

Update on School Capital Funding Plan & Bond Sale

Joint Capital Facilities Committee Meeting
January 28, 2025

Don Warn
Chief Financial Officer



County/Local School Facility Funding

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Facility & System Maintenance

Maintenance Services

Costs of activities concerned with the repair and upkeep of the building structures, mechanical equipment, underground utility lines and equipment, and surrounding grounds of a school or other building of the LEA.

\$25 Million intended for maintenance services in the Operating Support Services function of GCS Operating Budget

Facility & System Acquisition, Replacement, Renovation, Construction

Capital Outlay

Acquisition of real property and acquisition, construction, reconstruction, enlargement, renovation, or replacement of buildings and other structures for school purposes.

Acquisition or replacement of furnishings and equipment.

Acquisition of school buses, activity buses, and other motor vehicles

\$10 Million for Annual Capital Outlay (Bond Funds)

\$2 Billion
Bonds from
2020 &
2022

\$602.3 Million
outstanding
principal from
prior issues



Guiding Principles - \$2 Billion Plan

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1. Address County **current and future capital needs and deferred major maintenance** in a timely manner to provide adequate public facilities and services.
2. Protect County's ability to **provide and enhance other services** for our residents.
3. Design a **stable funding model that fits existing revenue sources** as much as possible.
4. **Reduce overall cost of infrastructure** for our residents by incorporating a more **fiscally conservative "Pay-as-You-Go" model** for construction, renovation, and maintenance.
5. **Limit change in property tax rate** to provide **predictability and stability** for our residents and businesses.



- Existing Debt Service column includes all the school debt outstanding that has been issued to date
 - \$300 million from 2022 referendum
 - \$8.9 million Series 2019 GO
 - \$94.3 million Series 2017 GO Ref
 - \$102.9 million Series 2017 GO
 - \$35 million Series 2016 GO Ref
 - \$4.6 million Series 2012 GO
 - \$17.1 million Series 2012 QSCB GO
 - \$15.8 million from 2012QSCB LOBs
 - \$24 million from Series 2010 BABs GO
- Proposed Debt Service column includes:
 - \$570 million planned for 2025
 - \$565 million planned for 2028
 - \$565 million planned for 2030

Fiscal Year	Existing Debt Service	Proposed Debt Service	Pay-Go Cash	Total Debt Requirements
2023	\$ 73,884,234	\$ -	\$ -	\$ 73,884,234
2024	73,324,974	-	-	73,324,974
2025	79,542,637	-	-	79,542,637
2026	62,377,841	28,500,000	-	90,877,841
2027	70,586,293	28,500,000	-	99,086,293
2028	55,362,096	74,291,667	-	129,653,762
2029	51,817,079	86,833,333	-	138,650,412
2030	44,230,704	85,250,000	-	129,480,704
2031	42,634,938	142,520,833	-	185,155,772
2032	55,963,106	139,368,056	-	195,331,161
2033	32,060,344	167,604,167	-	199,664,511
2034	30,960,495	162,881,944	-	193,842,440
2035	30,076,552	158,159,722	-	188,236,275
2036	29,177,094	153,437,500	-	182,614,594
2037	28,282,773	148,715,278	-	176,998,051
2038	20,874,925	143,993,056	-	164,867,981
2039	20,175,713	139,270,833	-	159,446,546
2040	18,921,500	134,548,611	-	153,470,111
2041	18,331,000	129,826,389	-	148,157,389
2042	17,740,500	125,104,167	-	142,844,667
2043	10,800,000	120,381,944	-	131,181,944
2044	10,400,000	115,659,722	-	126,059,722
2045	-	110,937,500	-	110,937,500
2046	-	74,548,611	-	74,548,611
2047	-	71,409,722	-	71,409,722
2048	-	68,270,833	-	68,270,833
2049	-	34,527,778	-	34,527,778
2050	-	32,958,333	-	32,958,333
2051	-	-	-	-

Working the Plan - \$2.0 billion

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Revenue inputs include:

- Honor School Capital dedicated property tax as approved by Board of Commissioners (2% annual growth) **\$52 million**
- Prior property tax to fund existing debt service (2% annual growth) **\$32 million**
- Restricted sales tax committed to school capital **\$31 million**
- Lottery proceeds and Federal Subsidy **\$6.0 million**
- Bond Premium **Varies based on issuance**
- Bond Interest **Varies based on earnings**

Available Revenue for Debt Service

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Fiscal Year	Property Tax	Honor School Capital	Sales Tax	Lottery Proceeds	Federal Subsidy	Premium on Existing Bonds	Premium on Proposed Bonds	Interest Earnings	Total Revenues Available
2023	\$ 38,078,223	\$ 50,000,000	\$ 27,700,000	\$ 4,750,000	\$ 1,754,430	\$ 4,258,758	\$ -	\$ -	\$ 126,541,411
2024	32,251,948	51,100,000	29,000,000	4,750,000	1,746,474	4,717,394	-	4,000,000	127,565,816
2025	32,920,000	52,130,000	31,580,000	4,750,000	1,698,546	10,084,742	-	4,000,000	137,163,288
2026	34,480,083	53,172,600	32,211,600	4,750,000	1,649,627	8,500,000	28,500,000	4,000,000	167,263,910
2027	39,249,685	54,236,052	32,855,832	4,750,000	1,599,620	4,900,944	21,375,000	-	158,967,133
2028	40,034,678	55,320,773	33,512,949	4,750,000	1,548,276	-	14,125,000	-	149,291,676
2029	40,835,372	56,427,189	34,183,208	4,750,000	1,495,694	-	14,125,000	-	151,816,462
2030	41,652,079	57,555,732	34,866,872	4,750,000	1,442,123	-	-	-	140,266,806
2031	42,485,121	58,706,847	35,564,209	4,750,000	1,388,056	-	28,250,000	-	171,144,233
2032	43,334,823	59,880,984	36,275,493	4,750,000	1,361,023	-	-	-	145,602,323
2033	44,201,520	61,078,604	37,001,003	4,750,000	-	-	-	-	147,031,127
2034	45,085,550	62,300,176	37,741,023	4,750,000	-	-	-	-	149,876,749
2035	45,987,261	63,546,179	38,495,844	4,750,000	-	-	-	-	152,779,284
2036	46,907,006	64,817,103	39,265,761	4,750,000	-	-	-	-	155,739,870
2037	47,845,147	66,113,445	40,051,076	4,750,000	-	-	-	-	158,759,667
2038	48,802,050	67,435,714	40,852,097	4,750,000	-	-	-	-	161,839,861
2039	49,778,091	68,784,428	41,669,139	4,750,000	-	-	-	-	164,981,658
2040	50,773,652	70,160,116	42,502,522	4,750,000	-	-	-	-	168,186,291
2041	51,789,125	71,563,319	43,352,573	4,750,000	-	-	-	-	171,455,017
2042	52,824,908	72,994,585	44,219,624	4,750,000	-	-	-	-	174,789,117
2043	53,881,406	74,454,477	45,104,016	4,750,000	-	-	-	-	178,189,899
2044	54,959,034	75,943,566	46,006,097	4,750,000	-	-	-	-	181,658,697
2045	56,058,215	77,462,438	46,926,219	4,750,000	-	-	-	-	185,196,871
2046	57,179,379	79,011,687	47,864,743	4,750,000	-	-	-	-	188,805,809
2047	58,322,967	80,591,920	48,822,038	4,750,000	-	-	-	-	192,486,925
2048	59,489,426	82,203,759	49,798,479	4,750,000	-	-	-	-	196,241,663
2049	60,679,215	83,847,834	50,794,448	4,750,000	-	-	-	-	200,071,497
2050	61,892,799	85,524,790	51,810,337	4,750,000	-	-	-	-	203,977,927
2051	63,130,655	87,235,286	52,846,544	4,750,000	-	-	-	-	207,962,485

Annual Surplus/Deficit is the difference between Total Requirements and Total Revenue Available on a yearly basis

Cumulative Surplus/Deficit is the running balance of the yearly difference between Total Requirements and Total Revenue Available

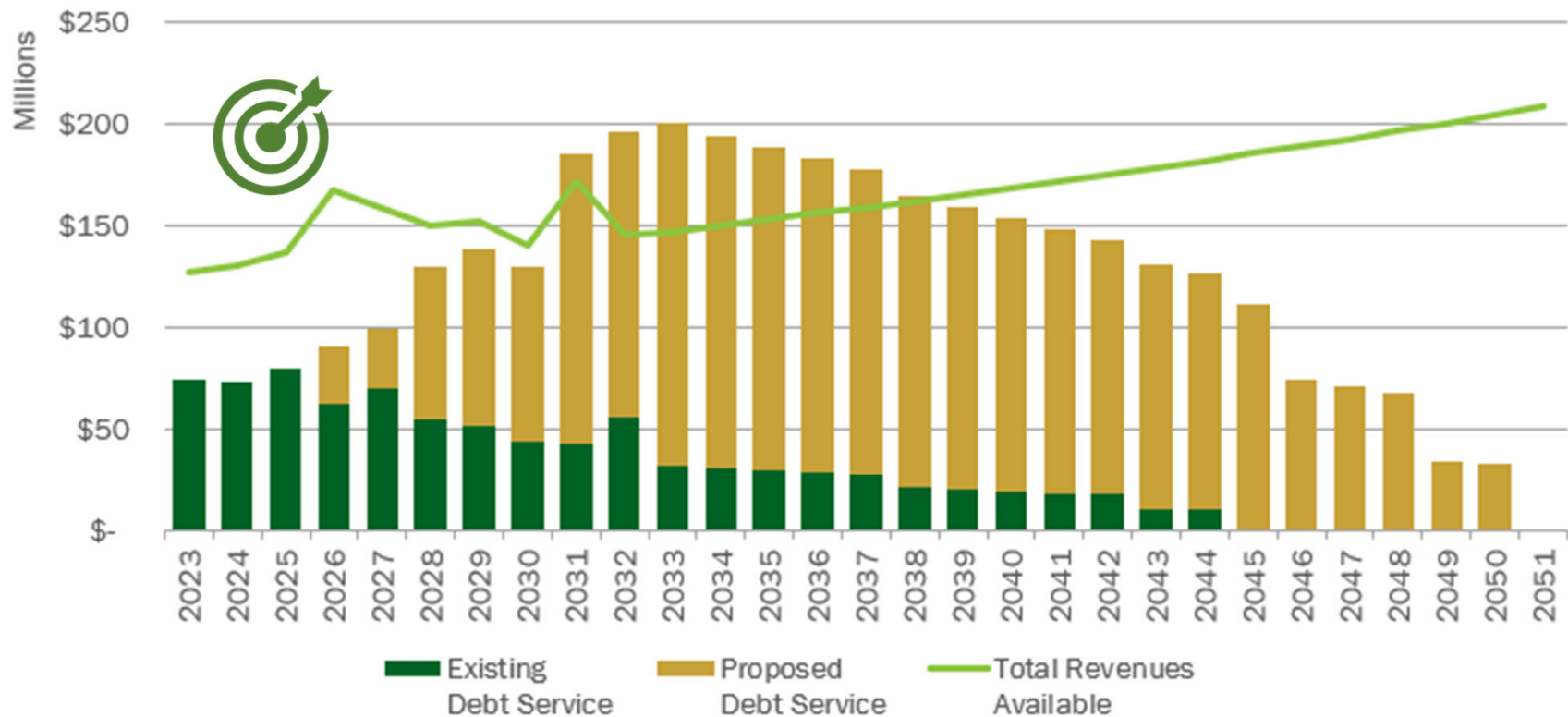
- In years 2031 through 2038, the model shows the that Total Debt Service Requirements exceeds Total Revenues Available
- However, the Cumulative Surplus from prior years covers these annual deficits and lowest amount of surplus is \$100.4 million in 2038

Fiscal Year	Total Debt Requirements	Total Revenues Available	Annual Surplus/ (Deficit)	Cumulative Surplus / (Deficit)
2023	\$ 73,884,234	\$ 126,541,411	\$52,657,177	52,657,177
2024	73,324,974	127,565,816	54,240,843	106,898,020
2025	79,542,637	137,163,288	57,620,651	164,518,671
2026	90,877,841	167,263,910	76,386,069	240,904,740
2027	99,086,293	158,967,133	59,880,840	300,785,580
2028	129,653,762	149,291,676	19,637,913	320,423,493
2029	138,650,412	151,816,462	13,166,050	333,589,543
2030	129,480,704	140,266,806	10,786,102	344,375,646
2031	185,155,772	171,144,233	(14,011,539)	330,364,107
2032	195,331,161	145,602,323	(49,728,838)	280,635,269
2033	199,664,511	147,031,127	(52,633,384)	228,001,885
2034	193,842,440	149,876,749	(43,965,691)	184,036,194
2035	188,236,275	152,779,284	(35,456,991)	148,579,204
2036	182,614,594	155,739,870	(26,874,724)	121,704,479
2037	176,998,051	158,759,667	(18,238,384)	103,466,096
2038	164,867,981	161,839,861	(3,028,120)	100,437,976
2039	159,446,546	164,981,658	5,535,112	105,973,088
2040	153,470,111	168,186,291	14,716,180	120,689,267
2041	148,157,389	171,455,017	23,297,628	143,986,895
2042	142,844,667	174,789,117	31,944,450	175,931,346
2043	131,181,944	178,189,899	47,007,955	222,939,301
2044	126,059,722	181,658,697	55,598,975	278,538,276
2045	110,937,500	185,196,871	74,259,371	352,797,647
2046	74,548,611	188,805,809	114,257,198	467,054,845
2047	71,409,722	192,486,925	121,077,203	588,132,048
2048	68,270,833	196,241,663	127,970,830	716,102,878
2049	34,527,778	200,071,497	165,543,719	881,646,597
2050	32,958,333	203,977,927	171,019,593	1,052,666,190
2051	-	207,962,485	207,962,485	1,260,628,675

Working the Plan - \$2.0 billion

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Schools



Working the Plan - \$2.0 billion

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GO Bonds Authorized
\$300 Million

GO Bonds Issued \$120 Million

GO Bonds Issued \$180 Million

GO Bonds to be Issued 2025
\$570 Million

GO Bonds Authorized
\$1.7 Billion

GO Bonds to be Issued 2028
\$565 Million

GO Bonds to be Issued 2030
\$565 Million

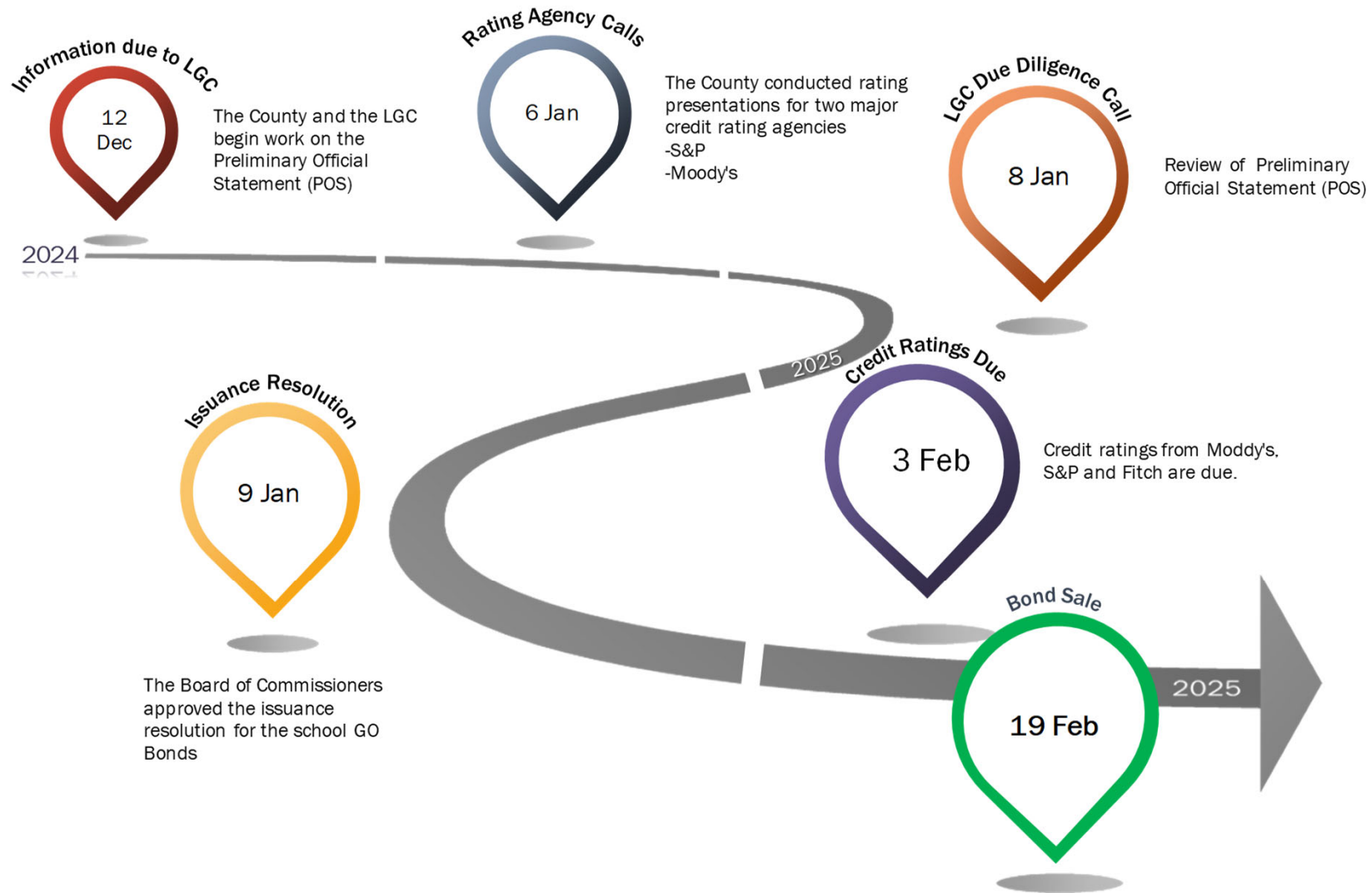
Project Ordinances
Authorized
\$630.5 Million

Projects Expenditures
\$327.5 Million

Remaining Project
Ordinances \$303 Million

- Average monthly spending was \$15.4 million through December 31, 2024





Future school cash flow projections

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Based on the GCS cash flow model dated January 3, 2025, quarterly spending is expected to increase from the average of \$15.4 million

- January through March 2025 – Projected monthly average \$19 million
- April through June 2025 – Projected monthly average \$21 million
- July through September 2025 – Projected monthly average \$25 million
- October through December 2025 – Projected monthly average \$19 million



Questions?

