

\$48,000,000*
CALIFORNIA SCHOOL FINANCE AUTHORITY (CSFA)
CHARTER SCHOOL REVENUE BONDS
(RIVER SPRINGS CHARTER SCHOOLS – OBLIGATED GROUP)
SERIES 2022A \$13,000,000 and (TAX-EXEMPT) AND SERIES 2022B \$35,000,000 (TAXABLE)
ITEM # RESOLUTION 22-12

STAFF SUMMARY

EXECUTIVE SUMMARY			
Applicant/Borrower:	River Springs Facilities LLC	Par Amount Requested:	Not-to-Exceed * \$48,000,000
Financing Term: 40-year tax-exempt bonds, maturing in 2062(10-year call provision); 24-year taxable bonds, maturing in 2046		Projected Interest Rate: 4.50% on the Tax-Exempt; 5.50% on the Taxable	
Applicant Description: River Springs Facilities LLC is a 501(c)(3) nonprofit public benefit corporation formed for the single purpose of supporting River Springs Charter Schools (RSCS).			
Type of Financing: Tax-Exempt and Taxable Revenue Bonds			
Project User:	Rivers Springs Charter School (Which has one charter but serves multiple campuses and facilities)	County Served:	Riverside
District in Which Project is Located:	Murrieta Valley Unified School District, Desert Sands Unified School District, Riverside Unified School District and Temecula Valley Unified School District	Charter Authorizer:	Riverside County Office of Education
Project Description: Bond proceeds will be used to finance working capital, refinance existing debt, finance part of the acquisition, construction, improvement, installation, furnishing, and equipping of school facilities for River Springs Charter School.			
Project Sites: See Project Description section below.			
Financing Team:		Financing Details:	
Bond Counsel:	Stradling Yocca Carlson & Rauth	Type of Issue:	Charter School Revenue Bonds
Underwriter:	Stifel, Nicolaus & Company, Incorporated	Tax Status:	Tax-Exempt & Taxable
Financial Advisor:	Key Charter Advisors	Maturity:	2027 (Taxable) & 2062 (Tax-Exempt)
Borrower's Counsel:	Young Minney & Corr	Credit Enhancement:	None
Disclosure Counsel:	Stradling	Credit Rating:	BB
Issuer's Counsel:	Attorney General's Office	Fees:	See Costs of Issuance Table
Issuer:	California School Finance Authority		
Bond Trustee:	U.S. Bank, NA		
CSFA Analyst: Robby Biegler		Date of Staff Report: February 17, 2022	
Date of CSFA Board Meeting: February 24, 2022		Resolution Number: 22-12	
Staff Recommendation: Staff recommends the California School Finance Authority Board approve Resolution Number 22-12 authorizing the issuance of Revenue Bonds in an amount not to exceed \$48,000,000 to finance and/or refinance the acquisition, construction, expansion, remodeling, renovation, furnishing, and/or equipping of certain educational facilities located in Riverside County for River Springs Charter School.			

BACKGROUND AND HISTORY

River Springs Charter School (RSCS) opened in 2006 in Riverside County with a charter approved by the Riverside County Office of Education (RCOE). Their most recent charter was approved by the RCOE in 2018 and expires on June 30, 2025 (pursuant to a two-year charter extension in Assembly Bill 130). RSCS serves K-12 students throughout Riverside County primarily through a network of California-credentialed Homeschool Education Specialists and in-person academy teaching and teachers at 15 regional student centers. Based on enrollment RSCS is one of the largest charter schools in the state and is accredited by the Western Association of Schools and Colleges. Because the homeschool program is exclusively online, and the in-person academy program is not exclusively in-person but splits time between remote and facility learning, both models are considered non-classroom based. RSCS is a single county-wide charter with a single CDS code vs. members in an obligated group or network. Because RSCS has county-wide authorization, they are able to open up learning center facilities in different locations throughout Riverside County under the same charter, subject to approval by RCOE. School leadership is included as Appendix A. RSCS home-school and site-based programs include:

Name	Address	Programs	Owned/Lease Expiration
Murrieta Student Center	41866 Kalmia Street, Murrieta	Homeschool Enrichment; Classical Homeschool Academy; Casa Montessori; Montessori Middle School; Da Vinci Academy	To be acquired with 2022 Bonds
Palm Academy	Existing: 46-601 Vargas Road, Indio New: 81840 Avenue 46, Indio, CA 92201	Palm Academy	Existing: Leased New: To be acquired with 2022 Bonds
Temecula Facility	43040 Margarita Road, Temecula	Da Vinci Academy; Renaissance Real World Academy	Owned – 2017 Bonds
Bear River Facility	26800 Newport Road, Menifee	Da Vinci Academy, Keys	Owned – 2017 Bonds
Flabob Airport Facility	5580 42 nd Street, Jurupa Valley	Flabob Airport Preparatory Academy ⁽²⁾	Ground Lease – 2017 Bonds
iShine Student Center	42145 Lyndie Lane, Temecula	Homeschool Enrichment; iShine Mosaic Academy	Owned – 2015 Bonds
Pathfinder Student Center	4260 Tequesquite Avenue, Riverside	Homeschool enrichment	Owned – 2015 Bonds
Magnolia Student Center	4020 Jefferson Street, Riverside	Magnolia Academy	Owned – 2015 Bonds
Renaissance Valley Academy	1091 West Esplanade Avenue, Hemet	Homeschool Enrichment; Renaissance Real World Academy	Leased
Riverside Student Center	3050 Chicago Avenue, Riverside	Homeschool Enrichment; Mosaic Academy	Leased
Hemet Quest Student Center	760 W. Acacia Avenue, Hemet	Quest Academy	Leased
Hemet Learning Center	105 N. Girard Street, Hemet	Homeschool Enrichment	Leased
Corona Student Center	510 West Second Street, Corona	Homeschool Enrichment; Mosaic Academy	Leased
Del Rio – Perris	745 N. Perris Boulevard, Perris	Del Rio – Perris	Leased
Keys Temecula	27477 Enterprise Circle, Temecula	Keys	Leased
Keys Corona	1861 California Avenue, Corona	Keys	Leased
Keys Hemet	760 W. Acacia Avenue, Hemet	Keys	Leased
Temecula Resource Center	27477 Enterprise Circle, Temecula	Homeschool Enrichment	Leased

The combined demographics for the schools include:

Ethnicity	Percent	Subgroup	Percent
Hispanic or Latino	43.1%	Socioeconomically Disadvantaged	56.5%
White	41.6%	Students with Disabilities	14.0%
African American	5.3%	Homeless Youth	5.4%
Other	10.0%	English Learners	4.3%

Enrollment projections for the obligated group include:

**RIVER SPRINGS CHARTER SCHOOL
HISTORICAL & PROJECTED ENROLLMENT**

Grade	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
TK/K	743	744	685	759	779	797	814
1	621	642	609	674	692	708	724
2	581	698	568	629	645	659	674
3	627	679	627	694	712	728	744
4	606	673	570	631	647	661	676
5	571	675	594	658	675	690	705
6	631	660	611	677	695	711	727
7	615	697	599	663	680	695	711
8	578	658	566	627	643	657	672
9	322	405	333	369	379	387	396
10	282	336	261	289	297	304	311
11	270	285	224	248	254	260	266
12	223	211	195	216	222	227	232
Total	6,670	7,363	6,442	7,134	7,320	7,484	7,652

According to information provided by the borrower and their consultants, in terms of the large spikes and drops, both realized and projected, in RSCS enrollment, RSCS and other charters that already had robust existing nonclassroom-based (NCB) programs saw big spikes in enrollment in the 2020-21 school year as most site-based programs statewide were still in full independent study. In most cases, the quality of the NCB independent study was generally additive from an NCB school like RSCS that had already been doing NCB independent study for over a decade, compared to a site-based school that was still figuring things out. As a result, parents migrated to NCB schools like RSCS in Fall 2020 (see Oct 2020 enrollment of 7,363) to take advantage of this.

However, as site-based programs began to reopen statewide in 2021, many students switched back out of RSCS, including existing RSCS students who decided to return to a full five day a week site-based program elsewhere. This caused a drop in enrollment of 1,235 between October 2020 and May 2021 to 6,128 by the end of the 2020-21 school year (see table).

However, as statewide instruction began to normalize more coming into this 2021-22 year, students began to return in both full homeschool and academy programs, and current enrollment is up to 6,715 at the end of January, an increase of 587 students since May 2021.

While RSCS financials are generally strong and, because the school is NCB, more flexible, a zero-growth line item has been included in the financials in Appendix B.

CSFA has issued two previous bond financings for RSCS. In addition to the 2015 Bonds being refinanced (detailed in the Project Description section below), in December of 2017 RSCS issued \$23,995,000 in debt to fund the acquisition of the Temecula Student Center (TSC), the Bear River Student Center (BRSC) located in Menifee, and a physical campus for the Flabob Airport Prep Academy (FAPA). This will be the third financing issued under for the benefit of RSCS. The pledge

on the 2015 Bonds and the 2017 Bonds is essentially a parental pledge – investors get the revenues of the entire RSCS network including all the facilities as well for any homeschool students, not just the revenues for students at the facilities financed with bonds. As such no new schools need to be added to indenture and other financing documents.

PROJECT DESCRIPTION

The proceeds of the bonds will be used to: (1) finance and/or refinance the acquisition, construction, expansion, rehabilitation, renovation, furnishing and equipping of certain charter school educational facilities, including classroom and administrative spaces and related and appurtenant facilities, to be located at or adjacent to (a) 81840 Avenue 46, Indio, California, 92201 and (b) 41866 Kalmia Street, Murrieta, California, 92562, (2) advance refund the Authority’s Educational Facility Revenue Bonds (River Springs Charter School) Series 2015A and Series 2015B (Taxable) (the “Prior Bonds”), which were issued on November 24, 2015, the proceeds of which were used to finance the acquisition, construction, expansion, rehabilitation, renovation, furnishing and equipping of certain charter school educational facilities, including classroom and administrative spaces and related and appurtenant facilities, to be located at or adjacent to (a) 4020 Jefferson Street, Riverside California 92504, (b) 42145 Lyndie Lane, Temecula California 92591, (c) 4260 Tequesquite Avenue, Riverside California 92501, and (d) 27740 Jefferson Avenue, Temecula, California 92590, (collectively, the “Project”), (3) to pay certain expenses incurred in connection with the issuance of the Bonds, and (4) to fund all or a portion of a debt service reserve fund, capitalized interest, related working capital and a repair and replacement fund in connection with the Bonds

Estimated Project Breakdown				
Site	Landlord	Location	Purpose	Amount
Multiple	River Springs Facilities LLC	Multiple	2015 Bond Refinancing	\$30,600,000
Murrieta Site	River Springs Facilities LLC	41866 Kalmia, Murrieta, 92562	Murietta Student Center	\$6,800,000
Indio Site	River Springs Facilities LLC	81840 Avenue 46, Indio, 92201	Palm Academy Student Center	\$4,000,000
Total Estimated Project Costs				\$41,400,000

In 2015 RSCS issued approximately \$30,600,000 in debt through CSFA for the following facilities:

- Magnolia Student Center (MSC) – 4020 Jefferson Road, Riverside;
- I-Shine Student Center (ISSC) – 42145 Lyndie Lane, Temecula;
- Pathfinder Homeschool Resource Center (PHRC) – 4260 Tequesquite Avenue, Riverside;
- Main RSCS Administrative Office (AO) – 27740 Jefferson Avenue, Temecula.

Like the facilities funded by the 2017 Bonds these were primarily used as administrative and resource centers for faculty, teachers, parents and students and classroom space for the academy learning programs.

Owed to an advantageous interest rate environment and the opportunity to use a CSFA enhancement grant RSCS has decided to refund the 2015 bonds. The 2015 Bonds also have burdensome covenants with respect to the expansion of RSCS’s operations, and a refunding of the bonds will free RSCS of such covenants. Of note, this will be an advance refunding, since the new call date of the 2015 Bonds will be more than 90 days before the original call date. Due to the 2017 federal tax changes, advance refundings cannot be done on a tax-exempt basis. With an advance refunding, the

proceeds of the refunding bonds are placed in an escrow to pay principal and interest on the 2015 Bonds until the 7/1/25 redemption date, and at that point, the 2015 Bonds will be redeemed. As such RSCS has to issue the entirety of the refinancing portion on a taxable basis. The consequent reason for the abnormally large Series B.

In addition to the \$30,600,000 refinancing RSCS intends to issue another approximate \$10,000,000 in tax-exempt proceeds to acquire two new resource centers, one in Indio, the Palm Academy Student Center (PASC), and one in Murrieta, the Murrieta Academy Student Center (MASC). RSCS currently leases the MASC facility and will purchase from the existing landlord. PASC is currently operated at a temporary site and the Indio acquisition will offer a permanent location.

FINANCING

The bonds will be issued in two series – Series 2022A Bonds (tax-exempt) that will be approximately \$10,000,000, and Series 2022B Bonds (taxable) that will be approximately \$30,600,000. The tax-exempt series will be issued to finance items eligible for use of tax-exempt bond proceeds. The taxable series will be used to refund the 2015 Bonds and finance costs of issuance in excess of 2% of the tax-exempt series. The tax-exempt series are expected to consist of four term bonds maturing on July 1, 2032, July 1, 2042, July 1, 2052, and July 1, 2062. The taxable series is expected to be issued as three term bonds, maturing on July 1, 2032, July 1, 2042, and July 1, 2046.

The facilities that will be funded with Bond proceeds will be leased to RSCS, a nonprofit public benefit corporation, pursuant to leases with River Springs Facilities LLC (RSF). This will be the first bond issue with RSF as the Borrower – RSCS was the Borrower for the prior 2015 Bonds and 2017 Bonds.

Because the Taxable B portion is a refinancing and interest-rate sensitive, depending on environment, it may be issues later than the Tax Exempt A portion, which is subject to an early April closing/acquisition of property date.

Borrower: RSF is a California nonprofit public benefit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended. RSF's sole purpose is supporting RSCS. RSCS is the sole member of RSF, which is formed for the single purpose of operating facilities for RSCS.

Security and Source of Payment

The Bonds will be secured by lease payments made by lessee RSCS, operating certain charter facilities, to RSF, and a deed of trust on each property. The lease payments will be paid directly to the Bond Trustee via the intercept mechanism set forth in Education Code 17199.4. As additional security and in connection with the issuance of the Bonds, the lessee will provide instructions to the State Controller's Office (SCO) to make an apportionment to the Trustee with respect to RSCS in the amounts and on the dates provided in a written notice sufficient in the aggregate to repay the Bonds and pay necessary and incidental costs. Funds received by the Trustee pursuant to such Intercept will be held in trust and will be disbursed, allocated and applied solely for the uses and purposes set forth in the Indenture, including the payment of debt service on the Bonds. Under the laws of the State of California, no party, including the lessee, the Borrower or any of their respective creditors will have any claim to the money apportioned or to be apportioned to the Trustee by the SCO pursuant to the Intercept.

Preliminary Sources and Uses and Preliminary Costs of Issuance

Below are the preliminary estimated sources and uses, and detailed information about the expected costs of issuance for board consideration. Please note these figures are subject to change between the time the board packets are distributed and the time the board meets and are further subject to

final pricing. Members will be provided updated figures should significant changes occur before the board meeting date.

Sources:	Series 2022A (Tax-Exempt)	Series 2022B (Taxable)	Total
Bond Proceeds:			
Par Amount	\$10,135,000	\$28,985,000	\$39,120,000
Premium	\$117,172	\$0	\$117,172
Series 2015 Funds on Hand	\$0	\$563,288	\$563,288
Series 2015 Reserve Fund	\$0	\$2,122,000	\$2,122,000
CSFA Grant	\$0	\$0	\$2,000,000
Total:	\$10,252,172	\$31,670,288	\$43,922,459
Uses:	Series 2022A (Tax-Exempt)	Series 2022B (Taxable)	Total
Project Fund Deposits:			
Series 2015 Refinancing	\$0	\$30,445,732	\$30,445,732
Murrieta Student Center Acquisition	\$6,800,000	\$0	\$6,800,000
Palm Academy Student Center Acquisition	\$3,000,000	\$0	\$3,000,000
	\$9,800,000	\$30,445,732	\$40,245,732
Other Fund Deposits:			
Grant Funded Reserve Fund (CSFA Grant)	\$0	\$0	\$2,000,000
	\$0	\$0	\$2,000,000
Delivery Date Expenses:			
Cost of Issuance	\$88,680	\$547,748	\$636,428
Underwriter's Discount	\$109,020	\$675,910	\$782,400
	\$197,700	\$1,221,128	\$1,418,828
Other Uses of Funds:			
Additional Proceeds	\$1,251	\$3,427	\$4,678
Total (Including CSFA Grant):	\$10,252,172	\$31,670,288	\$43,922,459

Total Costs of Issuance*

Expense	Amount
Bond Counsel	\$105,000
Borrower's Counsel	\$75,000
Underwriter's Counsel	\$60,000
Disclosure Counsel	\$55,000
CSFA Issuance Fee	\$29,560.00
CSFA Issuer Fee - 1st Admin Fee	\$5,865.75
CSFA Issuer Fee - PFD Fee	\$8,000
Issuer's Counsel	\$15,000
Trustee & Master Trustee	\$10,000
Title Fees & Charges, Endorsements	\$150,000
Financial Advisor	\$95,000
Printer & Roadshow	\$5,000
CDLAC Fee	\$2,000
Contingency	\$30,000
Underwriter's Discount	\$782,400
Total	\$1,418,827.75

**Estimates based on a not-to-exceed of \$48,000,000*

As mentioned previously in the staff summary, this financing Series A and Series B may be two separate issuances. As such if there are consequent adjustments to the above estimated Cost of Issuance informational updates will be provided to the Board at their March meeting.

Credit Enhancement - There is a not-to-exceed \$2,000,000 credit enhancement award applications for RSCS for this financing that will be before the CSFA Board as a subsequent agenda item at the February 24, 2022, meeting. If approved, the enhancement awards will fund \$2,000,000 of the financing's debt service reserve fund, reducing the overall borrowing cost for RSCS.

SALES RESTRICTIONS

The following sales restrictions will apply to the financing given the expected below-investment grade rating. The Authority's sales restrictions may be viewed at:

<http://treasurer.ca.gov/csfa/financings/guidelines.pdf>.

1. Bonds will be in minimum denominations of \$100,000;
2. Bonds will be privately placed or publicly offered initially to Qualified Institutional Buyers (QIBs) and Accredited Investors (AIs).
3. Initial Bond purchasers will be required to execute an Investor Letter;
4. Subsequent transfers of Bonds will be limited to QIBs and AIs;
5. Sales restrictions will be conspicuously noted on bond and described in detail in offering materials, if any, as well as in the bond documents;
6. One or more of the following will be required depending on the transaction, as requested by the financing team and approved by the Authority:
 - a. Traveling Investor Letter; or

- b. Higher minimum denominations of \$250,000; or
 - c. Physical Delivery; or
 - d. Limited initial sale to QIBs, with subsequent transfers limited to QIBs as well; or
 - e. Other investor protection measures
7. Bond payments will be made via the intercept mechanism outlined in Section 17199.4 of the Education Code.

OTHER PROJECT DATA

Tax Equity and Fiscal Responsibility Act (TEFRA): The TEFRA Notice was published on the CSFA Webpage on February 17, 2022. The TEFRA hearing will take place on February 24, 2022. Staff does not anticipate any comments but will provide an update to the Board if any are received.

Due Diligence Undertaken to Date: The financial, operating and other information concerning the Borrower, the Project and related matters presented in this Staff Summary was provided by the Borrower, Lessee, and Underwriter. The analysis contained herein was prepared by Authority Staff for the limited purpose of determining financial feasibility pursuant to Section 17183.5 of the CSFA Act and providing the Authority Board with information concerning certain aspects of the Project. The review undertaken by Authority staff, the recommendation of Authority Staff to the Authority Board to approve the financing, or any approval by the Authority Board are not intended to, and did not, include all of the due diligence activities and other investigations necessary or desirable for the purpose of making an investment decision relating to the making of the financing by the Lender, and should not be relied on by any party for such purpose.

Borrower Financial Data: The Borrower (RSCS) is a California nonprofit public benefit corporation and an entity described in Section 501(c)(3) of the Code. The Borrower is the sole member of RSF which is a limited liability company formed as a support organization for charter schools and facilities formed and controlled by RSCS. The Borrower has received a determination letter from the Internal Revenue Service recognizing it as an entity described in Section 501(c)(3) of the Code. For federal tax purposes, each Landlord is treated as a “disregarded entity” of the Borrower.

The Landlord is a single purpose entity with no assets other than the applicable facility and its rights under the Lease, which will be assigned to the Trustee. The Landlord was formed for the purpose of owning facilities and is not expected to have any other assets or revenue available to it to make payments due under the Master Indenture and, in turn, for the Borrower to make payments due under the Loan Agreement.

STAFF RECOMMENDATION

Staff recommends the California School Finance Authority's (CSFA) Board approve Resolution Number 22-12 authorizing the issuance of Revenue Bonds in an amount not to exceed \$48,000,000 to finance working capital and finance and/or refinance the acquisition, construction, expansion, remodeling, renovation, furnishing, and/or equipping of certain educational facilities located in Riverside County California for use by River Springs Charter School.

1. **Applicant / Borrower:** River Springs Facilities LLC
2. **Project:** Refinancing, Acquisition and Construction
3. **Amount of Financing:** Not to exceed \$48,000,000
4. **Maturity:** April 1, 2062*
5. **Repayment/Security:** Intercept of Lease Payments and Deeds of Trust on Real Property
6. **Preliminary Interest Rate:** 4.5% on tax-exempt bonds and 5% on taxable bonds
7. **Preliminary Cost of Issuance:** \$1,418,827.75 is the total estimated Costs of Issuance.
8. **Not an Unconditional Commitment:** The CSFA resolution shall not be construed as unconditional commitment to finance the Project, but rather CSFA's approval pursuant to the resolution conditioned upon entry by CSFA and the Borrower into a loan agreement, in form and substance satisfactory to CSFA and its counsel.
9. **Limited Time:** The Board's approval expires 12 months from the date of its adoption. Thus, CSFA must issue the bonds no later than 12 months from such date. Once the approval has expired, the item must return to the Board for new approval.

* *Preliminary, subject to change.*

**APPENDIX A:
SCHOOL GOVERNANCE**

Board of Directors

Rachel Couch	Board Chair
Jamie Thompson	Vice Chair
Louis Fetherolf	Treasurer
Steffany Johnson	Secretary
Reginald Wadlington	Board Member
Stevie Heiliger	Board Member
Jenny Adamo	Board Member

Executive Staff

Kathleen Hermsmeyer	Superintendent
Tanya Rogers	Asst. Superintendent, Business
Amy Podratz	Asst. Superintendent, Administrative Operations
Dr. Vivian Price	Asst. Superintendent, Education
Debbie Daniel	Asst. Superintendent, Pupil Services
Douglas House	Interim Asst. Superintendent, Human Resources

APPENDIX B: ESTIMATED BUDGET PROJECTIONS AND ENROLLMENT

River Springs Charter School Financial Projections

	Projected 2021-22	Projected 2022-23	Projected 2023-24	Projected 2024-25	Projected 2025-26	Projected 2026-27
Enrollment						
Grades Served	TK-12	TK-12	TK-12	TK-12	TK-12	TK-12
Enrollment	6,442	7,134	7,320	7,484	7,652	7,761
ADA %	99.6%	99.6%	99.6%	99.6%	99.6%	99.6%
Average Daily Attendance ("ADA")	6,415.0	7,104.1	7,289.3	7,452.7	7,620.0	7,728.5
Revenue						
Revenue Limit Source (LCFF)	\$ 63,963,950	\$ 74,439,133	\$ 79,148,001	\$ 83,862,323	\$ 88,867,260	\$ 93,408,617
Federal Revenue	21,348,177	10,519,548	11,117,646	5,192,500	5,468,335	5,712,614
Other State Revenue	8,127,427	4,861,565	5,137,974	5,410,685	5,698,111	5,952,654
Other Local Revenue	12,218,428	4,195,025	4,433,537	4,668,858	4,916,876	5,136,520
Total Revenue	\$105,657,982	\$ 94,015,271	\$ 99,837,158	\$ 99,134,366	\$104,950,582	\$110,210,405
Expenditures						
Certificated Salaries	\$ 27,922,453	\$ 31,540,322	\$ 32,686,278	\$ 33,418,593	\$ 34,510,458	\$ 35,352,067
Non-Cert Salaries	11,983,028	13,137,544	13,345,269	13,371,377	13,534,821	13,590,343
Employee Benefits	16,856,587	19,040,669	19,927,846	20,781,803	21,673,277	22,421,645
Books & Materials	13,762,394	4,241,093	6,527,502	4,671,623	5,254,140	6,394,780
Services & Ops	16,286,191	17,396,239	18,296,044	18,705,955	20,655,933	22,626,183
Other Outgo	2,724,063	744,391	791,480	838,623	888,673	934,086
Depreciation	1,550,814	232,622	209,360	188,424	169,582	152,623
Base Rent - 2017 Bonds	-	1,465,125	1,463,500	1,466,000	1,462,625	1,463,375
Base Rent - 2022 Bonds	1,284,411	2,443,556	2,452,187	2,453,735	2,458,469	2,466,120
Total Expenditures	\$ 92,369,941	\$ 90,241,561	\$ 95,699,466	\$ 95,896,133	\$100,607,977	\$105,401,222
Net Income	\$ 13,288,041	\$ 3,773,710	\$ 4,137,692	\$ 3,238,233	\$ 4,342,605	\$ 4,809,183
Add Back: Depreciation	1,550,814	232,622	209,360	188,424	169,582	152,623
Add Back: Base Rent	1,284,411	3,908,681	3,915,687	3,919,735	3,921,094	3,929,495
Net Operating School Revenue	\$ 16,123,266	\$ 7,915,013	\$ 8,262,739	\$ 7,346,392	\$ 8,433,281	\$ 8,891,301
Debt Service - 2015 Bonds	1,941,206					
Debt Service - 2017 Bonds (before restructure)	1,466,000					
Base Rent - 2017 Bonds (after restructure)		1,465,125	1,463,500	1,466,000	1,462,625	1,463,375
Base Rent - 2022 Bonds	1,284,411	2,443,556	2,452,187	2,453,735	2,458,469	2,466,120
Total Debt Service + Base Rent	\$ 4,691,617	\$ 3,908,681	\$ 3,915,687	\$ 3,919,735	\$ 3,921,094	\$ 3,929,495
Consolidated Coverage Ratio	3.44x	2.02x	2.11x	1.87x	2.15x	2.26x
Coverage Ratio @ Flat Enrollment	3.44x	1.45x	1.78x	1.34x	1.33x	1.62x
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Beginning Cash Balance	34,590,661	23,057,145	27,174,872	31,643,967	35,203,547	39,859,816
Plus: Net Income	13,288,041	3,773,710	4,137,692	3,238,233	4,342,605	4,809,183
Plus: Depreciation	1,550,814	232,622	209,360	188,424	169,582	152,623
Plus: Working Capital From Bonds	-	-	-	-	-	-
Net Cash Flow from Operating Activities	(8,245,783)	111,395	122,043	132,923	144,082	18,206
Net Cash Flow from Investing Activities	(5,061,588)					
Net Cash Flow from Financing Activities	(13,065,000)					
Ending Cash Balance	23,057,145	27,174,872	31,643,967	35,203,547	39,859,816	44,839,828
Total Expenditures	92,369,941	90,241,561	95,699,466	95,896,133	100,607,977	105,401,222
Less: Depreciation	(1,550,814)	(232,622)	(209,360)	(188,424)	(169,582)	(152,623)
Less: Base Rent & Debt Service	(4,691,617)	(3,908,681)	(3,915,687)	(3,919,735)	(3,921,094)	(3,929,495)
Plus: Maximum Annual Base Rent	3,929,495	3,929,495	3,929,495	3,929,495	3,929,495	3,929,495
Operating Expenses	90,057,005	90,029,753	95,503,914	95,717,469	100,446,796	105,248,599
Days Cash On Hand	93 days	110 days	121 days	134 days	145 days	156 days