

Laguna Beach Unified School District



Financing Options for Facilities Planning

Adam Bauer

*Chief Executive Officer & President
Fieldman, Rolapp & Associates, Inc.*

*Tel: (949) 660-7303 Cell: (949) 295-5735
abauer@fieldman.com*

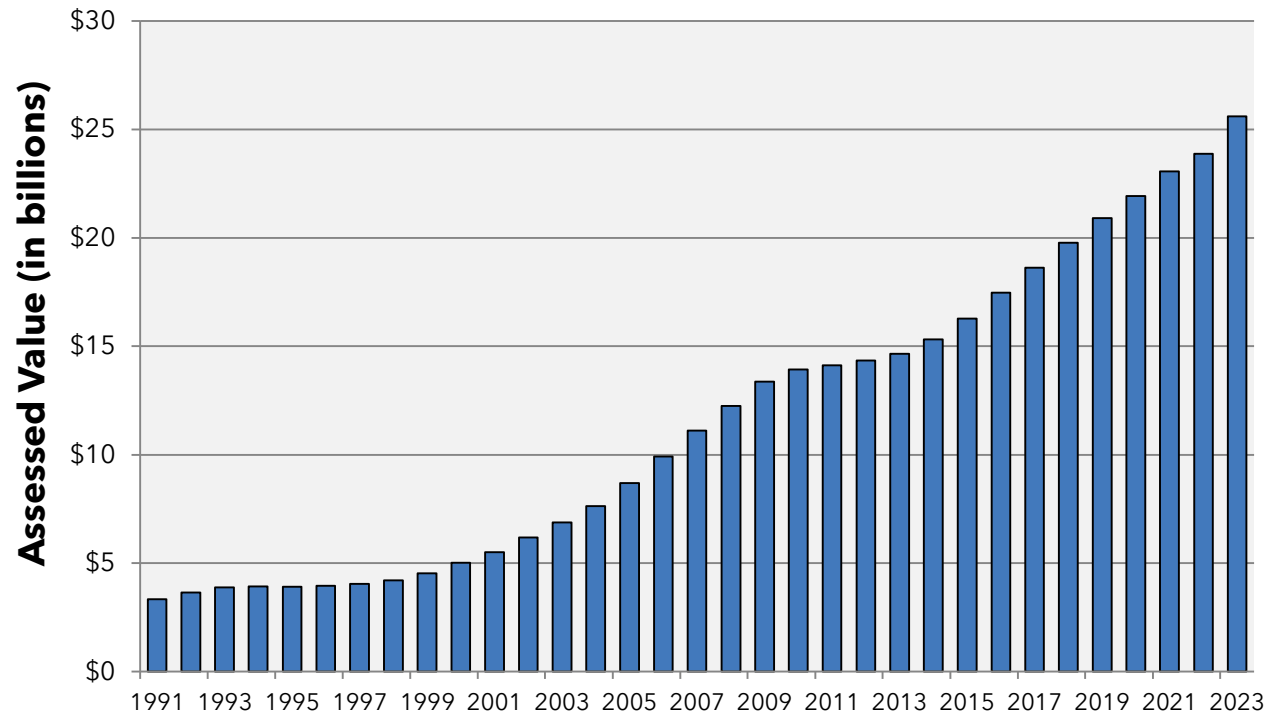
May 25, 2023



Historical Assessed Value

FY	Assessed Valuation	% Change
1991	\$3,330,376,927	-
1992	3,635,714,874	9.17%
1993	3,891,828,378	7.04%
1994	3,935,288,118	1.12%
1995	3,909,497,157	-0.66%
1996	3,966,041,238	1.45%
1997	4,045,493,681	2.00%
1998	4,207,170,119	4.00%
1999	4,537,619,260	7.85%
2000	5,014,625,996	10.51%
2001	5,497,145,391	9.62%
2002	6,188,767,980	12.58%
2003	6,870,337,384	11.01%
2004	7,622,442,354	10.95%
2005	8,697,682,965	14.11%
2006	9,926,445,533	14.13%
2007	11,113,562,979	11.96%
2008	12,251,941,312	10.24%
2009	13,358,428,222	9.03%
2010	13,940,078,988	4.35%
2011	14,126,717,806	1.34%
2012	14,341,979,360	1.52%
2013	14,652,456,945	2.16%
2014	15,318,735,948	4.55%
2015	16,277,564,595	6.26%
2016	17,473,176,163	7.35%
2017	18,622,922,399	6.58%
2018	19,784,496,949	6.24%
2019	20,912,726,026	5.70%
2020	21,928,497,716	4.86%
2021	23,067,568,258	5.19%
2022	23,882,335,536	3.53%
2023	25,604,033,394	7.21%

Laguna Beach USD Historical Assessed Value



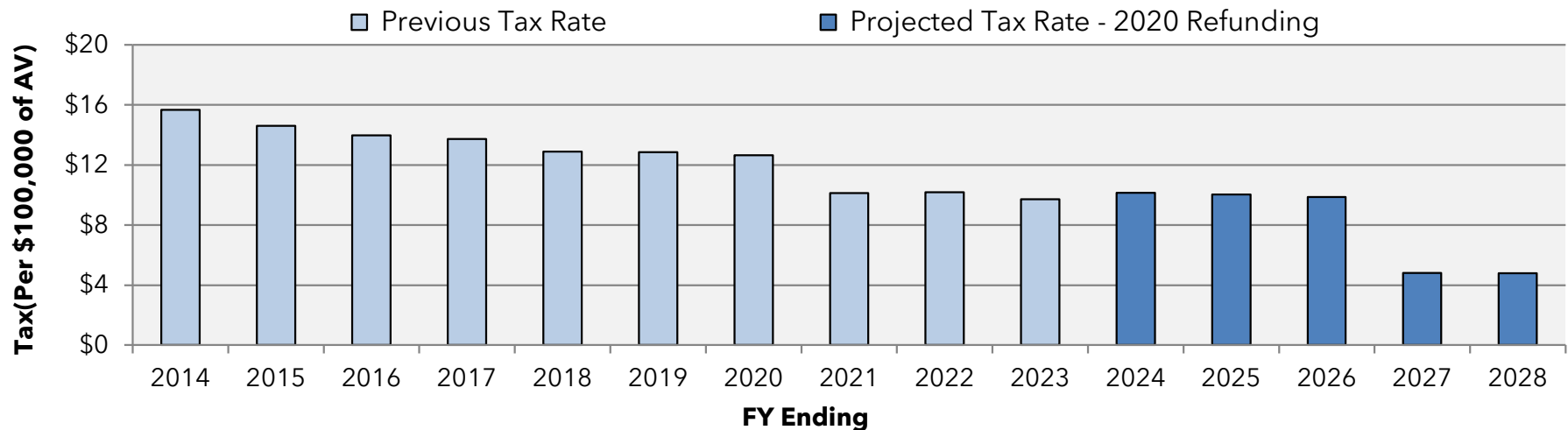
Fiscal Year	Assessed Value	Bonding Factor
2022-23	\$25,604,033,394	2.50%
Bonding Capacity	Outstanding GO Bond Principal	Net Bonding Capacity
\$640,100,835	\$12,050,000	\$628,050,835



June 2001 Facilities Bond

- The District passed a bond measure for \$39 million on June 5, 2001
 - ✓ Voter support of 80.3%
 - ✓ Series 2001 Bonds issued for \$22,300,000
 - ✓ Series 2003 Bonds issued for \$16,700,000
 - ✓ No unissued authorization remains
- Fiscal Year 2022-23 tax rate of \$9.71 per \$100,000 of Assessed Value
- A bond refinancing was completed in July 2020 which saved roughly \$4 million for taxpayers
- All bond payments expire in 2028

Laguna Beach USD 2001 Election Actual/Projected Tax Rates [1]



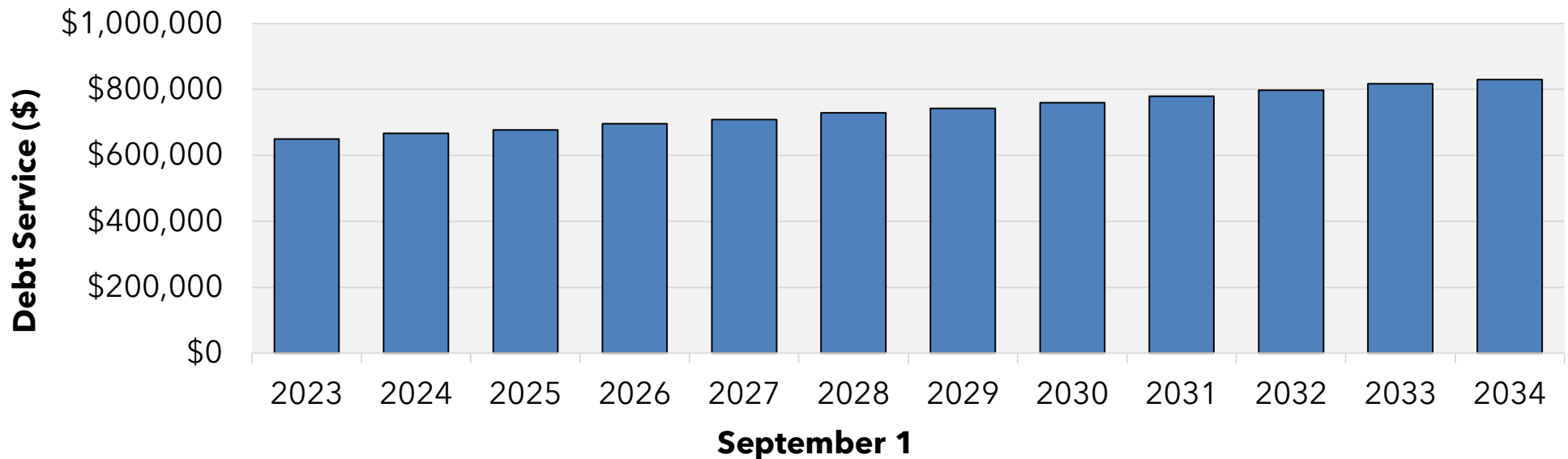
(1) Assumes 4.00% growth in A.V. beginning in FY 2023-24 and 4.00% growth every year thereafter.



CFD No. 98-1 Debt Outstanding

- CFD No. 98-1 has one series of 2012 special tax bonds outstanding in the principal amount of \$6,785,000
 - ✓ Final maturity is September 1, 2034
 - ✓ Bonds are callable on any date at 100%
- 609 parcels are levied with estimated value-to-lien ratio at 140:1
- If a credit rating was obtained at the AA- level, total potential savings could be over \$850,000 (approximately \$118 per year per parcel)*

**CFD No. 98-1 Special Tax Bonds Series 2012
Annual Debt Service**



* Assumes current market conditions for a AA- underlying credit. Estimated net present value savings are \$315,000 or 4.65% of refunded par amount.

Potential CFD Refunding Timeline

Date	Description
June 2023	Financing Team Commences Transaction
July 2023	Special tax tables provided/Legal Documents Drafted
August 2023	Credit Rating Meeting / Rating Received
Thursday, August 17, 2023	Board of Education Meeting to Consider Resolution of Issuance
Tuesday, August 29, 2023	Bond Pricing
Tuesday, September 12, 2023	Bond Closing

* Preliminary, subject to change.



Certificate of Participation Analysis*

- Current facilities allocation of \$2.1 million annually can generate \$36 million for projects through a COP issuance, whereas a COP to generate \$100 million would cost approximately \$6 million per year

2023 Certificates of Participation - \$36 Million

Year	Principal	Interest	Net Debt Service
10/15/2024	\$1,325,000	\$688,008	\$2,013,008
10/15/2025	560,000	1,541,971	2,101,971
10/15/2026	585,000	1,514,388	2,099,388
10/15/2027	615,000	1,485,638	2,100,638
10/15/2028	645,000	1,455,388	2,100,388
10/15/2029	680,000	1,423,721	2,103,721
10/15/2030	710,000	1,390,221	2,100,221
10/15/2031	745,000	1,355,304	2,100,304
10/15/2032	785,000	1,318,721	2,103,721
10/15/2033	820,000	1,280,054	2,100,054
10/15/2034	860,000	1,239,721	2,099,721
10/15/2035	905,000	1,197,471	2,102,471
10/15/2036	950,000	1,152,971	2,102,971
10/15/2037	995,000	1,106,221	2,101,221
10/15/2038	1,045,000	1,057,304	2,102,304
10/15/2039	1,095,000	1,005,888	2,100,888
10/15/2040	1,150,000	952,054	2,102,054
10/15/2041	1,205,000	895,471	2,100,471
10/15/2042	1,265,000	836,221	2,101,221
10/15/2043	1,330,000	774,054	2,104,054
10/15/2044	1,395,000	703,988	2,098,988
10/15/2045	1,455,000	648,988	2,103,988
10/15/2046	1,510,000	591,521	2,101,521
10/15/2047	1,570,000	531,921	2,101,921
10/15/2048	1,630,000	469,921	2,099,921
10/15/2049	1,690,000	412,563	2,102,563
10/15/2050	1,775,000	325,325	2,100,325
10/15/2051	1,865,000	233,713	2,098,713
10/15/2052	1,965,000	137,550	2,102,550
Total	\$33,125,000	\$27,726,275	\$60,851,275

2023 Certificates of Participation - \$100 Million

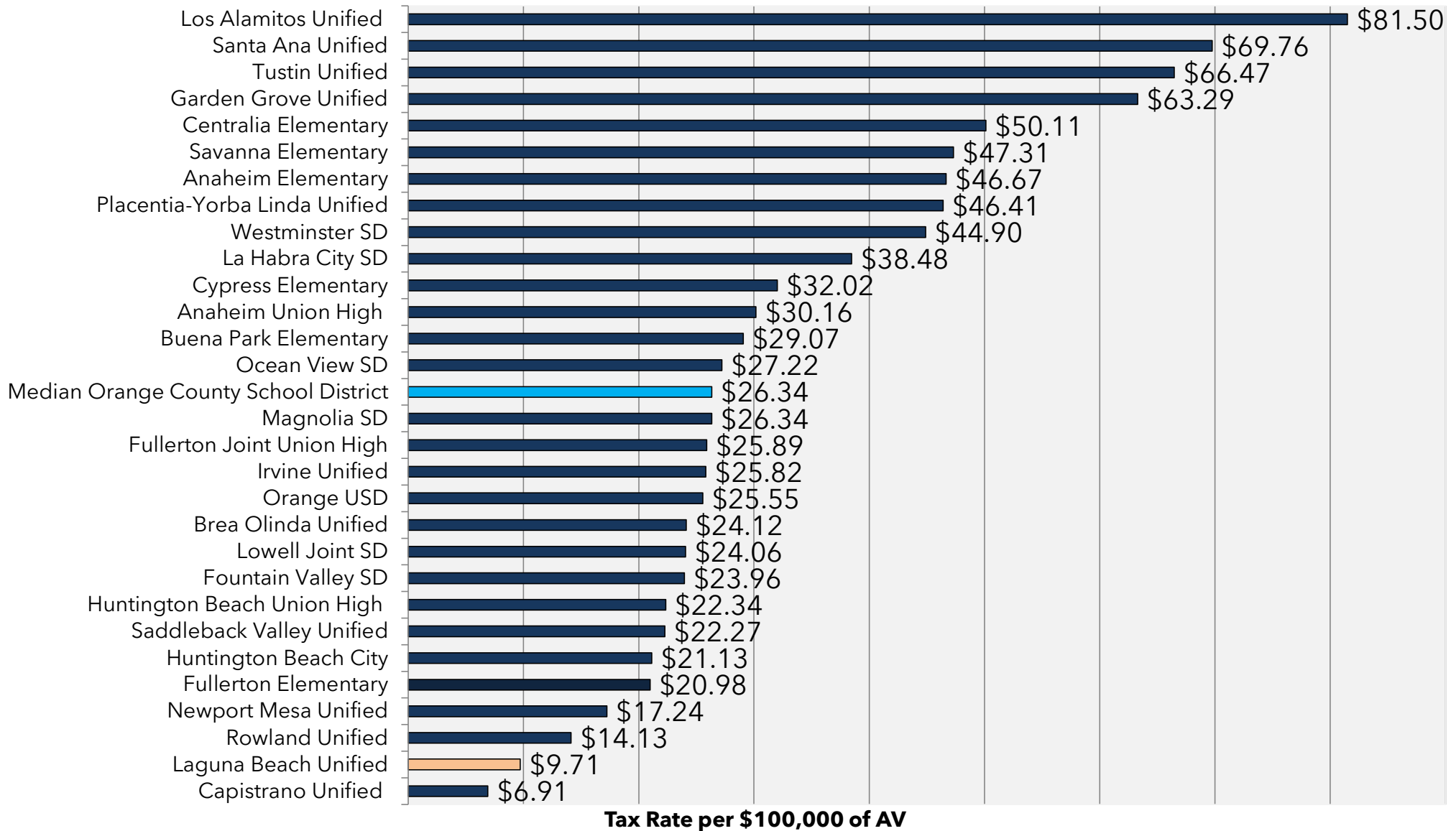
Year	Principal	Interest	Net Debt Service
10/15/2024	\$1,325,000	\$2,964,133	\$4,289,133
10/15/2025	1,585,000	4,373,242	5,958,242
10/15/2026	1,665,000	4,295,325	5,960,325
10/15/2027	1,745,000	4,213,408	5,958,408
10/15/2028	1,835,000	4,127,658	5,962,658
10/15/2029	1,925,000	4,037,408	5,962,408
10/15/2030	2,015,000	3,942,658	5,957,658
10/15/2031	2,115,000	3,843,575	5,958,575
10/15/2032	2,220,000	3,739,575	5,959,575
10/15/2033	2,330,000	3,630,408	5,960,408
10/15/2034	2,445,000	3,515,825	5,960,825
10/15/2035	2,565,000	3,395,575	5,960,575
10/15/2036	2,690,000	3,269,408	5,959,408
10/15/2037	2,825,000	3,137,158	5,962,158
10/15/2038	2,960,000	2,998,158	5,958,158
10/15/2039	3,105,000	2,852,575	5,957,575
10/15/2040	3,260,000	2,699,908	5,959,908
10/15/2041	3,420,000	2,539,575	5,959,575
10/15/2042	3,590,000	2,371,408	5,961,408
10/15/2043	3,765,000	2,194,825	5,959,825
10/15/2044	3,965,000	1,996,692	5,961,692
10/15/2045	4,120,000	1,840,158	5,960,158
10/15/2046	4,280,000	1,677,492	5,957,492
10/15/2047	4,450,000	1,508,558	5,958,558
10/15/2048	4,625,000	1,332,892	5,957,892
10/15/2049	4,790,000	1,170,050	5,960,050
10/15/2050	5,035,000	922,863	5,957,863
10/15/2051	5,295,000	663,075	5,958,075
10/15/2052	5,570,000	389,900	5,959,900
Total	\$91,515,000	\$79,643,487	\$171,158,487

* Preliminary, subject to change in market conditions.



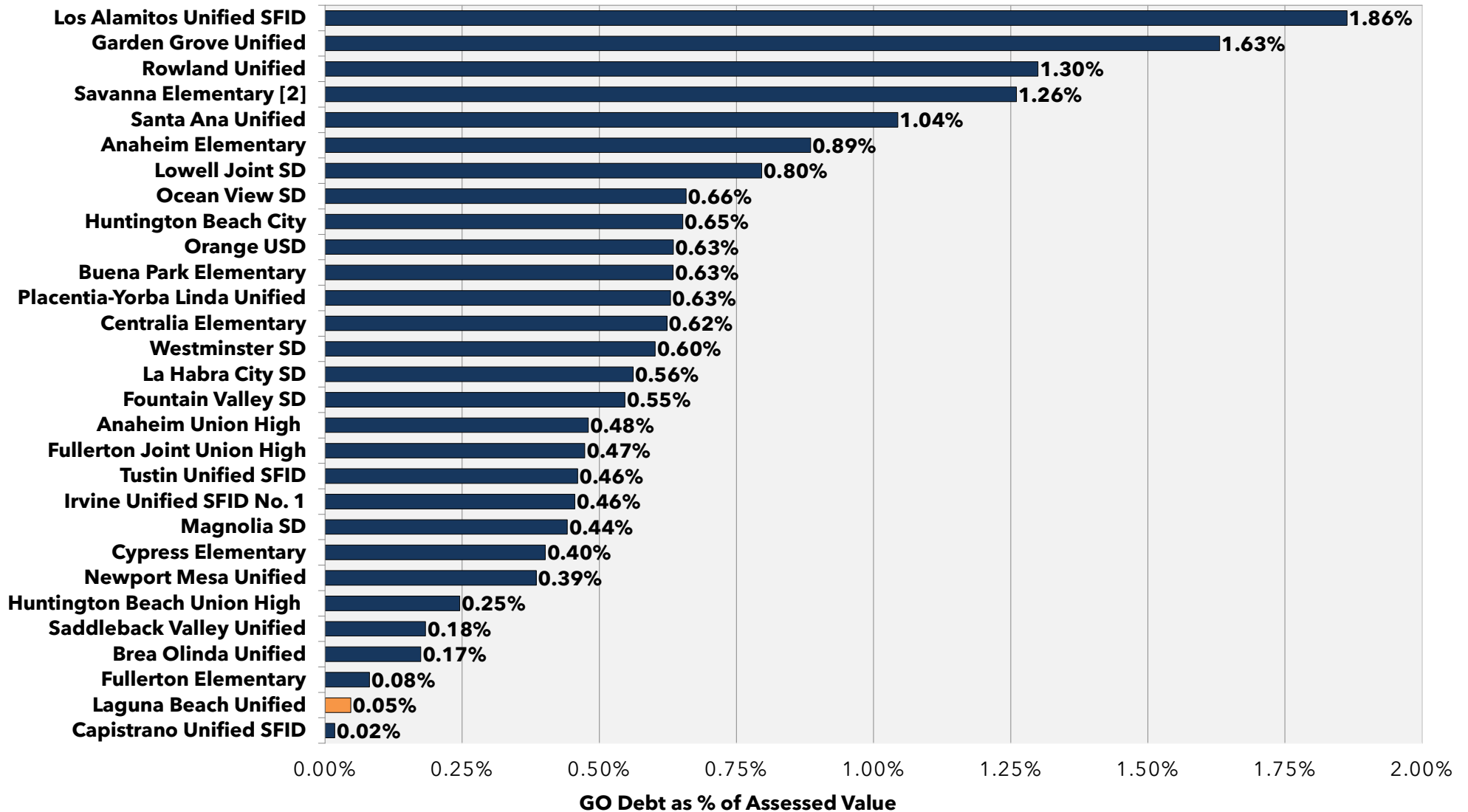
County-Wide K-12 GO Bond Tax Rates

Orange County School District 2022-23 Tax Rates*



County-Wide K-12 Bonding Capacity

Orange County School District Bonding Capacity Percentages (1)



(1) Bonding capacity based on GO debt principal as of June 30, 2022 divided by Fiscal Year 2022-23 Assessed Value.

(2) Savanna SD successfully applied for a waiver allowing it to raise its debt limit to 2.50% of AV.

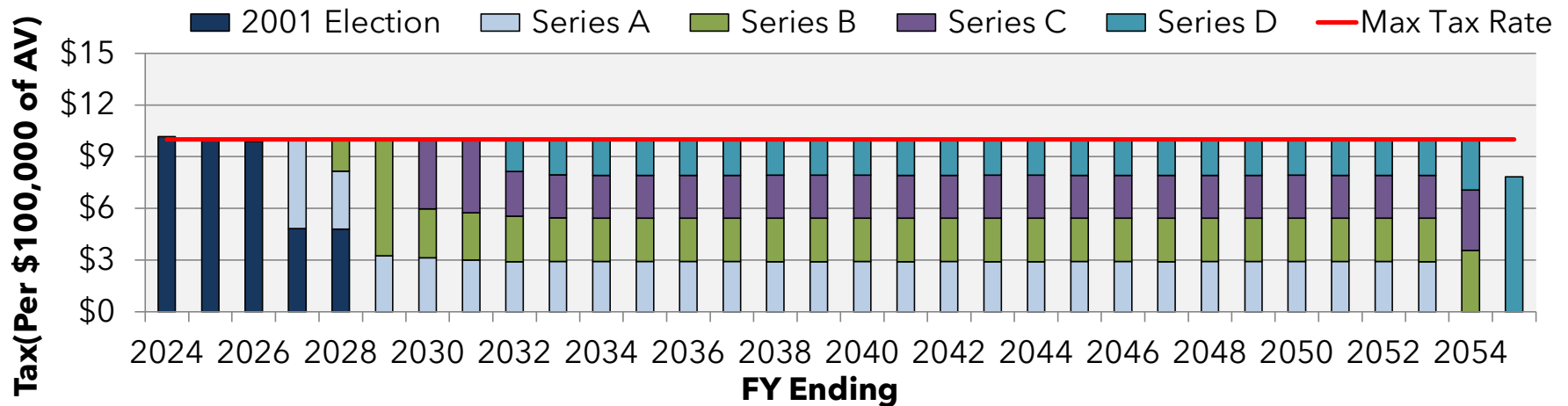
Note: Unified school districts allowed debt limit up to 2.50% of AV; non-unified districts allowed up to 1.25%.
 Source: Orange County Auditor-Controller and Fiscal Year Ending Audit Reports as of June 30, 2022.



Potential 2024 Bond Election (\$10 Extension)

- By purely extending and not increasing the 2001 Measure, the District could issue up to \$74 million in general obligation bonds in four separate issuances

Laguna Beach USD 2022 Election Projected Tax Rates (\$10 Extension)



	Series A	Series B	Series C	Series D	Total
Issue Date	4/1/2025	8/1/2027	8/1/2029	8/1/2031	-
Par Amount	\$19,000,000	\$19,000,000	\$19,000,000	\$17,000,000	\$74,000,000
Project Amount	18,725,000	18,725,000	18,725,000	16,735,000	72,910,000
Final Maturity Date	8/1/2053	8/1/2054	8/1/2054	8/1/2055	8/1/2055
Repayment Ratio	2.16	2.02	1.90	2.02	2.03

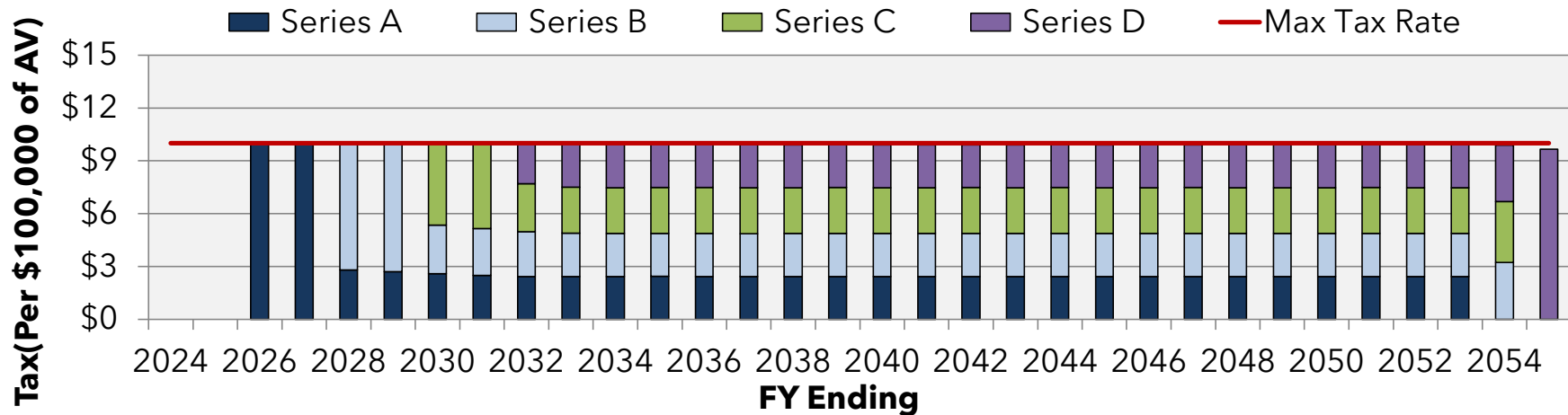
(1) Assumes 4.00% growth in A.V. beginning in FY 2023-24 and 4.00% growth every year thereafter. Series A-D assumes 5.50% coupons and 15-year average scale plus 50 basis points.



Potential 2024 Bond Election (\$10)

- At a \$10 projected tax rate, the District could issue up to \$80 million in general obligation bonds in four separate issuances

Laguna Beach USD 2022 Election Projected Tax Rates (\$10) ^[1]



	Series A	Series B	Series C	Series D	Total
Issue Date	4/1/2025	8/1/2027	8/1/2029	8/1/2031	-
Par Amount	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$80,000,000
Project Amount	19,720,000	19,720,000	19,720,000	19,720,000	78,880,000
Final Maturity Date	8/1/2053	8/1/2054	8/1/2054	8/1/2055	8/1/2055
Repayment Ratio	1.92	1.92	1.88	2.02	1.94

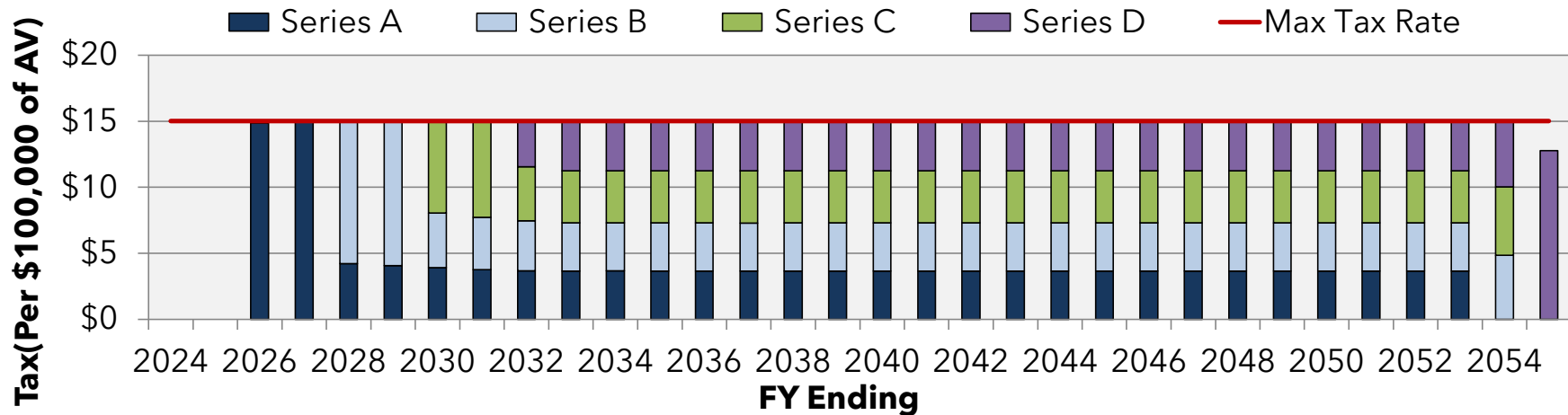
⁽¹⁾ Assumes 4.00% growth in A.V. beginning in FY 2023-24 and 4.00% growth every year thereafter. Series A-D assumes 5.50% coupons and 15-year average scale plus 50 basis points.



Potential 2024 Bond Election (\$15)

- At a \$15 projected tax rate, the District could issue up to \$120 million in general obligation bonds in four separate issuances

Laguna Beach USD 2022 Election Projected Tax Rates (\$15) ^[1]



	Series A	Series B	Series C	Series D	Total
Issue Date	4/1/2025	8/1/2027	8/1/2029	8/1/2031	-
Par Amount	\$30,000,000	\$30,000,000	\$30,000,000	\$30,000,000	\$120,000,000
Project Amount	29,670,000	29,670,000	29,670,000	29,670,000	118,680,000
Final Maturity Date	8/1/2053	8/1/2054	8/1/2054	8/1/2055	8/1/2055
Repayment Ratio	1.92	1.92	1.89	2.00	1.93

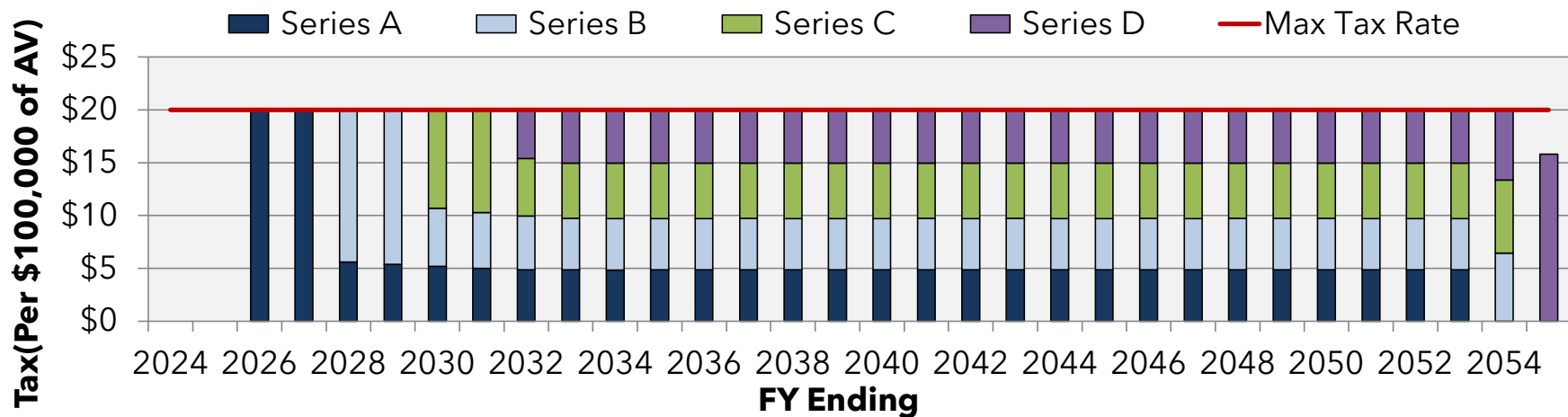
(1) Assumes 4.00% growth in A.V. beginning in FY 2023-24 and 4.00% growth every year thereafter. Series A-D assumes 5.50% coupons and 15-year average scale plus 50 basis points.



Potential 2024 Bond Election (\$20)

- At a \$20 projected tax rate, the District could issue up to \$160 million in general obligation bonds in four separate issuances

Laguna Beach USD 2022 Election Projected Tax Rates (\$20) ^[1]



	Series A	Series B	Series C	Series D	Total
Issue Date	4/1/2025	8/1/2027	8/1/2029	8/1/2031	-
Par Amount	\$40,000,000	\$40,000,000	\$40,000,000	\$40,000,000	\$160,000,000
Project Amount	39,620,000	39,620,000	39,620,000	39,620,000	158,480,000
Final Maturity Date	8/1/2053	8/1/2054	8/1/2054	8/1/2055	8/1/2055
Repayment Ratio	1.92	1.92	1.88	1.99	1.93

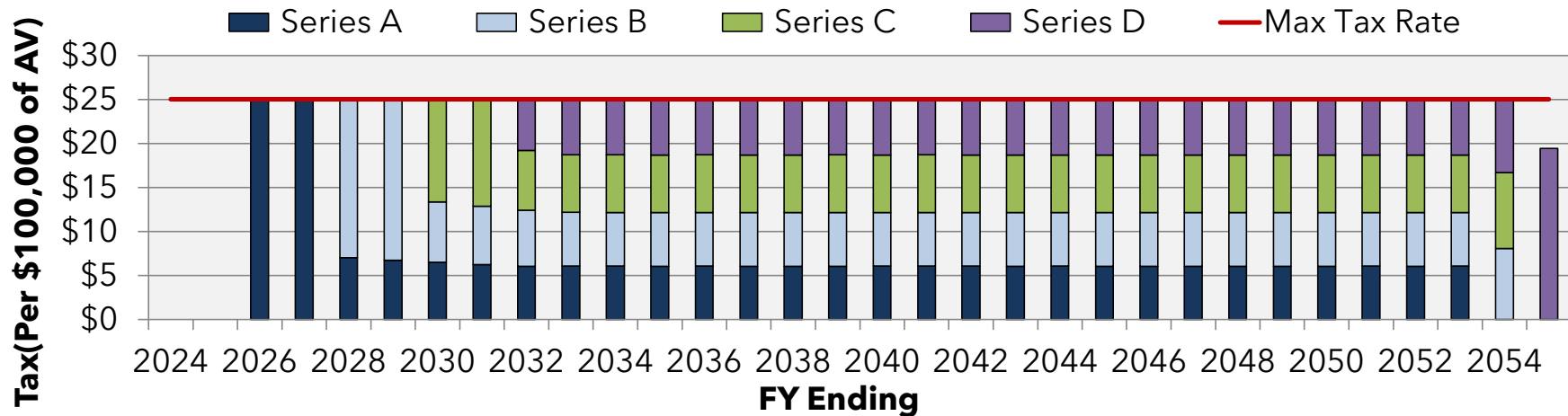
⁽¹⁾ Assumes 4.00% growth in A.V. beginning in FY 2023-24 and 4.00% growth every year thereafter. Series A-D assumes 5.50% coupons and 15-year average scale plus 50 basis points.



Potential 2024 Bond Election (\$25)

- At a \$25 projected tax rate, the District could issue up to \$200 million in general obligation bonds in four separate issuances

Laguna Beach USD 2022 Election Projected Tax Rates (\$25) ^[1]



	Series A	Series B	Series C	Series D	Total
Issue Date	4/1/2025	8/1/2027	8/1/2029	8/1/2031	-
Par Amount	\$50,000,000	\$50,000,000	\$50,000,000	\$50,000,000	\$200,000,000
Project Amount	49,570,000	49,570,000	49,570,000	49,570,000	198,280,000
Final Maturity Date	8/1/2053	8/1/2054	8/1/2054	8/1/2055	8/1/2055
Repayment Ratio	1.92	1.92	1.88	1.99	1.93

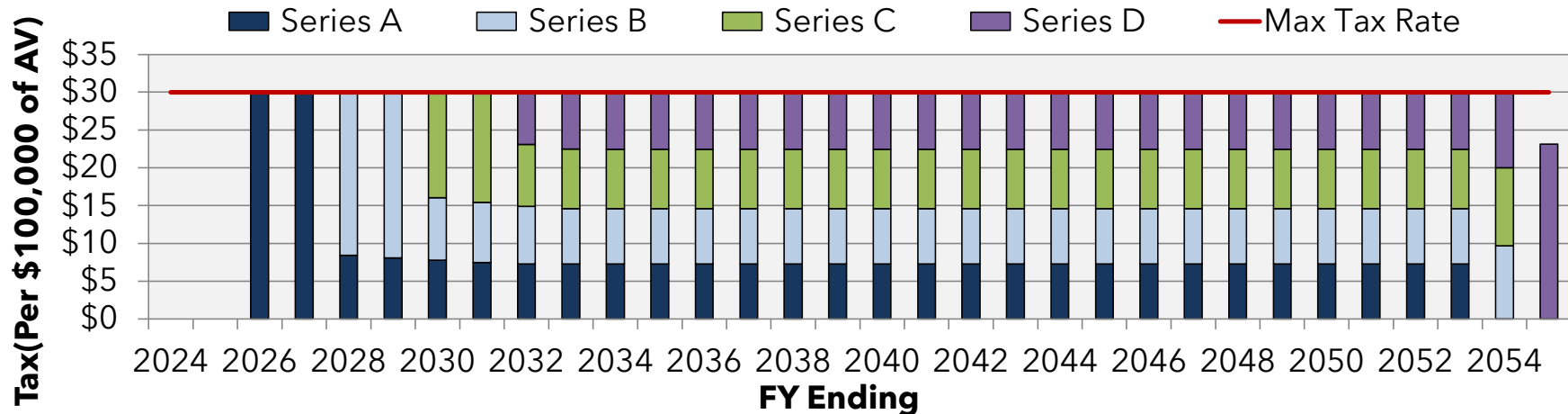
⁽¹⁾ Assumes 4.00% growth in A.V. beginning in FY 2023-24 and 4.00% growth every year thereafter. Series A-D assumes 5.50% coupons and 15-year average scale plus 50 basis points.



Potential 2024 Bond Election (\$30)

- At a \$30 projected tax rate, the District could issue up to \$240 million in general obligation bonds in four separate issuances

Laguna Beach USD 2022 Election Projected Tax Rates (\$30) ^[1]



	Series A	Series B	Series C	Series D	Total
Issue Date	4/1/2025	8/1/2027	8/1/2029	8/1/2031	-
Par Amount	\$60,000,000	\$60,000,000	\$60,000,000	\$60,000,000	\$240,000,000
Project Amount	59,520,000	59,520,000	59,520,000	59,520,000	238,080,000
Final Maturity Date	8/1/2053	8/1/2054	8/1/2054	8/1/2055	8/1/2055
Repayment Ratio	1.92	1.92	1.88	1.99	1.93

⁽¹⁾ Assumes 4.00% growth in A.V. beginning in FY 2023-24 and 4.00% growth every year thereafter. Series A-D assumes 5.50% coupons and 15-year average scale plus 50 basis points.



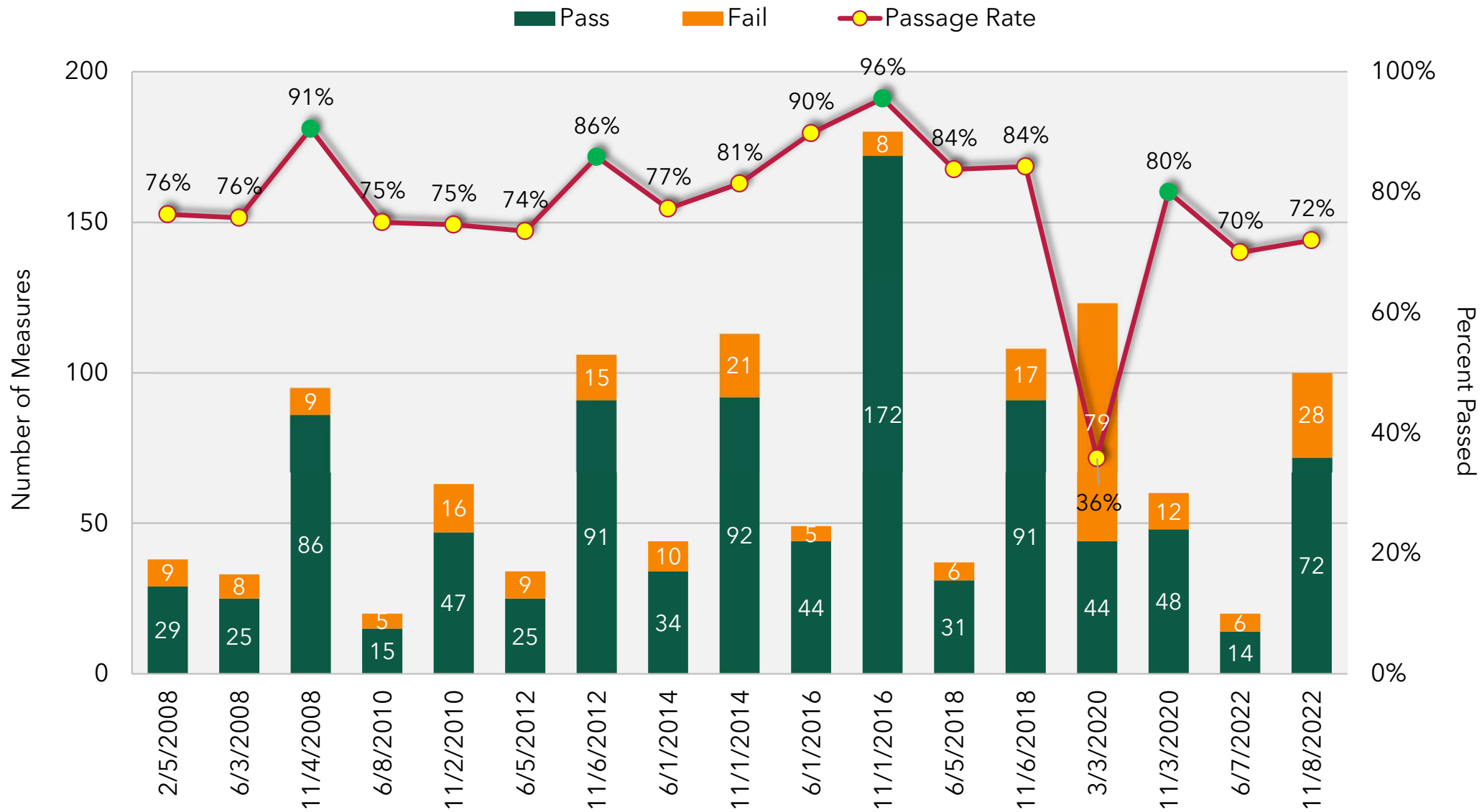
Potential 2024 Election Summary

March or November 2024 Bond Election					
Projected Tax Rate Limit per \$100,000 of Assessed Value	Annual AV Growth Assumption	Total Par Amount	Final Payment Date	Total Debt Service	Annual Amount Raised
\$10 (2001 Election Extension)	4.00%	\$74,000,000	8/1/2055	\$149,891,792	\$4,996,393
\$10	4.00%	80,000,000	8/1/2055	155,060,543	5,168,685
15	4.00%	120,000,000	8/1/2055	232,054,753	7,735,158
20	4.00%	160,000,000	8/1/2055	308,790,440	10,293,015
25	4.00%	200,000,000	8/1/2055	385,866,354	12,862,212
30	4.00%	240,000,000	8/1/2055	462,998,136	15,433,271



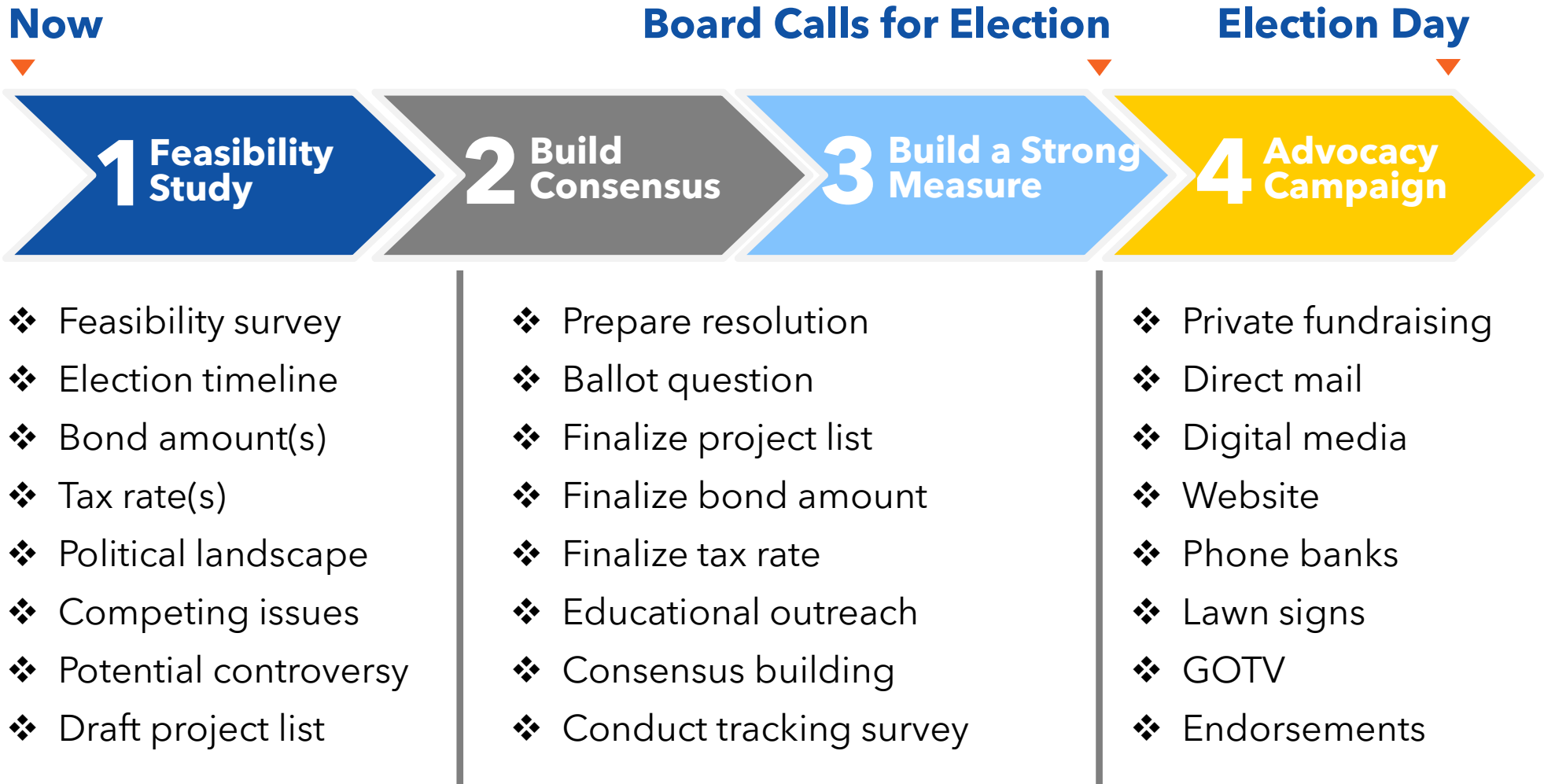
Historical K-14 GO Bonds Election Results

K-14 GO Bonds Election History



Source: CDIAC; Election results from various counties as of December 19, 2022.

GO Bond Measure Process



Deadline for Board Action:

March 5, 2024, Election: December 8, 2023
November 5, 2024, Election: August 9, 2024



Survey and Communication Consultant

■ Survey Consultant

- Conducts survey in community to determine viability of future tax measure, identify important issues to voter base
- Provides data report enabling the District to make strategic decisions



■ Communication Consultant

- Provides pre-election General Obligation Bond planning and communications
- Communicate level of need to stakeholders
- Develop strategies for your specific local political landscape



Potential March 2024 Bond Timeline

Date	Description
Thursday, May 25, 2023	Board of Trustees meeting for the following items: 1. Explore Community Funding Option
Spring- Summer 2023	Update/Develop EMP/FMP
June 2023	Review and conduct poll
Thursday, August 17, 2023*	Board of Trustees meeting for the following items: 1. Review survey results 2. Engage Bond Technical Support Team
Thursday, October 12, 2023*	Board of Trustees meeting for the following items: 1. Present draft bond measure documents for first reading and feedback
Thursday, November 16, 2023*	Board of Trustees meeting to adopt two resolutions: 1. Resolution ordering Election 2. Resolution requesting consolidation with other elections, authorizing Tax Rate Statement, and authorizing Board Members to sponsor ballot arguments
Friday, December 8, 2023	Deadline for District to submit resolution requesting measure consolidation with BOS (88 days prior to Election Date)
Tuesday, March 5, 2024	Election Day

* Preliminary, subject to change.



Potential November 2024 Bond Timeline

Date	Description
Thursday, May 25, 2023	Board of Trustees meeting for the following items: 1. Explore Community Funding Option
August - September 2023	Review and conduct poll
Thursday, October 12, 2023*	Board of Trustees meeting for the following items: 1. Review survey results 2. Engage Bond Technical Support Team
Fall - Winter 2023	Update/Develop EMP/FMP
March - April 2024	Conduct tracking poll (if necessary)
Thursday, May 16, 2024*	Board of Trustees meeting for the following items: 1. Present tracking poll results and recommendations (if needed) 2. Present draft bond measure documents for first reading and feedback
Thursday, June 13, 2024*	Board of Trustees meeting to adopt two resolutions: 1. Resolution ordering Election 2. Resolution requesting consolidation with other elections, authorizing Tax Rate Statement, and authorizing Board Members to sponsor ballot arguments
Friday, August 9, 2024	Deadline for District to submit resolution requesting measure consolidation with BOS (88 days prior to Election Date)
Tuesday, November 5, 2024	Election Day

* Preliminary, subject to change. Future board meeting dates assume the District continues to meet on the 2nd Thursday of each month.

