

**\$27,000,000\***  
**CALIFORNIA SCHOOL FINANCE AUTHORITY (AUTHORITY)**  
**REVENUE BONDS**  
**(PATHWAYS TO COLLEGE PROPERTIES, LLC– OBLIGATED GROUP)**  
**SERIES 2023A \$26,000,000 (TAX-EXEMPT) AND 2023B \$1,000,000 (TAXABLE)**  
**ITEM # 6 RESOLUTION 23-03**

**STAFF SUMMARY**

**EXECUTIVE SUMMARY**

<b>Applicant/Borrower:</b>	Pathways to College Properties, LLC	<b>Par Amount Requested:</b>	Not-to-Exceed * \$27,000,000
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<b>Financing Term: 40 years</b>	<b>Projected Interest Rate: 7.785890% (All-in TIC)</b>
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**Applicant Description:** Pathways to College Properties, LLC, a California limited liability company whose sole member is Pathways to College Foundation, Inc. (the "Foundation"), a California nonprofit public benefit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986.

**Type of Financing:** Tax-Exempt and Taxable Revenue Bonds

<b>Project User:</b>	Crosswalk: Hesperia Experiential Learning Pathways	<b>County Served:</b>	San Bernardino County
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<b>District in Which Project is Located:</b>	Hesperia Unified School District	<b>Charter Authorizer:</b>	Hesperia Unified School District
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**Project Description:** Financing and refinancing the costs of the acquisition, construction, expansion, remodeling, renovation, improvement, furnishing and equipping of land and educational related facilities to be leased to Crosswalk: Hesperia Experiential Learning Pathways (the "Lessee").

**Project Site:** Northwest corner Hesperia Road and Hercules Street, Hesperia, California 92345

<b>Financing Team:</b>		<b>Financing Details:</b>	
Bond Counsel:	Kutak Rock LLP	<b>Type of Issue:</b>	Charter School Revenue Bonds
Underwriter:	Herbert J. Sims & Co, Inc	<b>Tax Status:</b>	Tax-Exempt & Taxable
Borrower's Counsel:	Hansberger & Klein	<b>Maturity:</b>	6/15/2062
Underwriter's Counsel:	Ice Miller	<b>Credit Enhancement:</b>	Yes
Issuer's Counsel:	Office of the Attorney General	<b>Credit Rating:</b>	--
Issuer:	California School Finance Authority	<b>Fees:</b>	See Costs of Issuance Table
Financial Advisor:	N.A.		
Bond/ Trustee:	UMB Bank		

<b>CSFA Analyst:</b> Mita Parikh	<b>Date of Staff Report:</b> January 9, 2023
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<b>Date of CSFA Board Meeting:</b> January 26, 2023	<b>Resolution Number:</b> 23-03
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**Staff Recommendation:** Staff recommends the Authority Board approve Resolution Number 23-03 authorizing the issuance of Revenue Bonds in an amount not to exceed \$27,000,000 to finance and refinance the acquisition, construction, expansion, remodeling, renovation, improvement, furnishing, and equipping of certain educational facilities located in San Bernadino County for use by Crosswalk: Hesperia Experiential Learning Pathways.

## BACKGROUND AND HISTORY

Crosswalk: Hesperia Experiential Learning Pathways d.b.a. Pathways to College (PTC) is an independent charter school authorized by Hesperia Unified School District. Its most recent renewal was for a two-year term ending 6/30/2023, which was automatically extended through 6/30/2025 pursuant to AB 130. The School commenced operations in the 2001-02 school year, serving approximately 18 students in grades 7-8 from a repurposed restaurant, bar, and theater space. By 2004, the School had grown to serve approximately 81 in grades 5-12 from two buildings located six miles apart. In 2006, the School added a third building location to meet growing demand. In 2009, the School found a semi-permanent location to consolidate all students at 9144 Third Avenue, Hesperia, and allowed the School to grow enrollment to approximately 373 students in grades TK-8 as of October 2022.

**Charters and Terms:** Pathways to College is authorized by the Hesperia Unified School District. The school serves grades K-8, opened in the 2002-03 school year, and its current charter expires on June 30, 2025. The demographics for the network include:

2021-22 Demographics	Pathways to College K-8
Free-Reduced Lunch	76.2%
English Language Learner	26.8%
Students with Disabilities	14.1%
African American	11.0%
Latino/Hispanic	80.2%
Asian/Filipino/Pacific Islander	2.5%
White	9.6%

## PROJECT DESCRIPTION

Pathways to College is looking to finance and refinance the costs of: (a) the acquisition, construction, expansion, remodeling, renovation, improvement, furnishing and equipping of land and educational facilities located at the northwest corner of Hesperia Road and Hercules Street in the City of Hesperia, California 92345 (the “Facilities”); (b) funding a debt service reserve fund for the Bonds; (c) paying capitalized interest on the Bonds; and (d) paying certain Bond issuance expenses (collectively, the “Project”). The Facilities will be owned by Pathways to College Properties, LLC (Borrower) and leased to and operated by Crosswalk: Hesperia Experiential Learning Pathways (the “Lessee”), a California nonprofit public benefit corporation and an organization described in Section 501(c)(3) of the Code.

Facilities Information				
Site	Landlord	Location	Purpose	Amount
Facilities	Pathways to College Properties, LLC	NW Corner: Hesperia Rd & Hercules St.	Acquire and Construct School facilities	23,370,000
<b>Total Estimated Project Costs</b>				<b>\$23.4 M</b>

The construction project consists of the construction of a single-story educational building of approximately 64,577 square feet, as well as 18 modular classrooms. The educational building together with the modular classrooms are expected to include a total of 36 classrooms, six classrooms per pod with the capacity to accommodate approximately 700 students when at full capacity. Construction will also include related site improvements including driveways, parking areas, hardscaping, landscaping, a soccer field, a rubber-surfaced play area, additional play structures, and basketball courts.

The construction project will provide a grassy field, a soccer field, and hard top play areas; a multipurpose room suitable for indoor play, dining, and student performances; a full cafeteria with a garden area that will be student run and produce food for the School; an open office space with adjacent conference rooms to facilitate small and larger group meetings of professional staff, parents and students; a library to facilitate pleasure reading, focused study, and a readers' theatre; space enough for parent education classes, books and other resources; and a small warehouse for storage and a teacher lounge/lunch and work area.

The construction project is expected to commence shortly after the bonds close and to be substantially completed on or about December 4, 2023, and expected to cost approximately \$14 million. PTC will continue to use the Existing Campus (at 9144 Third Avenue in Hesperia) until the completion of the construction project, which is anticipated to be completed on or about December 4, 2023. Management expects to move the school's operations during the winter break of the 2023-24 school year. For the first half of the 2023-24 school year, PTC will continue to operate from the Existing Campus.

## FINANCING

Pathways to College Properties LLC, (the Borrower) will borrow the loan proceeds from the Authority. Pathways to College Properties, LLC (the Lessor) will lease the facilities to Crosswalk: Hesperia Experiential Learning Pathways for use. The Borrower will be entering into a loan agreement with the Authority, as the "participating party" under paragraph 2 of the definition thereof as set forth in the California School Finance Authority Act (Ed. Code, §17170 et seq.)

**Borrower:** The Borrower, a California limited liability company, whose sole member (Sole Member) is Pathways to College Foundation, Inc, a California nonprofit public benefit corporation.

**Security and Source of Payment:** The Bonds will be secured by lease payments made by lessee (i.e. Crosswalk: Hesperia Experiential Learning Pathways) to the Borrower (Pathways to College Properties, LLC). The lease payments will be paid directly to the Bond Trustee via the intercept mechanism set forth in Education Code section 17199.4. The bonds will also be secured by a deed of trust on the facilities located at the northwest corner of Hesperia Road and Hercules Street to be acquired by the Borrower using proceeds from the Bonds.

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 Pathways to College Properties, LLC, 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 the 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 Borrowers, 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 2023A (Tax-Exempt)	Series 2023B (Taxable)	Total
<b>Bond Proceeds</b>			
Par Amount:	\$22,910,000.00	\$460,000.00	\$23,370,000.00
Bond Premium:			
Charter ABLE Grant:			\$2,000,000.00
<b>Total:</b>	<b>\$22,910,000.00</b>	<b>\$460,000.00</b>	<b>\$25,370,000.00</b>
Uses:	Series 2023A (Tax-Exempt)	Series 2023B (Taxable)	Total
Property Acquisition	\$1,450,000		\$1,450,000
Preconstruction Costs	\$225,713		\$225,713
Construction Costs	\$18,902,737		\$18,902,737
Debt Service Reserve Fund:			\$0
Capitalized Interest Fund:	\$1,870,046.45	\$42,712.60	\$1,912,759.05
Cost of Issuance:	\$351,295.39	\$317,895.11	\$669,190.50
Underwriter's Discount:	\$106,904.61	\$96,740.39	\$203,645.00
Contingency:	\$3,303.55	\$2,651.90	\$5,191.50
<b>Total</b>	<b>\$22,910,000.00</b>	<b>\$460,000.00</b>	<b>\$23,370,000.00</b>

#### Total Costs of Issuance\*

Expense	Amount
Issuer Fee	\$26,685.00
Annual Admin Fee	\$3,505.50
Agent-for-Sale Fee	\$3,000.00
CDLAC Fee	\$5,000.00
Issuer's Counsel Fee	\$
Financial Advisor Fee	\$
Financial Management Consultant	\$
Bond Counsel Fee	\$175,000.00
Borrower's Counsel Fee	\$150,000.00
Underwriter's/Disclosure Counsel Fee	\$100,000.00
Rating Agency Fee (If Applicable)	\$0.00
Trustee Fee	\$8,000.00
Trustee's Counsel Fee	\$
Financial Printer Fee	\$1,000.00
Underwriter's Discount	\$203,645.00
Title Insurance Fee	\$100,000.00
Appraiser Fee	\$
Contingency	\$
Other:	\$
<b>Total</b>	<b>\$665,670.00</b>

\*Estimates based on not-to-exceed of \$27,000,000.

**Credit Enhancement** - There will be a not-to-exceed \$2,000,000 credit enhancement award for the Borrowers, on behalf of Crosswalk: Hesperia Experiential Learning Pathways, for this financing that will be before the Authority Board as subsequent agenda items at the January 26, 2023, meeting. If approved, the enhancement awards will fund up to \$2,000,000 of the financing's debt service reserve fund, reducing the overall borrowing cost for the Borrowers.

## 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 \$100,000; 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 Education Code section 17199.4.

## OTHER PROJECT DATA

**Tax Equity and Fiscal Responsibility Act (TEFRA):** The TEFRA Notice was published on the Authority's Webpage on January 13, 2023, The TEFRA hearing took place on January 26, 2023, and 0 comments were received.

**Due Diligence Undertaken to Date:** The financial, operating, and other information concerning the Borrowers, the Project, and related matters presented in this Staff Summary were provided by the Borrowers, Lessee, and Underwriter. The analysis contained herein was prepared by Authority Staff for the limited purpose of determining financial feasibility pursuant to Education Code section 17183.5 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 Borrowers are California limited liability companies (LLC) whose Sole Member is Pathways to College Properties, LLC. The Sole Member has received a determination letter from the Internal Revenue Service recognizing it as an entity described in Section 501(c)(3) of the Internal Revenue Code of 1986. For federal tax purposes, the Borrowers are treated as a "disregarded entity" of the Sole Member.

The LLC is a single purpose entity with no assets other than the Facility and its rights under the Lease, which will be assigned to the Trustee. The LLC 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 Loan Agreement.

## STAFF RECOMMENDATION

Staff recommends the Authority Board approve Resolution Number 23-03 authorizing the issuance of Revenue Bonds in an amount not to exceed \$27,000,000 to finance and/or refinance the acquisition, construction, expansion, remodeling, renovation, furnishing, and/or equipping of certain educational facilities located in San Bernadino County for use by Pathways to College Properties, LLC.

1. **Applicant / Borrower:** Pathways to College Properties, LLC
2. **Project:** Acquisition / Facility Improvements
3. **Amount of Financing:** Not to exceed \$27,000,000
4. **Maturity:** 40 years
5. **Repayment/Security:** Lease Payments
6. **Preliminary Interest Rate:** 7.785890%
7. **Preliminary Cost of Issuance:** The preliminary Costs of Issuance is \$665,670.00.
8. **Not an Unconditional Commitment:** The Authority resolution shall not be construed as unconditional commitment to finance the Project, but rather the Authority's approval pursuant to the resolution conditioned upon entry by the Authority and Borrowers into a loan agreement, in form and substance satisfactory to the Authority 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 that date. Once the approval has expired, the item must return to the Board for new approval.

**APPENDIX A:  
SCHOOL GOVERNANCE**

***Board of Directors***

<b>Name</b>	<b>Title</b>	<b>Profession</b>	<b>Employer</b>	<b>Year Joined</b>	<b>Term Ends</b>
Alexis Magnesi	President	Security	Retired	2015	2022
Salle Bayer- Carney	Vice President	Special Education Teacher	Retired	2017	2022
Angela Mgbeke	Secretary & Treasurer	Education	Desert Mountain SELPA	2021	2023

# APPENDIX B: ESTIMATED BUDGET PROJECTIONS AND ENROLLMENT

## PATHWAYS TO COLLEGE K8 Multi-Year Projection

This charter school uses the following basis of accounting:

- Accrual Basis (Applicable Capital Assets / Interest on Long-Term Debt / Long-Term Liabilities objects are 6900, 7438, 9400-9499, and 9660-9669)**
- Modified Accrual Basis (Applicable Capital Outlay / Debt Service objects are 6100-6170, 6200-6500, 7438, and 7439)**

Description	2022-23 AB	2023-24 AB	2024-25 AB	2025-26 AB	2026-27 AB	2027-28 AB
<b>A. REVENUES</b>						
<b>1. LCFF Sources</b>						
State Aid - Current Year	3,340,421.00	4,713,287.00	6,687,502.00	7,270,934.00	7,529,211.00	7,717,441.28
Education Protection Account (EPA) - Current Year	952,318.00	-	-	-	-	-
Transfers to Charter Schools in Lieu of Property Taxes	127,749.00	134,618.00	187,160.00	195,745.00	195,745.00	200,638.63
Total, LCFF Sources	4,420,488.00	4,847,905.00	6,874,662.00	7,466,679.00	7,724,956.00	7,918,079.90
<b>2. Federal Revenues</b>						
Special Education - Federal	48,437.00	51,041.00	70,963.00	74,218.00	74,218.00	74,218.00
Child Nutrition - Federal	228,909.00	270,872.00	382,001.00	405,680.00	405,680.00	405,680.00
Other Federal Revenues						
Title I	79,095.00	83,210.00	115,540.00	120,840.00	120,840.00	120,840.00
Title II	9,969.00	10,505.00	14,606.00	15,276.00	15,276.00	15,276.00
Title III - EL	8,352.00	8,568.00	8,784.00	9,000.00	9,000.00	9,000.00
Title IV	6,082.00	6,082.00	6,082.00	6,082.00	6,082.00	6,082.00
ESSER III	200,367.00	-	-			
ESSER III: LL	167,294.00	-	-			
ELO ESSER II State Reserve	30,417.00	-	-			
ELO GEER II	6,981.00	-	-			
ELO ESSER III State Reserve Emergency Needs	19,828.00	-	-			
ELO ESSER III State Reserve Learning Loss	34,180.00	-	-			
Total, Federal Revenues	839,911.00	430,278.00	597,976.00	631,096.00	631,096.00	631,096.00
<b>3. Other State Revenues</b>						
Special Education - State	193,186.00	203,572.00	283,028.00	296,011.00	296,011.00	296,011.00
Child Nutrition - State	21,184.00	22,067.00	30,640.00	32,046.00	32,046.00	32,046.00
State School Facilities Apportionments	-	-	593,859.00	621,101.00	621,101.00	621,101.00
Mandated Cost Reimbursement	5,710.00	6,481.00	6,830.00	9,496.00	9,583.00	9,583.00
State Lottery Revenue	87,480.00	92,183.00	128,163.00	134,042.00	134,042.00	134,042.00
ASES	177,000.00	186,000.00	259,000.00	271,000.00	271,000.00	271,000.00
ELO General	103,567.00	-	-	-	-	-
Expanded Learning Opportunities Program (ELOP)	326,227.00	-	-	-	-	-
Educator Effectiveness	109,315.00	-	-	-	-	-
All Other State Revenues	102,992.00	102,992.00	102,992.00	102,992.00	102,992.00	102,992.00
Total, Other State Revenues	1,126,661.00	613,295.00	1,404,512.00	1,466,688.00	1,466,775.00	1,466,773.00
<b>4. Other Local Revenues</b>						
All Other Sales	1,000.00	1,000.00	2,000.00	2,000.00	2,000.00	2,000.00
All Other Local Revenues	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Total, Local Revenues	11,000.00	11,000.00	12,000.00	12,000.00	12,000.00	12,000.00
<b>5. TOTAL REVENUES</b>	<b>6,398,060.00</b>	<b>5,902,478.00</b>	<b>8,889,150.00</b>	<b>9,576,463.00</b>	<b>9,834,827.00</b>	<b>10,027,948.90</b>

<b>B. EXPENDITURES</b>						
<b>1. Certificated Salaries</b>						
Certificated Teachers' Salaries Certificated	1,364,716.00	1,414,726.00	1,817,516.00	1,923,844.00	1,982,068.00	2,041,530.04
Pupil Support Salaries	152,110.00	158,173.00	162,873.00	166,214.00	171,201.00	176,337.03
Certificated Supervisors' and Administrators' Salaries Total, Certificated Salaries	314,069.00	323,491.00	333,196.00	343,192.00	353,487.00	364,091.61
	1,830,895.00	1,896,390.00	2,313,585.00	2,433,250.00	2,506,756.00	2,581,958.68
<b>2. Non-certificated Salaries</b>						
Non-certificated Instructional Aides' Salaries	492,453.00	311,471.00	330,064.00	345,477.00	364,596.00	375,533.88
Non-certificated Support Salaries	209,326.00	220,250.00	229,880.00	237,342.00	247,094.00	254,506.82
Non-certificated Supervisors' and Administrators' Sal, Clerical and Office Salaries	95,904.00	99,531.00	102,494.00	104,796.00	107,940.00	111,178.20
Other Non-certificated Salaries Total, Non-certificated Salaries	194,549.00	102,955.00	109,810.00	114,082.00	121,236.00	124,873.08
	61,006.00	65,014.00	67,364.00	67,483.00	69,861.00	71,956.83
	1,053,238.00	799,221.00	839,612.00	869,180.00	910,727.00	938,048.81
<b>3. Employee Benefits</b>						
State Teachers' Retirement System, certificated Public Employees' Retirement System, classified	349,701.00	362,210.00	407,515.00	417,880.00	430,513.00	443,428.39
OASDI/Medicare/Alternative, certificated	257,054.00	266,644.00	314,179.00	324,882.00	336,139.00	346,223.17
OASDI/Medicare/Alternative, classified	26,548.00	27,498.00	33,547.00	35,282.00	36,348.00	37,438.44
Health & Welfare Benefits, certificated Health & Welfare Benefits, classified	69,359.00	68,191.00	70,934.00	72,837.00	75,022.11	77,272.77
State Unemployment Insurance, certificated State Unemployment Insurance, classified Workers'	185,000.00	190,550.00	232,266.50	245,234.50	252,591.53	260,169.28
Compensation Insurance, certificated Workers' Compensation Insurance, classified	16,300.00	16,789.00	19,792.67	20,886.45	21,513.04	22,158.43
	24,500.00	25,235.00	25,992.05	26,771.81	27,574.97	28,402.21
Total, Employee Benefits	16,500.00	16,995.00	17,674.85	18,705.10	19,266.25	19,844.24
	9,450.00	9,733.50	10,025.51	10,326.27	10,636.06	10,955.14
<b>4. Books and Supplies</b>						
Approved Textbooks and Core Curricula Materials Books and Other Reference Materials	1,064,412.00	1,097,145.50	1,248,625.58	1,293,005.09	1,333,409.93	1,373,412.22
	62,607.00	57,388.00	96,036.00	51,092.08	52,624.84	54,203.59
	8,981.00	3,636.00	26,209.00	7,570.27	7,797.38	8,031.30



Materials and Supplies	168,230.00	54,505.00	85,595.00	62,262.85	64,130.74	66,054.66
Uniforms	20,400.00	31,143.00	46,766.00	35,218.98	36,275.55	37,363.82
Office and Janitorial Supplies	33,252.00	22,451.00	27,900.00	29,295.00	30,173.85	31,079.07
Noncapitalized Equipment	52,796.00	41,722.00	95,056.00	29,407.68	30,289.91	31,198.61
Computers and Computer Equipment	98,430.00	32,669.00	70,822.00	22,621.66	23,300.31	23,999.32
Food	231,545.00	273,671.00	414,144.00	434,851.20	447,896.74	461,333.64
Total, Books and Supplies	676,241.00	517,185.00	862,528.00	672,319.72	692,489.31	713,263.99
<b>5. Services and Other Operating Expenditures</b>						
District Oversight Fees	47,092.00	49,113.00	69,341.00	71,421.23	73,563.87	75,770.78
Travel and Conferences	10,300.00	10,609.00	11,669.90	12,020.00	12,380.60	12,752.01
Travel	1,236.00	1,273.08	1,400.39	1,442.40	1,485.67	1,530.24
Conference, convention, meeting	11,514.00	11,859.42	13,045.36	13,436.72	13,839.82	14,255.02
Field Trips	12,875.00	6,261.25	6,887.38	7,094.00	7,306.82	7,526.02
Dues & Membership	7,181.00	7,396.43	8,136.07	8,380.16	8,631.56	8,890.51
Licenses & Fees	32,339.00	28,309.17	31,140.09	32,074.29	33,036.52	34,027.61
Insurance	52,117.00	53,680.51	59,048.56	60,820.02	62,644.62	64,523.96
Operations and Housekeeping Services	19,570.00	20,157.10	22,172.81	22,837.99	23,523.13	24,228.83
Rentals Leases, Repairs and Noncapitalized Improvements	52,530.00	54,105.90	59,516.49	61,301.98	63,141.04	65,035.28
Utilities	-	-	250,000.00	257,500.00	265,225.00	273,181.75
Rent, parking, other occupancy	266,497.00	640,926.75	1,640,231.26	1,740,231.26	1,880,231.26	1,883,331.26
Repairs	6,798.00	7,001.94	7,702.13	7,933.20	8,171.19	8,416.33
Professional/Consulting Services and Operating Expenditures	144,200.00	128,526.00	141,378.60	145,619.96	149,988.56	154,488.21
Accounting	10,712.00	11,033.36	12,136.70	12,500.80	12,875.82	13,262.10
Business Services	105,060.00	105,060.00	115,566.00	119,032.98	122,603.97	126,282.09
Bank Charges	124.00	127.72	140.49	144.71	149.05	153.52
Payroll Fees	10,300.00	10,609.00	11,669.90	12,020.00	12,380.60	12,752.01
Computer Services	4,120.00	4,243.60	4,667.96	4,808.00	4,952.24	5,100.81
Legal	111,240.00	94,577.20	104,034.92	107,155.97	110,370.65	113,681.77
Fingerprinting	2,833.00	2,917.99	3,209.79	3,306.08	3,405.27	3,507.42
Professional Development	50,058.00	31,559.74	34,715.71	35,757.19	36,829.90	37,934.80
Student Field Trips	16,944.00	17,452.32	19,197.55	19,773.48	20,366.68	20,977.68
Student Incentives	721.00	742.63	816.89	841.40	866.64	892.64
Substitute Teachers	103,515.00	106,620.45	117,282.50	120,800.97	124,425.00	128,157.75
Contract Labor	4,120.00	4,243.60	4,667.96	4,808.00	4,952.24	5,100.81
Recruitment Advertising	9,301.00	9,580.03	10,538.03	10,854.17	11,179.80	11,515.19
Website, Development, Maintenance	4,481.00	4,615.43	5,076.97	5,229.28	5,386.16	5,547.75
Postage, Shipping, & Delivery	4,635.00	4,774.05	5,251.46	5,409.00	5,571.27	5,738.41
Printing & Copying	3,914.00	4,031.42	4,434.56	4,567.60	4,704.63	4,845.77
Telephone & Telecommunications	10,403.00	10,715.09	11,786.60	12,140.20	12,504.40	12,879.53
Internet Services	14,729.00	15,170.87	16,687.96	17,188.60	17,704.25	18,235.38
Fundraising	4,635.00	4,774.05	5,251.46	5,409.00	5,571.27	5,738.41
Total, Services and Other Operating Expenditures	1,136,094.00	1,462,068.10	2,808,803.45	2,943,860.61	3,119,969.49	3,160,261.64
<b>6. Capital Outlay</b>						
Depreciation Expense (for full accrual only)	11,500.00	11,500.00	11,500.00	11,500.00	11,500.00	11,500.00
Total, Capital Outlay	11,500.00	11,500.00	11,500.00	11,500.00	11,500.00	11,500.00
<b>7. Other Outgo</b>						
Interest	23,654.00	22,005.00	20,322.00	20,000.00	20,000.00	20,000.00
Total, Other Outgo	23,654.00	22,005.00	20,322.00	20,000.00	20,000.00	20,000.00
<b>8. TOTAL EXPENDITURES</b>	<b>5,796,034.00</b>	<b>5,805,514.60</b>	<b>8,104,976.02</b>	<b>8,243,115.42</b>	<b>8,594,851.73</b>	<b>8,798,445.34</b>
<b>E. NET INCREASE (DECREASE) IN FUND BALANCE (C + D4)</b>	<b>602,026.00</b>	<b>96,963.40</b>	<b>784,173.98</b>	<b>1,333,347.58</b>	<b>1,239,975.27</b>	<b>1,229,503.56</b>
<b>F. FUND BALANCE, RESERVES</b>						
1. Beginning Fund Balance						
a. As of July 1	522,443.00	1,347,585.60	1,692,708.60	2,476,882.58	3,810,230.16	5,050,205.43
2. Ending Fund Balance, June 30 (E + F.1.c.)	1,124,469.00	1,444,549.00	2,476,882.58	3,810,230.16	5,050,205.43	6,279,708.99
Components of Ending Fund Balance (Optional):						
Reserve for Economic Uncertainties	284,818.30	276,526.90	305,183.35	412,155.77	429,742.59	439,922.27
Undesignated/Unappropriated Amount	839,650.70	1,168,022.10	2,171,699.23	3,398,074.39	4,620,462.84	5,839,786.72

<b>PATHWAYS TO COLLEGE K8</b>						
<b>Multi-Year Projection</b>						
	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>
TK Grade	10	10	20	20	20	20
K Grade	50	50	75	75	75	75
1st Grade	32	32	75	75	75	75
2nd Grade	35	35	75	75	75	75
3rd Grade	50	50	50	75	75	75
4th Grade	45	50	50	50	50	50
5th Grade	45	50	50	50	50	50
6th Grade	45	50	50	50	50	50
7th Grade	25	25	50	50	50	50
8th Grade	35	40	50	50	50	50
<b>Total enrollment</b>	<b>372</b>	<b>392</b>	<b>545</b>	<b>570</b>	<b>570</b>	<b>570</b>
<b>ADA (95%)</b>	<b>353</b>	<b>372</b>	<b>518</b>	<b>542</b>	<b>542</b>	<b>542</b>
Total Revenues	6,398,060	5,902,478	8,889,150	9,576,463	9,834,827	10,027,949
Total Expenses	5,796,034	5,805,515	8,104,976	8,243,115	8,594,852	8,798,445
Net Increase	602,026	96,963	784,174	1,333,348	1,239,975	1,229,504
plus: Base Lease Payments	266,497	640,927	1,640,231	1,740,231	1,880,231	1,883,331
plus: Interest Expenses	23,654	22,005	20,322	20,000	20,000	20,000
plus: Depreciation Expense	11,500	11,500	11,500	11,500	11,500	11,500
<b>Net Income Available for Lease Payments</b>	<b>903,677</b>	<b>771,395</b>	<b>2,456,227</b>	<b>3,105,079</b>	<b>3,151,707</b>	<b>3,144,335</b>
Actual Annual Debt Service	-	640,927	1,640,231	1,740,231	1,880,231	1,883,331
Coverage Ratio	N/A	1.20	1.50	1.78	1.68	1.67
<b>CASH BALANCE AT JUNE 30</b>	<b>1,295,829</b>	<b>1,224,812</b>	<b>1,472,439</b>	<b>2,334,280</b>	<b>3,056,303</b>	<b>3,635,464</b>
<b>DAYS CASH ON HAND</b>	<b>82</b>	<b>77</b>	<b>66</b>	<b>103</b>	<b>130</b>	<b>151</b>