

Option 1 (Not recommended)														
Fiscal Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	10 Year Average	
Beginning Fund Balance	\$ 1,721,211	\$ 1,421,046	\$ 673,991	\$ 371,128	\$ 12,225	\$ (271,489)	\$ (325,334)	\$ (578,580)	\$ (708,879)	\$ (1,923,294)	\$ (1,814,245)			
Plus (+) Annual Assessment	781,860	805,316	829,475	854,360	879,990	906,390	933,582	961,589	990,437	1,020,150	1,050,754	\$9,232,043.14	\$923,204.31	
Minus (-) Capital Projects	(1,082,025)	(1,552,371)	(1,132,338)	(1,213,263)	(1,163,704)	(960,235)	(1,186,828)	(1,091,888)	(2,204,852)	(911,101)	(992,866)	(12,409,445.76)	(1,240,944.58)	
Ending Fund Balance	\$ 1,421,046	\$ 673,991	\$ 371,128	\$ 12,225	\$ (271,489)	\$ (325,334)	\$ (578,580)	\$ (708,879)	\$ (1,923,294)	\$ (1,814,245)	\$ (1,756,357)		\$ (632,083)	
Annual Assessment Special Revenue Fund (SRF)	\$ 781,860	\$ 805,316	\$ 829,475	\$ 854,360	\$ 879,990	\$ 906,390	\$ 933,582	\$ 961,589	\$ 990,437	\$ 1,020,150	\$ 1,050,754			
County Tax Collector Fees (2%)	\$ 15,637	\$ 16,106	\$ 16,590	\$ 17,087	\$ 17,600	\$ 18,128	\$ 18,672	\$ 19,232	\$ 19,809	\$ 20,403	\$ 21,015			
Early Payment Discount (4%)	\$ 31,274	\$ 32,213	\$ 33,179	\$ 34,174	\$ 35,200	\$ 36,256	\$ 37,343	\$ 38,464	\$ 39,617	\$ 40,806	\$ 42,030			
Total Gross Assessment (SRF)	\$ 828,772	\$ 853,635	\$ 879,244	\$ 905,621	\$ 932,790	\$ 960,773	\$ 989,597	\$ 1,019,285	\$ 1,049,863	\$ 1,081,359	\$ 1,113,800			
Annual Assessment (SRF)	434	447	460	474	488	503	518	533	549	566	583			
Change in Annual Assessments Per Unit	\$ 65.12	\$ 13.01	\$ 13.40	\$ 13.81	\$ 14.22	\$ 14.65	\$ 15.09	\$ 15.54	\$ 16.00	\$ 16.48	\$ 16.98			
% increase year over year		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%			

Option 1:

Do not increase assessments more than 3% year over year to try and stay up with CPI.
 3 percent increase may keep up with CPI but is not going to be enough to sustain a long-term Capital Plan with an average of \$1.15 million in projects for the next 10 years.
 End Result is a complete depletion of fund balance/reserves by end of 2025/2026
 District will have to borrow money at a higher interest rate than the percentage of increases year over year if not self-funding (see option 3).
 *Not recommended by Management

Option 2														
Fiscal Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	10 Year Average	
Beginning Fund Balance	\$ 1,721,211	\$ 1,421,046	\$ 1,070,889	\$ 1,140,765	\$ 1,129,716	\$ 1,168,226	\$ 1,410,205	\$ 1,425,591	\$ 1,535,917	\$ 533,279	\$ 824,392			
Plus (+) Annual Assessment	781,860	1,202,214	1,202,214	1,202,214	1,202,214	1,202,214	1,202,214	1,202,214	1,202,214	1,202,214	1,202,214	\$12,022,140.00	\$1,202,214.00	
Minus (-) Capital Projects	(1,082,025)	(1,552,371)	(1,132,338)	(1,213,263)	(1,163,704)	(960,235)	(1,186,828)	(1,091,888)	(2,204,852)	(911,101)	(992,866)	(12,409,445.76)	(1,240,944.58)	
Ending Fund Balance	\$ 1,421,046	\$ 1,070,889	\$ 1,140,765	\$ 1,129,716	\$ 1,168,226	\$ 1,410,205	\$ 1,425,591	\$ 1,535,917	\$ 533,279	\$ 824,392	\$ 1,033,740		\$ 1,127,272	
Annual Assessment Special Revenue Fund (SRF)	\$ 781,860	\$ 1,202,214	\$ 1,202,214	\$ 1,202,214	\$ 1,202,214	\$ 1,202,214	\$ 1,202,214	\$ 1,202,214	\$ 1,202,214	\$ 1,202,214	\$ 1,202,214			
County Tax Collector Fees (2%)	\$ 15,637	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044	\$ 24,044			
Early Payment Discount (4%)	\$ 31,274	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089	\$ 48,089			
Total Gross Assessment (SRF)	\$ 828,772	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347	\$ 1,274,347			
Annual Assessment (SRF)	434	667	667	667	667	667	667	667	667	667	667			
Change in Annual Assessments Per Unit	\$ 65.12	\$ 233.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
% increase year over year		35%	0%	0%	0%	0%	0%	0%	0%	0%	0%			

Option 2:

Increase Assessments by \$233 in 2023, after there would not be a projected need to increase assessments for the next 10 years.
 Limited the use of Fund Balance
 Based on current projections, the District could potentially maintain over \$1 Million in Reserves, putting the District in a better financial position
 Once you make a large jump in assessments, it's very difficult to reduce them
 After 10 years, re-evaluate the needed increase in assessments
 Reduces likelihood of having to borrow money, the District continues to self fund projects and not have to pay interest on borrowing money.
 *Potential Option

Option 3														
Fiscal Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total	10 Year Average	
Beginning Fund Balance	\$ 1,721,211	\$ 1,421,046	\$ 806,907	\$ 706,624	\$ 613,141	\$ 647,602	\$ 957,421	\$ 1,104,150	\$ 1,399,162	\$ 622,816	\$ 1,183,076			
Plus (+) Annual Assessment	781,860	938,232	1,032,055	1,119,780	1,198,164	1,270,054	1,333,557	1,386,899	1,428,506	1,471,362	1,515,502	\$12,694,112.58	\$1,269,411.26	
Minus (-) Capital Projects	(1,082,025)	(1,552,371)	(1,132,338)	(1,213,263)	(1,163,704)	(960,235)	(1,186,828)	(1,091,888)	(2,204,852)	(911,101)	(992,866)	(12,409,445.76)	(1,240,944.58)	
Ending Fund Balance	\$ 1,421,046	\$ 806,907	\$ 706,624	\$ 613,141	\$ 647,602	\$ 957,421	\$ 1,104,150	\$ 1,399,162	\$ 622,816	\$ 1,183,076	\$ 1,705,713		\$974,661.23	
Annual Assessment Special Revenue Fund (SRF)	\$ 781,860	\$ 938,232	\$ 1,032,055	\$ 1,119,780	\$ 1,198,164	\$ 1,270,054	\$ 1,333,557	\$ 1,386,899	\$ 1,428,506	\$ 1,471,362	\$ 1,515,502			
County Tax Collector Fees (2%)	\$ 15,637	\$ 18,765	\$ 20,641	\$ 22,396	\$ 23,963	\$ 25,401	\$ 26,671	\$ 27,738	\$ 28,570	\$ 29,427	\$ 30,310			
Early Payment Discount (4%)	\$ 31,274	\$ 37,529	\$ 41,282	\$ 44,791	\$ 47,927	\$ 50,802	\$ 53,342	\$ 55,476	\$ 57,140	\$ 58,854	\$ 60,620			
Total Gross Assessment (SRF)	\$ 828,772	\$ 994,526	\$ 1,093,979	\$ 1,186,967	\$ 1,270,054	\$ 1,346,258	\$ 1,413,570	\$ 1,470,113	\$ 1,514,217	\$ 1,559,643	\$ 1,606,433			
Annual Assessment (SRF)	434	521	573	621	665	705	740	769	792	816	841			
Change in Annual Assessments Per Unit	\$ 65.12	\$ 86.75	\$ 52.05	\$ 48.67	\$ 43.49	\$ 39.88	\$ 35.23	\$ 29.59	\$ 23.08	\$ 23.77	\$ 24.49			
% increase year over year		17%	9%	8%	7%	6%	5%	4%	3%	3%	3%			

Option 3:

Increase assessments 17% in 2023, 9% in 2024, and reduce the increase by 1% each year thereafter through 2028, then increase 3% year over year beginning in 2030
 Strategic use of Fund Balance
 Based on current projections, the District could potentially maintain over \$1 Million in Reserves after 10 years, putting the District in a better financial position
 Slower approach to \$1 million in revenues from assessments and sets the District up on a path to successfully complete its Capital Plans allows for potential adjustments by either not increasing assessments in any given year, or a lower percentage.
 Reduces likelihood of having to borrow money, the District continues to self fund projects and not have to pay interest on borrowing money.
 *Potential Option