483,863	36,675,138
2029	2,399,166	26,214,545	31,208,203	34,677,487	36,881,067
2030	2,596,249	28,367,969	33,771,836	37,526,109	39,910,704
2031	2,612,643	28,547,100	33,985,091	37,763,070	40,162,722
2032	2,941,762	32,143,226	38,266,250	42,520,147	45,222,088
2033	3,795,608	41,472,799	49,373,030	54,861,621	58,347,801
2034	5,183,673	56,639,521	67,428,890	74,924,675	79,685,761
2035	5,860,938	64,039,668	76,238,704	84,713,840	90,096,977
2036	5,875,741	64,201,422	76,431,271	84,927,813	90,324,548
2037	5,890,693	64,364,794	76,625,764	85,143,927	90,554,394
2038	5,905,795	64,529,799	76,822,202	85,362,202	90,786,539
2039	5,921,047	64,696,454	77,020,603	85,582,659	91,021,005
2040	5,936,452	64,864,776	77,220,989	85,805,321	91,257,817
2041	5,952,011	65,034,782	77,423,379	86,030,210	91,496,996
2042	5,967,725	65,206,487	77,627,793	86,257,347	91,738,567
2043	5,983,597	65,379,909	77,834,251	86,486,756	91,982,553
2044	5,999,627	65,555,066	78,042,773	86,718,459	92,228,980
2045	6,015,818	65,731,974	78,253,381	86,952,479	92,477,871
2046	6,032,171	65,910,681	78,466,095	87,188,839	92,729,250
2047	6,048,687	66,091,115	78,680,935	87,427,563	92,983,144
2048	6,065,368	66,273,384	78,897,925	87,668,674	93,239,576
2049	6,082,216	66,457,475	79,117,084	87,912,196	93,498,573
2050	8,087,203	88,365,006	105,197,822	116,892,220	124,320,131
2051	8,104,390	88,552,798	105,421,386	117,140,637	124,584,334
2052	8,121,748	88,742,467	105,647,186	117,391,538	124,851,178

Please note: The Future Capacity calculated above illustrates the relative order of magnitude of debt the County could potentially afford based upon the assumptions reflected herein. This analysis does not address the parameters established in the County's Financial Policy Guidelines. Future Capacity, with respect to the County's Financial Policy Guidelines and Debt Affordability, will be impacted by multiple variables including, but not limited to, the timing of issuances, market interest rates, par and project amounts, and structure of debt service, among others. Estimates are preliminary and subject to change.



# CIP Planning Scenario 3

FY 2019 Projects

Plus:

FY 2019 – Walton Elementary School at **\$31.1 Million**



# Scenario 3: Multi-Year CIP Borrowing Summary

## FY'19 Projects Plus Walton Elementary School (FY'19) at \$31.1 Million

Rank	Project	Term (in Years)	FY 2019	FY 2020 (4)	Totals
1	Public Safety				
	Police Vehicles	5	400,000	400,000	800,000
2	Utility	15	2,640,000	-	2,640,000
3	Utility	15	2,100,000	-	2,100,000
4	1	15	125,000	-	125,000
5	2	30	31,100,000	-	31,100,000
6	3	15			
7	4	30			
8	5	15	75,000	-	75,000
9	6	15	1,482,000	-	1,482,000
10	7	15			
11	8	15	495,125	-	495,125
12	9	15			
13	10	15			
14	12	5	65,000	-	65,000
15	13	15			
16	16	15	450,000	-	450,000
17	18	15			
18	<b>Totals</b>		<b>\$ 38,932,125</b>	<b>\$ 400,000</b>	<b>\$ 39,332,125</b>
19					
20	<b>Financings By Fiscal Years</b>				
21	<b>Terms (in Years)</b>				
22	5		\$ 465,000	\$ 400,000	\$ 865,000
23	15		7,367,125	-	7,367,125
24	30		31,100,000	-	31,100,000
25	<b>Totals</b>		<b>\$ 38,932,125</b>	<b>\$ 400,000</b>	<b>\$ 39,332,125</b>

### Borrowing Assumptions

-	Term	5 Years	-	Term	15 Years	-	Term	30 Years
•	Rate	3.0%	•	Rate	4.0%	•	Rate	5.0%
•	Amortization	Level Debt Service	•	Amortization	Level Debt Service	•	Amortization	Level Debt Service
•	Debt Service	Year Following Issuance	•	Debt Service	Year Following Issuance	•	Debt Service	Year Following Issuance

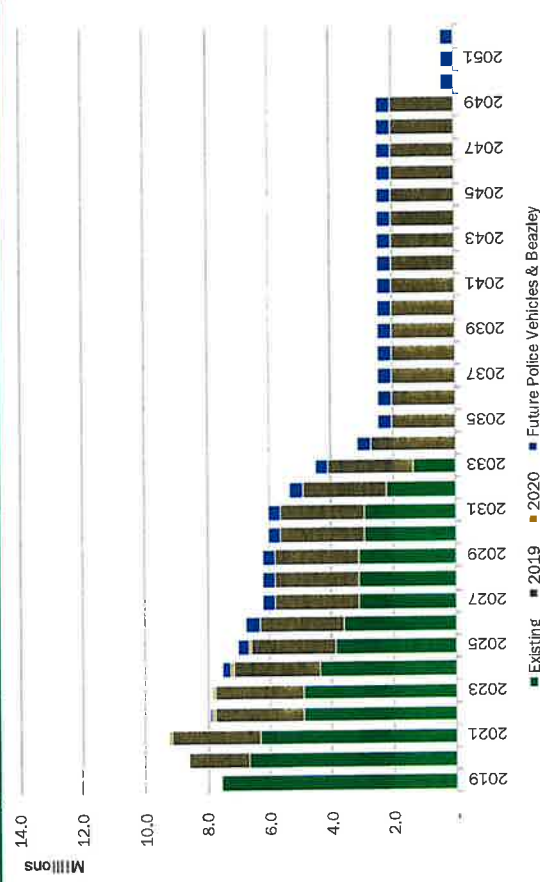
(1) The 5th Year of financing Police Vehicles occurs in FY 2020. We have assumed the County continues funding rolling stock of approximately \$430,000 annually (inclusive of interest).



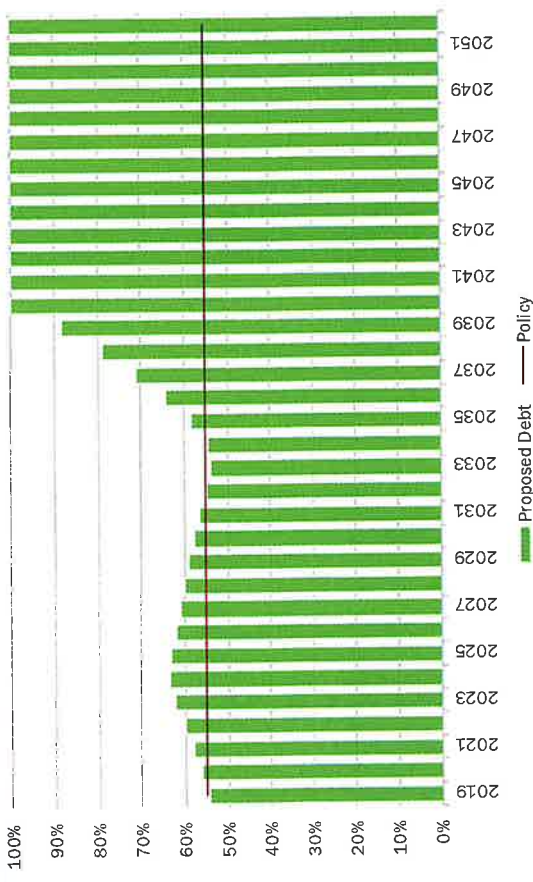
# Scenario 3: Proposed Debt Profile and Key Debt Ratios

FY'19 Projects Plus Walton Elementary School (FY'19) at **\$31.1 Million**

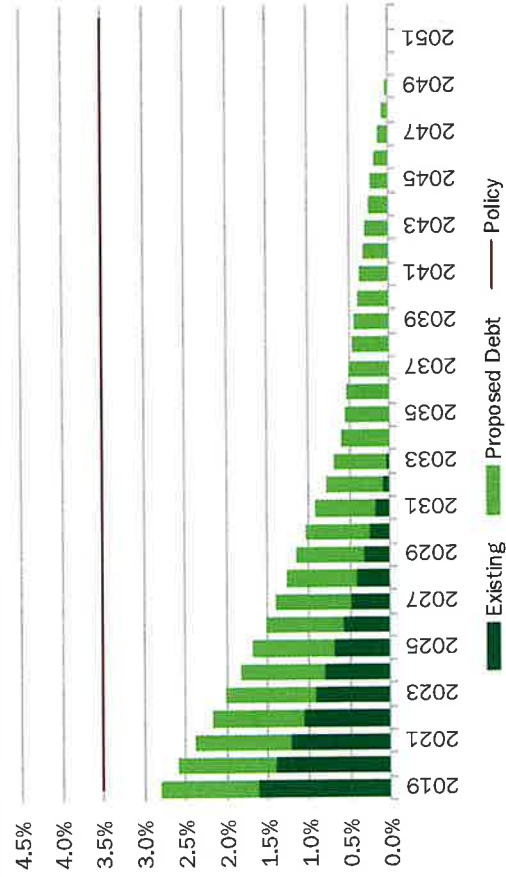
Existing & Proposed Debt Service<sup>(1,2)</sup>



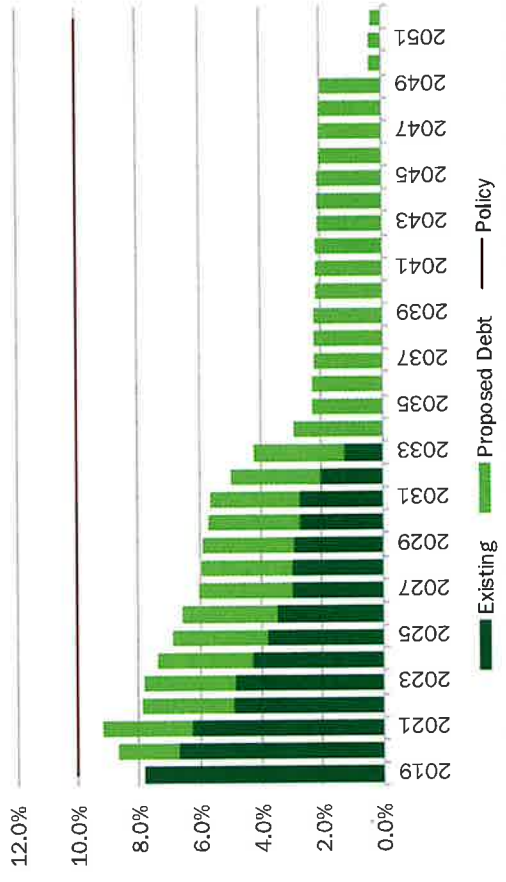
10-Year Payout<sup>(1)</sup>



Debt to Assessed Value<sup>(1)</sup>



Debt Service to Expenditures<sup>(2)</sup>



Note: Police Vehicle annual funding of \$430,000 **excluded** from Principal in FY 2021 & beyond.

Note: Police Vehicle annual funding of \$430,000 **included** as Debt Service in FY 2021 & beyond.





# Scenario 3A: Debt Affordability Analysis

## FY19 Projects Plus Walton Elementary School (FY'19) at \$31.1 Million

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
	Debt Service Requirements										Revenue Available for DS									
	County Obligations	School Obligations	Police Vehicle Obligations	Fire Apparatus Obligations	Economic Development Obligations	CIP Obligations	CIP Debt Service	CIP Operating	Total	General Fund Debt Service	From the Fire Apparatus Replacement Fund (C) Deductible Penalties	Economic Development (Crosspoint) Ments Tax	Federal Subsidy (L)	Total Revenues Available	Surplus/ (Deficit)	Revenue From Prior Tax Impact	Capital Reserve Utilized	Adjusted Surplus/ (Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
2019	3,955,756	2,660,797	169,430	424,989	364,528	1,828,857	-	-	7,595,500	6,799,027	424,989	364,528	21,357	7,629,901	34,401	-	-	(1,034,072)	4,054	34,401
2020	3,151,188	2,635,862	270,395	337,462	385,916	1,828,857	-	-	8,609,681	6,799,027	337,462	385,916	18,802	7,541,208	(1,068,873)	-	(34,401)	(886,174)	3,831	-
2021	3,151,300	2,619,796	358,134	-	386,118	2,716,623	-	-	9,231,980	6,799,027	-	386,118	16,248	7,201,394	(2,030,586)	1,044,413	-	1,313,109	-	1,313,169
2022	3,150,104	1,921,187	362,014	-	385,158	2,716,623	-	-	7,935,087	6,799,027	-	385,158	13,178	7,197,363	(737,723)	2,050,892	-	1,350,171	-	2,663,340
2023	3,141,096	1,311,390	361,128	-	388,059	2,716,623	-	-	7,918,236	6,799,027	-	388,059	9,979	7,197,066	(721,230)	2,071,401	-	1,746,248	-	4,409,588
2024	2,690,571	1,297,308	447,173	-	385,728	2,716,623	-	-	7,537,403	6,799,027	-	385,728	6,781	7,191,536	(345,867)	2,092,115	-	2,263,870	-	6,873,458
2025	2,279,393	1,223,895	431,737	-	386,281	2,716,623	-	-	7,037,928	6,799,027	-	386,281	3,454	7,188,702	150,834	2,113,036	-	2,570,497	-	9,249,055
2026	2,001,057	1,214,517	430,500	-	385,648	2,716,623	-	-	6,748,345	6,799,027	-	385,648	-	7,184,675	436,330	2,134,167	-	3,095,369	-	12,339,323
2027	2,000,105	711,539	430,500	-	383,853	2,716,623	-	-	6,243,020	6,799,027	-	383,853	-	7,162,850	938,860	2,155,508	-	3,116,011	-	15,455,334
2028	2,000,979	711,978	430,500	-	386,918	2,716,623	-	-	6,246,998	6,799,027	-	386,918	-	7,165,946	938,947	2,177,063	-	3,137,369	-	18,592,703
2029	2,001,625	711,744	430,500	-	384,729	2,716,623	-	-	6,245,221	6,799,027	-	384,729	-	7,163,756	938,535	2,168,834	-	3,342,494	-	25,302,208
2030	1,818,995	711,238	430,500	-	387,400	2,716,623	-	-	6,084,755	6,799,027	-	387,400	-	7,187,843	1,121,672	2,220,822	-	3,704,334	-	29,006,543
2031	1,817,466	710,458	430,500	-	388,816	2,716,623	-	-	6,083,882	6,799,027	-	388,816	-	7,189,027	1,436,873	2,265,461	-	4,566,467	-	33,573,010
2032	1,626,131	587,900	430,500	-	389,154	2,716,623	-	-	5,360,154	6,799,027	-	389,154	-	6,799,027	2,278,351	2,286,115	-	5,962,901	-	39,535,910
2033	781,953	591,600	430,500	-	452,676	2,716,623	-	-	4,520,676	6,799,027	-	452,676	-	6,799,027	3,651,904	2,310,997	-	6,046,618	-	46,184,529
2034	-	430,500	430,500	-	3,147,123	2,716,623	-	-	3,147,123	6,799,027	-	3,147,123	-	6,799,027	4,314,512	2,334,107	-	6,671,959	-	52,856,488
2035	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,381,448	-	6,695,534	-	59,552,021
2036	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,404,832	-	6,719,344	-	66,271,365
2037	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,428,881	-	6,743,392	-	73,014,757
2038	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,452,478	-	6,767,661	-	79,782,439
2039	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,477,701	-	6,792,213	-	86,574,651
2040	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,502,478	-	6,816,990	-	93,391,641
2041	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,527,503	-	6,842,015	-	100,233,655
2042	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,552,778	-	6,867,290	-	107,100,945
2043	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,578,306	-	6,892,817	-	113,993,702
2044	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,604,089	-	6,918,600	-	120,912,363
2045	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,630,130	-	6,944,641	-	127,857,004
2046	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,656,431	-	6,970,943	-	134,827,947
2047	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,682,995	-	6,997,507	-	141,825,453
2048	-	430,500	430,500	-	2,054,016	2,054,016	-	-	2,484,516	6,799,027	-	2,484,516	-	6,799,027	4,314,512	2,709,825	-	9,076,352	-	150,903,806
2049	-	430,500	430,500	-	430,500	2,054,016	-	-	430,500	6,799,027	-	430,500	-	6,799,027	6,368,527	2,736,923	-	9,105,451	-	160,006,256
2050	-	430,500	430,500	-	430,500	2,054,016	-	-	430,500	6,799,027	-	430,500	-	6,799,027	6,368,527	2,764,293	-	9,132,820	-	169,142,076
2051	-	430,500	430,500	-	430,500	2,054,016	-	-	430,500	6,799,027	-	430,500	-	6,799,027	6,368,527	2,764,293	-	9,132,820	-	169,142,076
2052	-	430,500	430,500	-	430,500	2,054,016	-	-	430,500	6,799,027	-	430,500	-	6,799,027	6,368,527	2,764,293	-	9,132,820	-	169,142,076
Total	35,566,727	19,021,609	14,023,510	762,452	5,019,153	70,671,810	-	-	145,065,260	762,452	5,019,153	89,799	-	89,799	Total	(34,401)	-	Total Tax Effect	7.88	(34,401)

- Assumed FY 2018 Value of a Penny(3): \$250,000
  - Assumed Growth Rate: 1.0%
- Alternatively, the County could implement a one-time FY 2020 equivalent tax increase of 5.98¢ or utilize \$4,869,479 of reserves or other sources of revenue to offset the need for a future tax impact.
- 2010A's were issued through VML/VACO as Taxable Recovery Zone Economic Development Bonds and are eligible to receive a federal subsidy equal to 45% of the taxable interest paid. Due to Federal Sequestration the RZED subsidy rate is assumed to be reduced by 6.6% (10/1/17-9/30/18) and 6.2% (10/1/18-9/30/19), for an effective subsidy of 42.03% and 42.21%, respectively. County Staff has conservatively budgeted no offsetting subsidy revenues in the Budget.
  - 2010B's were issued through VML/VACO as Taxable Build America Bonds and are eligible to receive a federal subsidy equal to 35% of the taxable interest paid. Due to Federal Sequestration the BAB subsidy rate is assumed to be reduced by 6.6% (10/1/17-9/30/18) and 6.2% (10/1/18-9/30/19), for an effective subsidy of 32.69% and 32.83%, respectively. County Staff has conservatively budgeted no offsetting subsidy revenues in the Budget.
  - Estimate provided by Staff.



# Scenario 3B: Debt Affordability Analysis | 5¢ in FY 2020

## FY'19 Projects Plus Walton Elementary School (FY'19) at \$31.1 Million

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
Debt Service Requirements										Debt Service Cash Flow Summary (Deficit)									
County Obligations										From the Fire									
FY	County Obligations	School Obligations	Police Vehicle Obligations	Fire Apparatus Obligations	Economic Development (Crosspoint) Obligations	CJP/Dual Service	CIF Quantitative Impact	Total	General Fund Budget/Deficit/Surplus	Apparatus Replacement Fund (2 Deducted Points)	Economic Development (Crosspoint)	2010A&B VML/VACO RZED and BAB Federal Subsidy	Total Revenues Available	Surplus/(Deficit)	Revenue From Prior Tax Impact	Capital Receipts Utilized	Adjusted Surplus/(Deficit)	Estimated Incremental Tax Equivalent	Capital Reserve Fund Balance
2019	3,955,756	2,680,797	169,430	424,989	384,528	7,995,000	-	7,995,000	6,799,027	424,989	384,528	21,357	7,629,901	34,401	1,275,125	-	34,401	-	34,401
2020	3,151,188	2,635,862	270,395	337,462	385,916	8,609,681	-	8,609,681	6,799,027	337,462	385,916	18,802	7,541,208	(1,068,473)	1,287,876	(241,053)	206,652	5,00¢	241,053
2021	3,151,309	2,619,796	358,134	337,462	390,118	9,231,980	-	9,231,980	6,799,027	337,462	385,916	16,248	7,201,394	(2,030,586)	1,300,755	(241,053)	(501,657)	-	563,032
2022	3,150,104	1,211,187	362,014	337,462	385,158	7,935,087	-	7,935,087	6,799,027	337,462	385,158	13,178	7,197,363	(721,723)	1,343,763	-	592,533	-	1,155,564
2023	3,141,006	1,311,390	361,128	337,462	388,059	7,933,296	-	7,933,296	6,799,027	337,462	388,059	9,979	7,197,066	(345,867)	1,326,900	-	981,033	-	2,136,597
2024	2,690,571	1,257,308	447,173	337,462	386,281	7,037,928	-	7,037,928	6,799,027	337,462	386,281	6,781	7,191,536	(345,867)	1,326,900	-	1,491,003	-	3,627,601
2025	2,279,393	1,223,895	431,737	337,462	386,648	6,745,345	-	6,745,345	6,799,027	337,462	386,648	3,454	7,188,762	150,834	1,340,169	-	1,789,903	-	5,417,502
2026	2,001,057	1,214,517	430,500	337,462	385,648	6,063,862	-	6,063,862	6,799,027	337,462	385,648	-	7,184,675	436,330	1,353,571	-	2,306,967	-	7,724,469
2027	2,000,105	711,939	430,500	337,462	383,853	5,243,020	-	5,243,020	6,799,027	337,462	383,853	-	7,182,860	939,860	1,367,107	-	1,789,903	-	10,044,194
2028	2,000,979	711,978	430,500	337,462	386,916	6,246,988	-	6,246,988	6,799,027	337,462	386,916	-	7,185,946	936,947	1,380,778	-	2,319,725	-	12,377,314
2029	2,001,625	711,744	430,500	337,462	384,729	6,245,221	-	6,245,221	6,799,027	337,462	384,729	-	7,183,756	938,535	1,394,585	-	2,333,121	-	14,907,517
2030	1,818,995	711,238	430,500	337,462	387,400	5,054,016	-	5,054,016	6,799,027	337,462	387,400	-	7,186,427	1,121,672	1,406,531	-	2,530,203	-	17,454,115
2031	1,817,466	710,458	430,500	337,462	388,816	6,063,862	-	6,063,862	6,799,027	337,462	388,816	-	7,187,843	2,276,351	1,422,617	-	2,546,597	-	20,329,831
2032	1,625,131	587,900	430,500	337,462	388,816	5,360,154	-	5,360,154	6,799,027	337,462	388,816	-	6,799,027	2,276,351	1,451,211	-	3,729,563	-	24,059,393
2033	781,953	591,000	430,500	337,462	388,816	4,520,676	-	4,520,676	6,799,027	337,462	388,816	-	6,799,027	3,651,904	1,465,723	-	5,117,628	-	29,177,021
2034	-	-	430,500	337,462	388,816	3,147,123	-	3,147,123	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,480,361	-	5,794,892	-	34,971,913
2035	-	-	430,500	337,462	388,816	2,054,016	-	2,054,016	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,495,184	-	5,809,696	-	40,781,609
2036	-	-	430,500	337,462	388,816	2,484,516	-	2,484,516	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,510,136	-	5,824,648	-	46,606,257
2037	-	-	430,500	337,462	388,816	2,054,016	-	2,054,016	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,525,238	-	5,839,749	-	52,446,006
2038	-	-	430,500	337,462	388,816	2,054,016	-	2,054,016	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,540,490	-	5,855,002	-	58,301,007
2039	-	-	430,500	337,462	388,816	2,484,516	-	2,484,516	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,555,895	-	5,870,406	-	64,171,414
2040	-	-	430,500	337,462	388,816	2,484,516	-	2,484,516	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,571,454	-	5,885,965	-	70,057,379
2041	-	-	430,500	337,462	388,816	2,054,016	-	2,054,016	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,587,168	-	5,901,680	-	75,959,059
2042	-	-	430,500	337,462	388,816	2,054,016	-	2,054,016	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,603,040	-	5,917,552	-	81,876,611
2043	-	-	430,500	337,462	388,816	2,484,516	-	2,484,516	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,619,070	-	5,933,582	-	87,810,193
2044	-	-	430,500	337,462	388,816	2,054,016	-	2,054,016	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,635,261	-	5,949,773	-	93,759,965
2045	-	-	430,500	337,462	388,816	2,054,016	-	2,054,016	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,651,614	-	5,965,125	-	99,726,091
2046	-	-	430,500	337,462	388,816	2,484,516	-	2,484,516	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,668,130	-	5,982,641	-	105,708,732
2047	-	-	430,500	337,462	388,816	2,054,016	-	2,054,016	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,684,811	-	5,999,323	-	111,708,055
2048	-	-	430,500	337,462	388,816	2,054,016	-	2,054,016	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,701,659	-	6,015,171	-	117,724,226
2049	-	-	430,500	337,462	388,816	2,484,516	-	2,484,516	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,718,676	-	6,031,023	-	123,749,401
2050	-	-	430,500	337,462	388,816	2,054,016	-	2,054,016	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,735,863	-	6,046,875	-	130,795,276
2051	-	-	430,500	337,462	388,816	2,484,516	-	2,484,516	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,753,221	-	6,061,727	-	138,857,001
2052	-	-	430,500	337,462	388,816	2,054,016	-	2,054,016	6,799,027	337,462	388,816	-	6,799,027	4,314,512	1,770,676	-	6,076,581	-	147,933,582
Total	35,566,727	19,021,609	14,023,510	762,452	5,019,153	145,065,260	-	145,065,260	762,452	5,019,153	89,799	-	762,452	5,019,153	241,053	-	241,053	5,00¢	241,053

■ Assumed FY 2018 Value of a Penny<sup>(3)</sup>: \$250,000  
 ■ Assumed Growth Rate: 1.0%

- 2010As were issued through VML/VACO as Taxable Recovery Zone Economic Development Bonds and are eligible to receive a federal subsidy equal to 45% of the taxable interest paid. Due to Federal Sequestration the RZED subsidy rate is assumed to be reduced by 6.6% (10/1/17-9/30/18) and 6.2% (10/1/18-9/30/19), for an effective subsidy of 42.03% and 42.21%, respectively. County Staff has conservatively budgeted no offsetting subsidy revenues in the Budget.
- 2010Bs were issued through VML/VACO as Taxable Build America Bonds and are eligible to receive a federal subsidy equal to 35% of the taxable interest paid. Due to Federal Sequestration the BAB subsidy rate is assumed to be reduced by 6.6% (10/1/17-9/30/18) and 6.2% (10/1/18-9/30/19), for an effective subsidy of 32.69% and 32.83%, respectively. County Staff has conservatively budgeted no offsetting subsidy revenues in the Budget.
- Estimate provided by Staff.



# Scenario 3: Debt Affordability – Future Debt Issuance Capacity

## FY'19 Projects Plus Walton Elementary School (FY'19) at \$31.1 Million

Scenario 3A: Natural Impact

A	B	C	D	E	F
	Adjusted Surplus/ (Deficit) (Column R)		Cumulative Debt Capacity		
FY		15 Years at 4.25%	20 Years at 4.50%	25 Years at 4.75%	30 Years at 5.00%
2022	1,313,169	14,348,368	17,081,615	18,980,506	20,186,622
2023	1,350,171	14,752,674	17,562,939	19,515,337	20,755,438
2024	1,746,248	19,080,417	22,715,081	25,240,221	26,844,110
2025	2,263,870	24,736,232	29,448,284	32,721,925	34,801,238
2026	2,570,497	28,086,592	33,436,859	37,153,894	39,514,836
2027	3,095,369	33,821,614	40,264,357	44,740,376	47,583,401
2028	3,116,011	34,047,160	40,532,867	45,038,735	47,900,719
2029	3,137,369	34,280,537	40,810,701	45,347,454	48,229,056
2030	3,342,494	36,521,837	43,478,950	48,312,322	51,382,326
2031	3,367,011	36,789,723	43,797,867	48,666,691	51,759,213
2032	3,704,334	40,475,492	48,185,745	53,542,351	56,944,697
2033	4,566,467	49,895,604	59,400,311	66,003,593	70,197,788
2034	5,962,901	65,153,771	77,565,035	86,187,613	91,664,401
2035	6,648,618	72,646,277	86,484,802	96,098,953	102,205,557
2036	6,671,959	72,901,313	86,788,421	96,436,324	102,564,366
2037	6,695,534	73,158,900	87,095,076	96,777,069	102,926,763
2038	6,719,344	73,419,063	87,404,798	97,121,221	103,292,785
2039	6,743,392	73,681,828	87,717,617	97,468,815	103,662,467
2040	6,767,681	73,947,220	88,033,565	97,819,885	104,035,845
2041	6,792,213	74,215,266	88,352,671	98,174,465	104,412,957
2042	6,816,990	74,485,993	88,674,969	98,532,592	104,793,841
2043	6,842,015	74,759,426	89,000,490	98,894,299	105,178,533
2044	6,867,290	75,035,595	89,329,266	99,259,624	105,567,072
2045	6,892,817	75,314,525	89,661,330	99,628,602	105,959,497
2046	6,918,600	75,596,244	89,996,714	100,001,269	106,355,845
2047	6,944,641	75,880,780	90,335,452	100,377,663	106,756,158
2048	6,970,943	76,168,162	90,677,578	100,757,822	107,160,473
2049	6,997,507	76,458,417	91,023,125	101,141,782	107,568,832
2050	9,078,352	99,194,822	118,090,630	131,218,268	139,556,527
2051	9,105,451	99,490,912	118,443,123	131,609,945	139,973,093
2052	9,132,820	99,789,963	118,799,140	132,005,539	140,393,825

Scenario 3B: 5¢ in FY 2020

A	B	C	D	E	F
	Adjusted Surplus/ (Deficit) (Column R)		Cumulative Debt Capacity		
FY		15 Years at 4.25%	20 Years at 4.50%	25 Years at 4.75%	30 Years at 5.00%
2022	563,032	6,151,977	7,323,879	8,138,044	8,655,176
2023	592,533	6,474,320	7,707,626	8,564,450	9,108,677
2024	981,033	10,719,279	12,761,215	14,179,825	15,080,882
2025	1,491,003	16,291,483	19,394,879	21,550,925	22,920,378
2026	1,789,901	19,557,395	23,282,920	25,871,184	27,515,167
2027	2,306,967	25,207,126	30,003,879	33,344,839	35,463,736
2028	2,319,725	25,346,526	30,174,834	33,529,243	35,659,857
2029	2,333,121	25,492,897	30,349,087	33,722,867	35,865,785
2030	2,530,203	27,646,321	32,912,720	36,571,489	38,895,422
2031	2,546,597	27,825,452	33,125,975	36,808,450	39,147,441
2032	2,875,716	31,421,578	37,407,134	41,565,527	44,206,807
2033	3,729,563	40,751,151	48,513,914	53,907,001	57,332,519
2034	5,117,628	55,917,873	66,569,774	73,970,055	78,670,479
2035	5,794,892	63,318,020	75,379,589	83,759,220	89,081,695
2036	5,809,696	63,479,774	75,572,155	83,973,193	89,309,266
2037	5,824,648	63,643,146	75,766,648	84,189,307	89,539,113
2038	5,839,749	63,808,151	75,963,086	84,407,582	89,771,258
2039	5,855,002	63,974,807	76,161,488	84,628,039	90,005,724
2040	5,870,406	64,143,129	76,361,874	84,850,701	90,242,535
2041	5,885,965	64,313,134	76,564,263	85,075,590	90,481,714
2042	5,901,680	64,484,839	76,768,677	85,302,727	90,723,285
2043	5,917,552	64,658,261	76,975,135	85,532,136	90,967,272
2044	5,933,582	64,833,418	77,183,657	85,763,839	91,213,698
2045	5,949,773	65,010,326	77,394,265	85,997,859	91,462,589
2046	5,966,125	65,189,003	77,606,979	86,234,219	91,713,969
2047	5,982,641	65,369,467	77,821,820	86,472,943	91,967,862
2048	5,999,323	65,551,736	78,038,809	86,714,054	92,224,295
2049	6,016,171	65,735,827	78,257,968	86,957,576	92,483,292
2050	8,087,203	88,365,006	105,197,822	116,892,220	124,320,131
2051	8,104,390	88,552,798	105,421,386	117,140,637	124,584,334
2052	8,121,748	88,742,467	105,647,186	117,391,538	124,851,178

Please note: The Future Capacity calculated above illustrates the relative order of magnitude of debt the County could potentially afford based upon the assumptions reflected herein. This analysis does not address the parameters established in the County's Financial Policy Guidelines. Future Capacity, with respect to the County's Financial Policy Guidelines and Debt Affordability, will be impacted by multiple variables including, but not limited to, the timing of issuances, market interest rates, par and project amounts, and structure of debt service, among others. Estimates are preliminary and subject to change.



# CIP Planning Scenario 4

FY 2019 Projects

Plus:

FY 2019 – Walton Elementary School at **\$32.1 Million**



# Scenario 4: Multi-Year CIP Borrowing Summary

## FY'19 Projects Plus Walton Elementary School (FY'19) at **\$32.1 Million**

Rank	Project	Term (in Years)	FY 2019	FY 2020 (1)	Totals
1	Public Safety				
2	Police Vehicles	5	400,000	400,000	800,000
3	Route 156 Water Main Extension - Utility GF Supported	15	2,640,000	-	2,640,000
4	Food Lion Water System Upgrades (Phases I & II concurrently) - Utility GF Supported	15	2,100,000	-	2,100,000
5	Admin/CC/CWC Security & Door Systems (Handicap access for Admin Bldg)	15	125,000	-	125,000
6	Walton Elementary School - New	30	32,100,000	-	32,100,000
7	Human Services Roof Refurbish	15	-	-	-
8	Beazley Elementary School - New	30	-	-	-
9	Fire & Crew Building Security System	15	75,000	-	75,000
10	Self Contained Breathing Apparatus	15	1,482,000	-	1,482,000
11	Carson Sub-Station Company 6 Renovations	15	495,125	-	495,125
12	Real Estate Assessment Software Replace	15	-	-	-
13	Wells Station Road Fire & EMS Station	15	-	-	-
14	PG Fire Company 1 Renovations	15	-	-	-
15	Police Boat	5	65,000	-	65,000
16	Scott Park Water & Sewer	15	-	-	-
17	Scott Park Extension Project	15	450,000	-	450,000
18	Fleet Garage Bay/Office Expansion	15	-	-	-
19	<b>Totals</b>		<b>\$ 39,932,125</b>	<b>\$ 400,000</b>	<b>\$ 40,332,125</b>
20	Financings By Fiscal Years				
21	Terms (in Years)		FY 2019	FY 2020	Totals
22	5	Level Debt Service Following Year of Issuance	\$ 465,000	\$ 400,000	\$ 865,000
23	15	Level Debt Service Following Year of Issuance	7,367,125	-	7,367,125
24	30	Level Debt Service Following Year of Issuance	32,100,000	-	32,100,000
25	<b>Totals</b>		<b>\$ 39,932,125</b>	<b>\$ 400,000</b>	<b>\$ 40,332,125</b>

### Borrowing Assumptions

-	Term	5 Years	-	Term	15 Years	-	Term	30 Years
•	Rate	3.0%	•	Rate	4.0%	•	Rate	5.0%
•	Amortization	Level Debt Service	•	Amortization	Level Debt Service	•	Amortization	Level Debt Service
•	Debt Service	Year Following Issuance	•	Debt Service	Year Following Issuance	•	Debt Service	Year Following Issuance

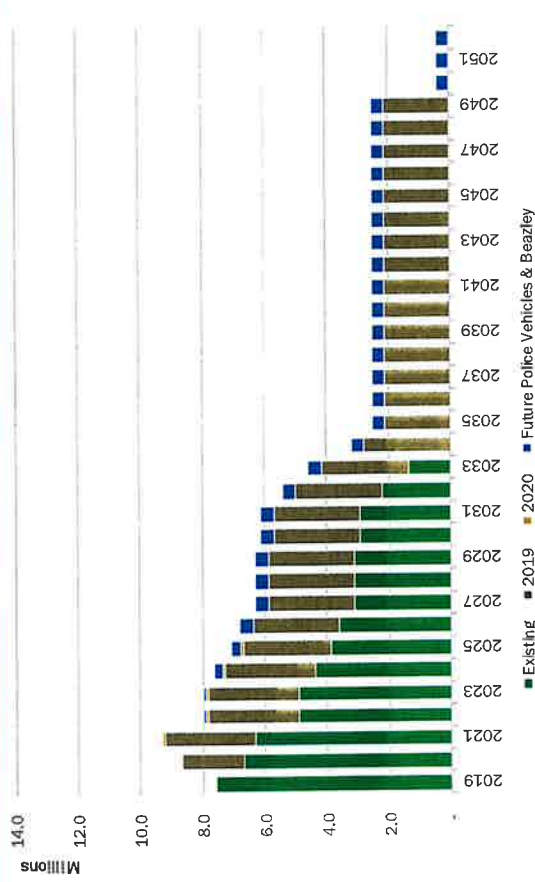
(1) The 5th Year of financing Police Vehicles occurs in FY 2020. We have assumed the County continues funding rolling stock of approximately \$430,000 annually (inclusive of interest).



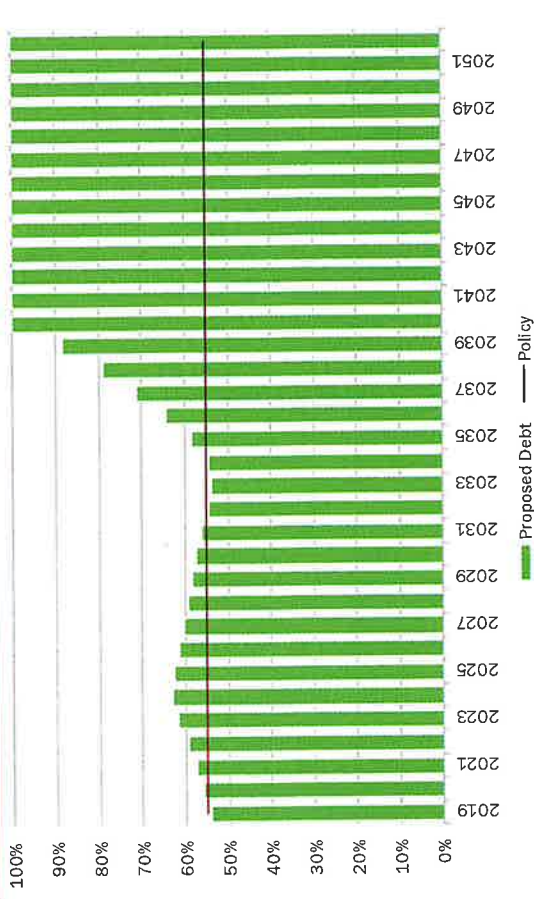
# Scenario 4: Proposed Debt Profile and Key Debt Ratios

FY19 Projects Plus Walton Elementary School (FY'19) at **\$32.1 Million**

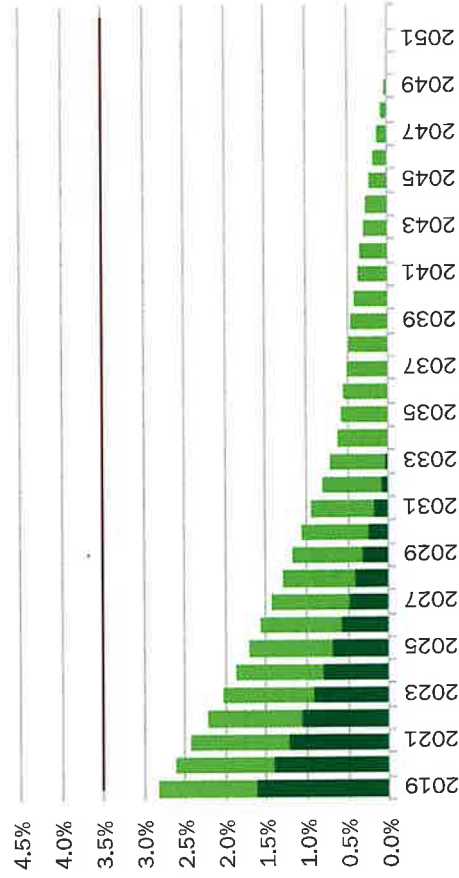
Existing & Proposed Debt Service(1,2)



10-Year Payout(1)



Debt to Assessed Value(1)



Debt Service to Expenditures(2)



Note: Police Vehicle annual funding of \$430,000 **excluded** from **Principal** in FY 2021 & beyond.

**DAVENPORT & COMPANY**

Note: Police Vehicle annual funding of \$430,000 **included** as **Debt Service** in FY 2021 & beyond.





# Scenario 4B: Debt Affordability Analysis | 5φ in FY 2020

## FY'19 Projects Plus Walton Elementary School (FY'19) at \$32.1 Million

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	
	Debt Service Requirements										Debt Service Cash Flow Surplus/Deficit										
	County										From the Fire										
	County Obligations	School Obligations	Police	Police	Fire	Economic	CIP	CP	Total	General Fund	Apparatus Replacement	Economic	VML/VACO	Total	Surplus/	Revenue From	Capital	Adjusted	Estimated	Capital	
	Debt Service	Debt Service	Vehicle	Vehicle	Apparatus	Development	Debt Service	Operating		Budgeted	Fund (2)	Meals Tax	RZED and BAB	Revenues	(Deficit)	Prior Tax	Reserve	Surplus/	Incremental	Reserve Fund	
			Obligations	Obligations	Obligations	(Cross-year)	Impact	Impact		Service	Dedicated	(Cross-year)	Subsidy (%)	Available	(Deficit)	Impact	Utilized	(Deficit)	Tax Equivalent	Balance	
2019	3,955,790	2,690,797	169,430	424,989	364,528	364,528	-	-	7,595,500	6,799,027	424,989	364,528	21,257	7,829,901	34,401	-	-	34,401	-	-	34,401
2020	3,151,188	2,635,662	270,395	337,462	385,916	385,916	-	-	8,647,161	6,799,027	337,462	385,916	18,802	7,541,208	(1,105,973)	1,275,125	-	1,691,152	5,004	-	203,553
2021	3,151,309	2,619,796	358,134	386,118	386,118	386,118	-	-	9,288,025	6,799,027	386,118	386,118	16,248	7,201,394	(2,096,632)	1,287,877	-	(605,202)	-	-	496,986
2022	3,150,104	1,321,187	302,014	385,158	385,158	385,158	-	-	8,001,132	6,799,027	385,158	385,158	13,178	7,197,363	(803,769)	1,300,755	-	496,986	-	-	1,023,473
2023	3,141,096	1,311,990	361,128	388,059	388,059	388,059	-	-	7,984,341	6,799,027	388,059	388,059	9,979	7,197,066	(787,276)	1,313,763	-	914,987	-	-	1,938,419
2024	2,690,571	1,297,308	447,173	385,728	385,728	385,728	-	-	7,603,449	6,799,027	385,728	385,728	6,781	7,191,536	(411,913)	1,326,900	-	1,424,958	-	-	3,363,419
2025	2,278,392	1,223,895	431,737	385,281	385,281	385,281	-	-	7,103,973	6,799,027	385,281	385,281	3,454	7,188,762	84,789	1,340,169	-	1,424,958	-	-	5,087,274
2026	2,001,057	1,214,517	430,500	385,648	385,648	385,648	-	-	6,814,300	6,799,027	385,648	385,648	-	7,182,880	370,285	1,353,571	-	1,723,856	-	-	7,328,196
2027	2,000,105	711,959	430,500	383,853	383,853	383,853	-	-	6,309,065	6,799,027	383,853	383,853	-	7,182,880	873,815	1,367,107	-	2,240,921	-	-	9,561,875
2028	2,000,978	711,978	430,500	386,918	386,918	386,918	-	-	6,313,044	6,799,027	386,918	386,918	-	7,185,946	872,902	1,380,778	-	2,253,679	-	-	11,848,950
2029	2,001,025	711,744	430,500	384,729	384,729	384,729	-	-	6,311,266	6,799,027	384,729	384,729	-	7,183,756	872,490	1,394,585	-	2,267,075	-	-	14,313,108
2030	1,818,995	711,238	430,500	387,400	387,400	387,400	-	-	6,130,801	6,799,027	387,400	387,400	-	7,186,427	1,055,628	1,408,531	-	2,464,158	-	-	16,793,659
2031	1,817,456	710,458	430,500	388,816	388,816	388,816	-	-	6,129,908	6,799,027	388,816	388,816	-	7,187,843	1,057,935	1,422,617	-	2,480,552	-	-	19,603,330
2032	1,625,131	587,900	430,500	2,782,668	2,782,668	2,782,668	-	-	5,426,199	6,799,027	2,782,668	2,782,668	-	6,799,027	1,372,838	1,436,843	-	2,809,671	-	-	23,266,847
2033	781,953	591,600	430,500	2,702,608	2,702,608	2,702,608	-	-	4,586,721	6,799,027	2,702,608	2,702,608	-	6,799,027	2,212,306	1,451,211	-	3,663,517	-	-	28,318,429
2034	-	-	430,500	2,782,668	2,782,668	2,782,668	-	-	3,213,168	6,799,027	2,782,668	2,782,668	-	6,799,027	3,585,859	1,465,723	-	5,051,582	-	-	34,047,276
2035	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,480,381	-	5,743,650	-	-	39,790,926
2036	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,495,184	-	5,743,650	-	-	45,549,529
2037	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,510,136	-	5,773,704	-	-	51,323,232
2038	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,525,238	-	5,788,956	-	-	57,112,188
2039	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,555,895	-	5,804,301	-	-	62,916,549
2040	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,571,454	-	5,819,920	-	-	68,736,469
2041	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,587,168	-	5,835,634	-	-	74,572,103
2042	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,603,040	-	5,851,506	-	-	80,423,609
2043	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,619,070	-	5,867,536	-	-	86,291,146
2044	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,635,261	-	5,883,727	-	-	92,174,873
2045	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,651,614	-	5,900,080	-	-	98,074,953
2046	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,668,130	-	5,916,596	-	-	103,991,549
2047	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,684,831	-	5,933,277	-	-	109,924,826
2048	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,701,659	-	5,950,125	-	-	115,874,951
2049	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	2,550,561	6,799,027	2,120,061	2,120,061	-	6,799,027	4,248,466	1,718,676	-	5,967,203	-	-	121,962,154
2050	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	430,500	6,799,027	2,120,061	2,120,061	-	6,799,027	6,368,527	1,735,863	-	8,104,390	-	-	132,066,544
2051	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	430,500	6,799,027	2,120,061	2,120,061	-	6,799,027	6,368,527	1,753,221	-	8,121,748	-	-	140,188,292
2052	-	-	430,500	2,120,061	2,120,061	2,120,061	-	-	430,500	6,799,027	2,120,061	2,120,061	-	6,799,027	6,368,527	1,753,221	-	8,121,748	-	-	140,188,292
Total	35,566,727	19,021,609	14,023,510	762,452	5,019,153	762,452	72,624,630	1,000,000	147,918,980	762,452	762,452	5,019,153	88,799	88,799	Total	Total	(203,553)	Total	5,004	Total	(203,553)

Assumed FY 2018 Value of a Penny<sup>(3)</sup>: \$250,000  
 Assumed Growth Rate: 1.0%

- 2010As were issued through VML/VACO as Taxable Recovery Zone Economic Development Bonds and are eligible to receive a federal subsidy equal to 45% of the taxable interest paid. Due to Federal Sequestration the RZED subsidy rate is assumed to be reduced by 6.6% (10/1/17-9/30/18) and 6.2% (10/1/18-9/30/19), for an effective subsidy of 42.03% and 42.21%, respectively. County Staff has conservatively budgeted no offsetting subsidy revenues in the Budget.
- 2010Bs were issued through VML/VACO as Taxable Build America Bonds and are eligible to receive a federal subsidy equal to 35% of the taxable interest paid. Due to Federal Sequestration the BAB subsidy rate is assumed to be reduced by 6.6% (10/1/17-9/30/18) and 6.2% (10/1/18-9/30/19), for an effective subsidy of 32.69% and 32.83%, respectively. County Staff has conservatively budgeted no offsetting subsidy revenues in the Budget.
- Estimate provided by Staff.





# Scenario 4: Debt Affordability– Future Debt Issuance Capacity

FY'19 Projects Plus Walton Elementary School (FY'19) at **\$32.1 Million**

Scenario 4A: Natural Impact

A	B	C	D	E	F
	Adjusted Surplus/ (Deficit)	Cumulative Debt Capacity			
FY	(Column R)	15 Years at 4.25%	20 Years at 4.50%	25 Years at 4.75%	30 Years at 5.00%
2022	1,313,829	14,355,584	17,090,206	18,990,052	20,196,774
2023	1,351,499	14,767,179	17,580,207	19,534,524	20,775,845
2024	1,748,249	19,102,283	22,741,113	25,269,147	26,874,874
2025	2,266,552	24,765,534	29,483,167	32,760,686	34,842,463
2026	2,573,866	28,123,403	33,480,683	37,202,589	39,566,626
2027	3,099,432	33,866,010	40,317,210	44,799,104	47,645,862
2028	3,120,775	34,099,216	40,594,839	45,107,597	47,973,957
2029	3,142,884	34,340,330	40,881,884	45,426,551	48,313,179
2030	3,348,682	36,589,445	43,559,437	48,401,755	51,477,443
2031	3,373,921	36,865,224	43,887,749	48,766,555	51,865,434
2032	3,711,974	40,558,964	48,285,117	53,652,770	57,062,133
2033	4,574,843	49,987,127	59,509,268	66,124,663	70,326,552
2034	5,972,021	65,253,426	77,683,673	86,319,440	91,804,605
2035	6,658,490	72,754,144	86,613,218	96,241,644	102,357,315
2036	6,682,590	73,017,476	86,926,712	96,589,988	102,727,795
2037	6,706,932	73,283,441	87,243,342	96,941,816	103,101,979
2038	6,731,516	73,552,066	87,563,137	97,297,162	103,479,906
2039	6,756,347	73,823,377	87,886,131	97,656,061	103,861,611
2040	6,781,426	74,097,401	88,212,354	98,018,550	104,247,134
2041	6,806,755	74,374,166	88,541,840	98,384,663	104,636,512
2042	6,832,338	74,653,698	88,874,621	98,754,438	105,029,784
2043	6,858,177	74,936,025	89,210,729	99,127,910	105,426,988
2044	6,884,274	75,221,176	89,550,199	99,505,117	105,828,165
2045	6,910,632	75,509,178	89,893,063	99,886,096	106,233,353
2046	6,937,254	75,800,060	90,239,356	100,270,884	106,642,593
2047	6,964,142	76,093,851	90,589,112	100,659,521	107,055,926
2048	6,991,298	76,390,580	90,942,365	101,052,044	107,473,392
2049	7,018,727	76,690,276	91,299,151	101,448,492	107,895,032
2050	9,166,490	100,157,864	119,237,124	132,492,212	140,911,424
2051	9,194,470	100,463,584	119,601,081	132,896,629	141,341,539
2052	9,222,729	100,772,362	119,968,678	133,305,090	141,775,956

Scenario 4B: 5¢ in FY 2020

A	B	C	D	E	F
	Adjusted Surplus/ (Deficit)	Cumulative Debt Capacity			
FY	(Column R)	15 Years at 4.25%	20 Years at 4.50%	25 Years at 4.75%	30 Years at 5.00%
2022	496,986	5,430,330	6,464,763	7,183,424	7,639,894
2023	526,487	5,752,672	6,848,510	7,609,830	8,093,396
2024	914,987	9,997,631	11,902,099	13,225,205	14,065,600
2025	1,424,958	15,569,836	18,535,763	20,596,305	21,905,097
2026	1,723,856	18,835,747	22,423,804	24,916,564	26,499,886
2027	2,240,921	24,485,478	29,149,763	32,390,219	34,448,454
2028	2,253,679	24,624,878	29,315,718	32,574,622	34,644,575
2029	2,267,075	24,771,249	29,489,971	32,768,247	34,850,504
2030	2,464,158	26,924,673	32,053,605	35,616,869	37,880,141
2031	2,480,552	27,103,804	32,266,859	35,853,829	38,132,159
2032	2,809,671	30,699,931	36,548,018	40,610,907	43,191,525
2033	3,663,517	40,029,503	47,654,798	52,952,381	56,317,238
2034	5,051,582	55,196,226	65,710,658	73,015,435	77,655,198
2035	5,728,847	62,596,372	74,520,473	82,804,599	88,066,414
2036	5,743,650	62,758,126	74,713,040	83,018,573	88,293,985
2037	5,758,602	62,921,498	74,907,532	83,234,687	88,523,831
2038	5,773,704	63,086,503	75,103,970	83,452,961	88,755,976
2039	5,788,956	63,253,159	75,302,372	83,673,419	88,990,443
2040	5,804,361	63,421,481	75,502,758	83,896,081	89,227,254
2041	5,819,920	63,591,486	75,705,148	84,120,970	89,466,433
2042	5,835,634	63,763,191	75,909,561	84,348,107	89,708,004
2043	5,851,506	63,936,614	76,116,019	84,577,516	89,951,990
2044	5,867,536	64,111,770	76,324,541	84,809,219	90,198,417
2045	5,883,727	64,288,678	76,535,149	85,043,239	90,447,308
2046	5,900,080	64,467,355	76,747,863	85,279,599	90,698,687
2047	5,916,596	64,647,819	76,962,704	85,518,323	90,952,581
2048	5,933,277	64,830,088	77,179,693	85,759,434	91,209,013
2049	5,950,125	65,014,179	77,398,852	86,002,956	91,468,010
2050	8,087,203	88,365,006	105,197,822	116,892,220	124,320,131
2051	8,104,390	88,552,798	105,421,386	117,140,637	124,584,334
2052	8,121,748	88,742,467	105,647,186	117,391,538	124,851,178

Please note: The Future Capacity calculated above illustrates the relative order of magnitude of debt the County could potentially afford based upon the assumptions reflected herein. This analysis does not address the parameters established in the County's Financial Policy Guidelines. Future Capacity, with respect to the County's Financial Policy Guidelines and Debt Affordability, will be impacted by multiple variables including, but not limited to, the timing of issuances, market interest rates, par and project amounts, and structure of debt service, among others. Estimates are preliminary and subject to change.

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