



Item No. 17 Town of Atherton

CITY COUNCIL STAFF REPORT – STUDY SESSION

TO: HONORABLE MAYOR AND CITY COUNCIL

**FROM: GEORGE RODERICKS, CITY MANAGER
ROBERT BARRON III, FINANCE DIRECTOR**

DATE: MAY 20, 2020

SUBJECT: REVIEW AND DISCUSS THE CASH FLOW FOR THE TOWN CENTER PROJECT

RECOMMENDATION

Review and discuss the Cash Flow for the Town Center Project.

BACKGROUND

At its March 4 Study Session, the City Council reviewed an update on the Cash Flow for the Town Center Project. This was presented as staff was moving forward with Council direction on preparations of Certificates of Participation (COP's) financing and embarking on a financing timeline.

At the January 15, 2020 City Council Meeting, the City Council authorized staff to engage Bond Counsel and Underwriting/Placement Agent financing team members to complete the financing. Since January, the financing team, in coordination with Town staff and the Town's Municipal Advisor, have been working on the financing timeline for the issuance of Certificates of Participation (COP's). Due to COVID-19, the Team has been working on a dual track option of a public or private placement of COP's. The Council provided direction to sign a letter of intent with Capital One to pursue a private placement option. Approval documents are part of the May 20 Agenda.

ANALYSIS

The Town Center Project's original projected cash need, including the 10% contingency, was as follows:

Item Description	Amount
Admin/PD/CDD	\$27,177,000
Site Improvements	\$1,524,034
Project Costs	\$28,701,034

Review and Discuss the Cash Flow for the Town Center Project

May 20, 2020

Page 2 of 4

Contingency (10%)	\$2,870,103
Total Construction Cost Requirements	\$31,571,137

Staff actively evaluates the cash flow needs as the Project moves through construction. The above construction requirements remain valid.

At its March study session, staff provided updated project funding details. These details are noted below. The table includes a reduction of ERAF projects as discussed below.

Funding Source	Amount
Atherton Now	\$3,324,202
Unallocated General Fund Balance	\$17,509,588
Remaining CIP Funds Allocated	\$2,593,138
Building Facility Fund Allocated	\$505,000
Available Projected Cash Balance	\$23,931,928
ERAF Surplus Revenue Projections (19/20-21/22)	\$8,450,375
Total	\$32,382,303

ERAF projections through FY 21/22 decreased by approximately \$537,500. As the Council is aware, ERAF is continually under threat at the State level. There is an active Legislative Analyst's Office opinion asserting that the five ERAF counties have miscalculated the ERAF allocations and the State will pursue correction. The impact of this correction is not yet known. Further, due to COVID-19, it is anticipated that the State may pursue ERAF as a revenue source. Staff is projecting ERAF in January 2021 at \$1.3 million and in January 2022 at \$1.1 million. Beyond these receipt dates, ERAF is eliminated for the purposes of the cash flow spreadsheet.

Excess ERAF	Initial Amount	Initial adjusted Forecast	April 2020-Update forecast
FY 20/21	\$1,313,000	\$1,450,000	\$1,312,500
FY 21/22	\$1,326,130	\$1,500,000	\$1,100,000

ERAF may come in higher and may indeed be received in future years, but at the present time, ERAF projections are not predictable at any reliable level.

Attached is a *working draft* of a Drawdown Schedule for the Project (Attachment 1). The Drawdown Schedule has been updated to reflect current construction activity; but it is subject to regular adjustment. With COVID-19, the project was idle for about a month+. This is reflected in the cash flow schedule of payments to the contractor.

Minimum Required COP Proceeds

In previous discussion, staff advised the Council that proceeds from COPs need to be between \$7

Review and Discuss the Cash Flow for the Town Center Project

May 20, 2020

Page 3 of 4

and \$8 million; but that an exact amount would be determined as the time of issuance of the COP's draws closer. Based on the updated assumptions and projected drawdown payment schedule, staff with the assistance of Urban Futures and the Finance Team projects a need for a minimum \$7.5 million in cash flow funding. Attached is a detailed Cash Flow Analysis.

The Analysis reflects the following:

- COP Proceeds of \$7.5 million
- ERAF in January 2021 - \$1,312,500
- ERAF in January 2022 - \$1,100,000
- ERAF eliminated in future years
- Inclusion of anticipated additional grant funds:
 - July 2020 - Orchard Foundation Grant of \$50,000
 - December 2020 - \$45,000 installment of Goldman Contribution (5 total - \$225,000)
 - December 2020 - \$250,000 installment of Lurie Contribution (2 total - \$500,000)
- Project Contingency \$1,000,000
 - \$500,000 in October 2020 (projection only for calculation purposes)
 - \$500,000 in November 2020 (projection only for calculation purposes)
- Furniture, Fixtures, & Equipment (FF&E) Allocation
 - \$500,000 in April 2021
 - \$500,000 in May 2021
- Payoff of COP
 - Call Date June 2025 full payoff of COP
- Annual Debt Service
 - Debt Service Payments split between January and June of each year averaging \$856,000 per year

The red cells in the Running Balance column reflects the running balance of the Town's General Fund *over and above* the required reserves. The required reserves are not reflected in the running balance. Because staff cannot utilize reserves without the prior authorization of the City Council, a balance needs to be maintained in the Town's operating fund to account for the monthly inflow and outflow of bills and warrants. Staff used a minimum target threshold of \$2 million and the red cells indicate when the balance in the fund will dip below that threshold. Staff feels comfortable that given the very limited occurrences and timing concurrent with property tax revenues, this can be weathered by the fund.

It is estimated that closing and sale will proceed in mid-June 2020. Final financing documents are on tonight's agenda for approval.

Interest rates have been very volatile due to the COVID-19 pandemic. During the month of March, the municipal market was severely disrupted with benchmark yields increasing at one point as much as 200 basis points. Markets have since begun to stabilize, but there remains considerable interest rate risk as the bond market and global economy attempts to navigate the unprecedented effects of COVID-19.

Review and Discuss the Cash Flow for the Town Center Project

May 20, 2020

Page 4 of 4

As part of its due diligence of public and private placement options, the Finance Team was successful in securing a bid at 2.20%, for a borrowing amount of up to \$9 million, with a 5-year par call option. Based on the Bank rate of 2.20%, and assuming \$7.50 million in project proceeds, average annual debt service is estimated to be approximately \$856,000.

POLICY ISSUES

The Town does not have a history of debt. Most agencies will enter into short- or long-term debt for large structural capital projects that exceed their budget constraints. Typical facilities financed via COPs include administration buildings, water and sewer systems, public safety facilities, schools, parking garages, etc. While the Town is fortunate to have cash on hand, donations, and projected revenues to complete its most significant capital infrastructure project, that cash will not be fully realized until the project is complete. This creates a cash flow burden on the Town's General Fund and triggers the need for a COP. The Town is expecting a COP proceeds issuance of \$7.5 Million to assist with the cash flow needs for completion of this historic construction project for new Town facilities.

FISCAL IMPACT

None at this time.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town's electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town's electronic News Flash publications. Subscribers include residents as well as stakeholders – to include, but be not limited to, media outlets, school districts, Menlo Park Fire District, service providers (water, power, and sewer), and regional elected officials. The Town maintains an active and up to date Project Website at <http://ca-atherton.civicplus.com/index.aspx?NID=290>.

ATTACHMENTS

Attachment 1: Civic Center Project Draw Down Schedule

Attachment 2: Atherton Civic Center Cash Flow Funding Analysis Worksheets

ATTACHMENT 1

Civic Center Project Atherton Draw Down Schedule

Year	Month	PD/Admin	PD Site	Ch. Orders	Library	Library Site	Ch. Orders	Total	
2019	June	\$ 877,991	\$ 105,542		\$ 983,533	\$ 373,093	\$ 149,135	\$ 16,394	\$ 2,505,688
2019	July	\$ 464,268	\$ 76,405		\$ 540,673	\$ 213,191	\$ 369,074	\$ 4,772	\$ 1,668,384
2019	August	\$ 473,128	\$ 132,350		\$ 605,478	\$ 175,972	\$ 796,782		\$ 2,183,710
2019	September	\$ 621,214	\$ 336,841	\$ 39,180	\$ 997,235	\$ 281,309	\$ 351,676	\$ 5,333	\$ 2,632,786
2019	October	\$ 900,888	\$ 68,568	\$ 3,802	\$ 973,258	\$ 193,237	\$ 32,871	\$ 22,722	\$ 2,195,347
2019	November	\$ 1,310,382	\$ 5,268	\$ 2,352	\$ 1,318,002	\$ 313,533	\$ 26,272	\$ 1,887	\$ 2,977,697
2019	December	\$ 1,314,303	\$ 32,434		\$ 1,346,738	\$ 89,871	\$ 465,047	\$ 1,061	\$ 3,249,453
2020	January	\$ 1,155,752	\$ 133,746		\$ 1,289,498	\$ 394,221	\$ 85,643	\$ 1,061	\$ 3,059,921
2020	February	\$ 1,019,524	\$ 23,268		\$ 1,042,792	\$ 287,917	\$ 53,889	\$ 1,061	\$ 2,428,451
2020	March	\$ 1,216,403	\$ 8,749	\$ 16,730	\$ 1,241,882	\$ 426,469	\$ 13,881	\$ 1,134	\$ 2,925,249
2020	April	\$ 268,845	\$ 16,165	\$ 24,272	\$ 309,282	\$ 183,653	\$ 63,964	\$ 795	\$ 866,975
2020	May	\$ 4,340,335	\$ 73,046		\$ 4,413,381	\$ 384,683	\$ 157,551		\$ 9,368,996
2020	June	\$ 4,027,149	\$ 40,268		\$ 4,067,417	\$ 897,259	\$ 125,964		\$ 9,158,057
2020	July	\$ 1,874,088	\$ 40,068		\$ 1,914,156	\$ 1,249,045	\$ 109,439		\$ 5,186,796
2020	August	\$ 1,585,712	\$ 6,585		\$ 1,592,297	\$ 1,029,889	\$ 565,769		\$ 4,780,252
2020	September	\$ 2,140,285	\$ 6,585		\$ 2,146,870	\$ 1,082,589	\$ 405,447		\$ 5,781,776
2020	October	\$ 2,123,233	\$ 52,188		\$ 2,175,421	\$ 1,136,158	\$ 348,136		\$ 5,835,136
2020	November	\$ 913,812	\$ 205,221		\$ 1,119,033	\$ 1,166,069	\$ 321,260		\$ 3,725,395
2020	December	\$ 360,404	\$ 6,585		\$ 366,989	\$ 1,204,395	\$ 201,586		\$ 2,139,959
2021	January	\$ 310,674	\$ 6,585		\$ 317,259	\$ 915,083	\$ 155,890		\$ 1,705,491
2021	February	\$ 236,129	\$ 11,853		\$ 247,982	\$ 539,733	\$ 241,639		\$ 1,277,336
2021	March	\$ 694,165	\$ 16,740		\$ 710,905	\$ 22,000	\$ 366,797		\$ 1,810,607
2021	April	\$ 668,059	\$ 103,170		\$ 771,229	\$ 47,291	\$ 245,603		\$ 1,835,352
2021	May	\$ 145,814	\$ 15,804		\$ 161,618	\$ 87,814	\$ 22,653		\$ 433,703
2021	June	\$ 134,442			\$ 134,442	\$ 5,525			\$ 274,409
		\$ 29,176,998.97	\$ 1,524,035.17	\$ 86,335.92	\$ 12,700,000.03	\$ 5,675,966.48	\$ 56,219.03	\$ 80,006,925.66	

ATHERTON CIVIC CENTER CASH FLOW ANALYSIS

Available Project Cash		
Unallocated Gene	1	\$ 17,509,588
CIP Fund Balance	2	\$ 2,593,138
Facility Funds		\$ 505,000
Atherton Now Funds-Re		\$ 3,324,202
		\$ 23,931,928

COP AMOUNT: \$7-\$9 Million
 COP ISSUANCE: June 2020
 FUNDING HORIZON: 10-Years; 5 Year Call
 EST. ANNUAL DEBT SERVICE: \$856,000

5

COP Proceeds 7 Million; 10 Year Horizon; 5 Year Call

Expenditures	General Fund Ops	Project	GF Revenue	COP Debt Service	GF Revenue	Running Balance
	(average)		Property Tax		Other	
						\$ 23,931,928
July 2019	\$ (1,650,000)	(983,533)			\$ 457,258	\$ 21,755,653
August 2019	\$ (1,200,000)	(540,673)			\$ 1,288,745	\$ 21,303,725
September 2019	\$ (1,425,000)	(605,478)			\$ 544,216	\$ 19,817,463
October 2019	\$ (1,225,000)	(997,235)			\$ 431,000	\$ 18,026,228
November 2019	\$ (1,125,000)	(973,258)			\$ 325,000	\$ 16,252,970
December 2019	\$ (1,260,000)	(1,318,002)	\$ 5,055,000		\$ 500,000	\$ 19,229,968
January 2020	\$ (1,220,000)	(1,346,738)	\$ 835,834		\$ 470,000	\$ 17,969,064
February 2020	\$ (1,118,000)	(1,289,498)	\$ 613,647		\$ 400,000	\$ 16,575,213
March 2020	\$ (1,035,000)	(1,042,792)			\$ 444,025	\$ 14,941,446
April 2020	\$ (1,210,000)	(1,241,882)			\$ 500,000	\$ 12,989,564
May 2020	\$ (1,285,000)	(309,282)	\$ 5,055,000		\$ 400,000	\$ 16,850,282
June 2020	\$ (1,215,510)	(4,413,381)	\$ 613,647	\$ 7,500,000	\$ 300,000	\$ 19,635,038
July 2020	\$ (2,150,000)	(4,067,417)		\$ 50,000	\$ 400,000	\$ 13,867,621
August 2020	\$ (1,230,000)	(1,914,156)			\$ 400,000	\$ 11,123,465
September 2020	\$ (1,510,000)	(1,592,297)			\$ 430,000	\$ 8,451,168
October 2020	\$ (1,375,000)	(2,146,870)			\$ 445,000	\$ 5,374,298
November 2020	\$ (1,123,237)	(2,175,421)		\$ 45,000	\$ 325,000	\$ 2,445,640
December 2020	\$ (1,400,000)	(1,119,033)	\$ 5,434,000	\$ 250,000	\$ 400,000	\$ 6,010,607
January 2021	\$ (1,232,000)	(366,989)	\$ 1,312,500	\$ (419,787)	\$ 375,000	\$ 5,679,331
February 2021	\$ (1,040,000)	(317,259)	\$ 600,000		\$ 375,000	\$ 5,297,072
March 2021	\$ (1,057,000)	(247,982)			\$ 465,000	\$ 4,457,091
April 2021	\$ (1,070,000)	(710,905)	\$ 600,000		\$ 373,000	\$ 3,649,186
May 2021	\$ (1,065,000)	(771,229)	\$ 5,414,750		\$ 425,000	\$ 7,652,707
June 2021	\$ (1,075,000)	(161,618)		\$ (420,740)	\$ 300,500	\$ 6,295,849
July 2021	\$ (2,500,000)	(134,442)			\$ 490,000	\$ 4,151,407
August 2021	\$ (1,400,000)				\$ 460,000	\$ 3,211,407
September 2021	\$ (1,550,000)				\$ 420,000	\$ 2,081,407
October 2021	\$ (1,475,000)			\$ 45,000	\$ 500,000	\$ 1,151,407
November 2021	\$ (1,375,000)				\$ 425,000	\$ 201,407
December 2021	\$ (1,425,000)		\$ 5,822,000	250,000	\$ 525,000	\$ 5,373,407
January 2022	\$ (1,350,000)		\$ 1,100,000	\$ (432,000)	\$ 550,000	\$ 5,241,407
February 2022	\$ (1,025,000)		\$ 450,000		\$ 375,000	\$ 5,041,407
March 2022	\$ (1,032,000)				\$ 450,000	\$ 4,459,407
April 2022	\$ (1,025,000)				\$ 400,000	\$ 3,834,407
May 2022	\$ (1,075,000)		\$ 5,700,000		\$ 450,000	\$ 8,909,407
June 2022	\$ (1,095,000)		\$ 274,000	\$ (428,095)	\$ 374,000	\$ 8,034,312
July 2022	\$ (2,700,000)				\$ 500,000	\$ 5,834,312
August 2022	\$ (1,500,000)				\$ 400,000	\$ 4,734,312
September 2022	\$ (1,575,000)				\$ 410,000	\$ 3,569,312
October 2022	\$ (1,485,000)			\$ 45,000	\$ 475,000	\$ 2,604,312
November 2022	\$ (1,410,000)				\$ 375,000	\$ 1,569,312
December 2022	\$ (1,425,000)		\$ 6,116,000	(429,190)	\$ 500,000	\$ 6,331,122
January 2023	\$ (1,360,000)		\$ -		\$ 450,000	\$ 5,421,122
February 2023	\$ (1,050,000)		\$ 531,000		\$ 375,000	\$ 5,277,122
March 2023	\$ (1,095,000)				\$ 400,000	\$ 4,582,122
April 2023	\$ (1,155,000)				\$ 350,000	\$ 3,777,122
May 2023	\$ (1,160,000)		\$ 5,925,000		\$ 450,000	\$ 8,992,122
June 2023	\$ (1,163,000)		\$ 590,000	\$ (430,230)	\$ 403,000	\$ 8,391,892
July 2023	\$ (2,750,000)				\$ 418,000	\$ 6,059,892
August 2023	\$ (1,600,000)				\$ 460,000	\$ 4,919,892
September 2023	\$ (1,600,000)				\$ 408,000	\$ 3,727,892
October 2023	\$ (1,500,000)				\$ 509,000	\$ 2,736,892
November 2023	\$ (1,465,000)			\$ 45,000	\$ 412,000	\$ 1,728,892
December 2023	\$ (1,494,650)		\$ 6,478,000	(436,215)	\$ 600,000	\$ 6,876,027
January 2024	\$ (1,460,000)		\$ -		\$ 450,000	\$ 5,866,027
February 2024	\$ (1,150,000)		\$ 550,000		\$ 375,000	\$ 5,641,027
March 2024	\$ (1,114,000)				\$ 400,000	\$ 4,927,027
April 2024	\$ (1,155,000)				\$ 350,000	\$ 4,122,027
May 2024	\$ (1,160,000)		\$ 6,022,000		\$ 450,000	\$ 9,434,027
June 2024	\$ (1,163,000)		\$ 625,000	\$ (427,090)	\$ 403,000	\$ 8,871,937
July 2024	\$ (2,850,000)				\$ 418,000	\$ 6,439,937
August 2024	\$ (1,570,000)				\$ 460,000	\$ 5,329,937
September 2024	\$ (1,625,000)				\$ 408,000	\$ 4,112,937
October 2024	\$ (1,550,000)				\$ 509,000	\$ 3,071,937
November 2024	\$ (1,500,000)			\$ 45,000	\$ 412,000	\$ 2,028,937
December 2024	\$ (1,525,000)		\$ 7,188,510	(433,020)	\$ 600,000	\$ 7,859,427
January 2025	\$ (1,500,000)				\$ 600,000	\$ 6,959,427
February 2025	\$ (1,300,000)		\$ 650,000		\$ 375,000	\$ 6,684,427
March 2025	\$ (1,245,000)				\$ 400,000	\$ 5,839,427
April 2025	\$ (1,152,000)				\$ 350,000	\$ 5,037,427
May 2025	\$ (1,160,000)		\$ 6,100,000		\$ 450,000	\$ 10,427,427
June 2025	\$ (1,163,000)		\$ 700,000	(4,488,840)	\$ 403,000	\$ 5,878,587
	\$ (99,452,397)	\$(30,787,370)	\$ 80,355,888			

COP Issuance

Project Fund 7,500,000

Balance Level Cutoff:

\$2,000,000

Running Balance Minimum \$ 201,407
 In Month / Year November 2021

Orchard Contribution

Project Contingency Build
 \$500k & \$500k

Goldman Contribution

Lurie Contribution

ERAF/(20% REDUCED)

Project FFE
 \$500,000
 \$500,000

ERAF/(35% REDUCED)

ERAF ELIMINATED

ATHERTON CIVIC CENTER CASH FLOW ANALYSIS

Available Project Cash

Unallocated General Fund Balance-ending FY 18/19	1	\$	17,437,410
CIP Fund Balance	2	\$	2,593,138
Facility Funds		\$	505,000
Atherton Now Funds-Reduced by \$1 Million		\$	3,476,976
		\$	24,012,524

COP AMOUNT: \$7 Million
 COP ISSUANCE: May 2020
 FUNDING HORIZON: 10-Years; 5 Year Call
 EST. ANNUAL DEBT SERVICE: \$1.041 M

5

Expenditures	General Fund Ops (average)	Project	GF Revenue Property Tax	COP Debt Service	GF Revenue Other	Running Balance
July 2019	\$ (1,650,000)	(983,533)			\$ 457,258	\$ 21,836,249
August 2019	\$ (1,200,000)	(540,673)			\$ 1,288,745	\$ 21,384,321
September 2019	\$ (1,425,000)	(605,658)			\$ 544,216	\$ 19,897,879
October 2019	\$ (1,225,000)	(997,235)			\$ 431,000	\$ 18,106,644
November 2019	\$ (1,125,000)	(973,258)			\$ 325,000	\$ 16,333,386
December 2019	\$ (1,260,000)	(3,339,879)	\$ 5,055,000		\$ 500,000	\$ 17,288,507
January 2020	\$ (1,220,000)	(3,515,827)	\$ 835,834		\$ 470,000	\$ 13,858,514
February 2020	\$ (1,118,000)	(3,373,292)	\$ 613,647		\$ 400,000	\$ 10,380,869
March 2020	\$ (1,035,000)	(2,898,537)			\$ 480,000	\$ 6,927,332
April 2020	\$ (1,110,000)	(1,665,206)			\$ 500,000	\$ 4,652,126
May 2020	\$ (1,185,000)	(1,090,984)	\$ 5,055,000	\$ 7,000,000	\$ 400,000	\$ 14,831,142
June 2020	\$ (1,150,000)	(1,413,381)	\$ 613,647		\$ 300,000	\$ 13,181,408
July 2020	\$ (2,150,000)	(1,067,417)			\$ 500,000	\$ 10,463,991
August 2020	\$ (1,230,000)	(914,156)			\$ 400,000	\$ 8,719,835
September 2020	\$ (1,510,000)	(1,092,297)			\$ 430,000	\$ 6,547,538
October 2020	\$ (1,375,000)	(1,146,870)			\$ 445,000	\$ 4,470,668
November 2020	\$ (1,175,000)	(864,242)			\$ 325,000	\$ 2,756,426
December 2020	\$ (1,450,000)	(619,033)	\$ 5,434,000		\$ 500,000	\$ 6,621,393
January 2021	\$ (1,232,000)	(366,989)	\$ 1,313,000		\$ 475,000	\$ 6,810,404
February 2021	\$ (1,040,000)	(317,259)	\$ 610,000		\$ 375,000	\$ 6,438,145
March 2021	\$ (1,057,000)	(180,097)			\$ 465,000	\$ 5,666,048
April 2021	\$ (1,120,000)	(210,905)	\$ 610,000	\$ (1,000,000)	\$ 373,000	\$ 4,318,143
May 2021	\$ (1,065,000)	(271,229)	\$ 5,434,100		\$ 425,000	\$ 8,841,014
June 2021	\$ (1,075,000)	(161,618)			\$ 300,500	\$ 7,904,896
July 2021	\$ (2,500,000)	(134,442)			\$ 490,000	\$ 5,760,454
August 2021	\$ (1,400,000)				\$ 460,000	\$ 4,820,454
September 2021	\$ (1,550,000)				\$ 420,000	\$ 3,690,454
October 2021	\$ (1,475,000)				\$ 500,000	\$ 2,715,454
November 2021	\$ (1,375,000)				\$ 425,000	\$ 1,765,454
December 2021	\$ (1,425,000)		\$ 5,822,000		\$ 525,000	\$ 6,687,454
January 2022	\$ (1,350,000)		\$ 1,326,130		\$ 550,000	\$ 7,213,584
February 2022	\$ (1,025,000)		\$ 450,000		\$ 375,000	\$ 7,013,584
March 2022	\$ (1,032,000)				\$ 450,000	\$ 6,431,584
April 2022	\$ (1,025,000)				\$ 400,000	\$ 5,806,584
May 2022	\$ (1,075,000)		\$ 5,700,000	(168,000)	\$ 450,000	\$ 10,713,584
June 2022	\$ (1,095,000)		\$ 274,000		\$ 374,000	\$ 10,266,584
July 2022	\$ (2,700,000)				\$ 500,000	\$ 8,066,584
August 2022	\$ (1,500,000)				\$ 400,000	\$ 6,966,584
September 2022	\$ (1,575,000)				\$ 410,000	\$ 5,801,584
October 2022	\$ (1,485,000)				\$ 475,000	\$ 4,791,584
November 2022	\$ (1,410,000)			(873,000)	\$ 375,000	\$ 2,883,584
December 2022	\$ (1,425,000)		\$ 6,116,000		\$ 500,000	\$ 8,074,584
January 2023	\$ (1,360,000)		\$ 1,339,391		\$ 450,000	\$ 8,503,975
February 2023	\$ (1,050,000)		\$ 531,000		\$ 375,000	\$ 8,359,975
March 2023	\$ (1,095,000)				\$ 400,000	\$ 7,664,975
April 2023	\$ (1,155,000)				\$ 350,000	\$ 6,859,975
May 2023	\$ (1,160,000)		\$ 5,925,000	(150,375)	\$ 450,000	\$ 11,924,600
June 2023	\$ (1,163,000)		\$ 590,000		\$ 403,000	\$ 11,754,600
July 2023	\$ (2,650,000)				\$ 418,000	\$ 9,522,600
August 2023	\$ (1,550,000)				\$ 460,000	\$ 8,432,600
September 2023	\$ (1,525,000)				\$ 408,000	\$ 7,315,600
October 2023	\$ (1,400,000)				\$ 509,000	\$ 6,424,600
November 2023	\$ (1,375,000)			(890,375)	\$ 412,000	\$ 4,571,225
December 2023	\$ (1,375,000)		\$ 6,478,000		\$ 600,000	\$ 10,274,225
January 2024	\$ (1,460,000)		\$ 1,352,785		\$ 450,000	\$ 10,617,010
February 2024	\$ (1,150,000)		\$ 531,000		\$ 375,000	\$ 10,373,010
March 2024	\$ (1,114,000)				\$ 400,000	\$ 9,659,010
April 2024	\$ (1,155,000)				\$ 350,000	\$ 8,854,010
May 2024	\$ (1,160,000)		\$ 6,022,000	(131,875)	\$ 450,000	\$ 14,034,135
June 2024	\$ (1,163,000)		\$ 590,000		\$ 403,000	\$ 13,864,135
July 2024	\$ (2,650,000)				\$ 418,000	\$ 11,632,135
August 2024	\$ (1,450,000)				\$ 460,000	\$ 10,642,135
September 2024	\$ (1,425,000)				\$ 408,000	\$ 9,625,135
October 2024	\$ (1,300,000)				\$ 509,000	\$ 8,834,135
November 2024	\$ (1,275,000)			(5,406,875)	\$ 412,000	\$ 2,564,260
December 2024	\$ (1,375,000)		\$ 7,188,510		\$ 600,000	\$ 8,977,770
	\$ (90,139,000)	\$ (28,744,017)	\$ 75,810,044			

FFE

Debt Service

COP Proceeds 7 Million; 10 Year Horizon; 5 Year Call

COP Issuance

Project Fund 7,000,000

Balance Level Cutoff:

\$4,700,000

**Running Balance Minimum
In Month / Year**

\$ 1,765,454
November 2021

Period No.	Principal	Coupon	Interest	Debt Service	Principal Redeemed	Total	Annual Debt Service to Call
1							
2							
3							
4	-	-	168,000.00	168,000.00	-	168,000.00	-
5	705,000.00	0.05	168,000.00	873,000.00	-	873,000.00	1,041,000.00
6	-	-	150,375.00	150,375.00	-	150,375.00	-
7	740,000.00	0.05	150,375.00	890,375.00	-	890,375.00	1,040,750.00
8	-	-	131,875.00	131,875.00	-	131,875.00	-
9	775,000.00	0.05	131,875.00	906,875.00	4,500,000.00	5,406,875.00	5,538,750.00
10							
11							
12							
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41							
Total	2,220,000.00		900,500.00	3,120,500.00	4,500,000.00	7,620,500.00	7,620,500.00

Call