



Town of Yountville

"The Heart of the Napa Valley"

Debt Service Funds

2008 Lease Revenue Bond Debt Service Fund

2013 Lease Revenue Bond Debt Service Fund

Measure A Debt Service Fund

Town of Yountville
2008 Lease Revenue Bond Debt Service Fund - Community Center
Fund 52 - 7000

Department Overview

In July 2008, the Yountville Financing Authority issued 2008 Lease Revenue Bonds to fund construction of the Yountville Town Center Project. The proceeds of the bonds will be used to pay the costs of the Yountville Town Center Project, which consists of the construction of a new 7,500-square-foot Community Center and Library Building, the remodeling of the existing Community Hall, the construction of a new sheriff's substation, and the construction and landscaping of a new 7,000-square foot Town Square. The buildings to be constructed or remodeled as part of the projects are those that are leased under the facilities lease between the Financing Authority and the Town. Total construction budget for the project is \$11,197,600 and it was completed and opened for public use in November 2009.

The Town is obligated to pay the debt from existing General Fund revenue sources and budgets a transfer from the General Fund each year to pay principal and interest payments as they come due. The amount transferred each year will be sufficient to cover the debt for that year. The Town had agreed to pledge a portion of the Transient Occupancy Tax (TOT), up to 2% of the 12% total tax, or 16.67% of the TOT each year for payment of the debt service.

2015-2016 Accomplishments

- Transferred amount required to fund annual debt service.

2016-2017 Goals and Objectives

- Transfer revenue from General Fund to make timely debt service payments.

Budget Highlights

- The budget includes \$669,099 transfer from General Fund to pay principal and interest on the 2008 Lease Revenue Bond.

Connection to Strategic Plan 2011-16

5.0 Fiscal Health – 5.1 Budget to Support Town's Mission - In the late 1990's community leaders and residents identified the need for a community center and began the long process to design a facility and develop a mechanism to pay for the project. Use of long term debt payment is an appropriate method to spread the cost for the construction of the facility over a long term time period given the significant one time capital costs associated with construction of a facility of this nature.

5.3 Optimize Tourism Economy – Lease payments are made from funding provided through a 2% increase in the TOT rate (from 10% to 12%) paid by visitors staying at our local lodging establishments. This 2% increase was earmarked by a citizen advisory vote to fund the construction costs of the community center facility.

4.0 Community Spirit – 4.3 Community Center Operations - Lease proceeds provided the funding for the construction which was used to build the facility.

Town of Yountville
2008 LEASE REVENUE BOND DEBT SERVICE FUND - COMMUNITY CENTER
Fund 52 - Department 7000

	2013-14 ACTUAL	2014-15 ACTUAL	2015-16 BUDGET	2015-16 ESTIMATED	2016-17 ADOPTED
■ BEGINNING FUND BALANCE	\$ 677,749	\$ 678,116	\$ 679,940	\$ 679,940	\$ 679,940
REVENUE & FINANCING SOURCES					
3301 Investment Earnings	666	418	-	-	-
3900 Transfer In From General Fund	670,050	666,980	667,500	667,550	669,099
Total Revenue & Financing Sources	\$ 670,716	\$ 667,398	\$ 667,500	\$ 667,550	\$ 669,099
EXPENDITURES					
4225 Bank & Fiscal Agent Fees	1,500	850	2,250	2,250	2,600
6100 Debt Service - Principal	200,000	205,000	215,000	215,000	225,000
6500 Debt Service - Interest	468,849	459,724	450,300	450,300	441,499
Total Expenditures	\$ 670,349	\$ 665,574	\$ 667,550	\$ 667,550	\$ 669,099
■ ENDING FUND BALANCE	\$ 678,116	\$ 679,940	\$ 679,890	\$ 679,940	\$ 679,940
Net Change in Fund Balance	367	1,824	(50)	-	-

**Yountville Finance Authority
2008 Lease Revenue Bonds
Debt Service Schedule**

Period Ending	Principal	Coupon	Interest	Debt Service	Fiscal Year Debt Service
4/1/2009			341,819.70	341,819.70	341,819.70
10/1/2009			249,099.38	249,099.38	
4/1/2010			249,099.38	249,099.38	498,198.76
10/1/2010	175,000	5.000%	249,099.38	424,099.38	
4/1/2011			244,724.38	244,724.38	668,823.76
10/1/2011	180,000	5.000%	244,724.38	424,724.38	
4/1/2012			240,224.38	240,224.38	664,948.76
10/1/2012	190,000	4.000%	240,224.38	430,224.38	
4/1/2013			236,424.38	236,424.38	666,648.76
10/1/2013	200,000	4.000%	236,424.38	436,424.38	
4/1/2014			232,424.38	232,424.38	668,848.76
10/1/2014	205,000	5.000%	232,424.38	437,424.38	
4/1/2015			227,299.38	227,299.38	664,723.76
10/1/2015	215,000	4.000%	227,299.38	442,299.38	
4/1/2016			222,999.38	222,999.38	665,298.76
10/1/2016	225,000	4.000%	222,999.38	447,999.38	
4/1/2017			218,499.38	218,499.38	666,498.76
10/1/2017	235,000	5.000%	218,499.38	453,499.38	
4/1/2018			212,624.38	212,624.38	666,123.76
10/1/2018	250,000	5.000%	212,624.38	462,624.38	
4/1/2019			206,374.38	206,374.38	668,998.76
10/1/2019	260,000	4.000%	206,374.38	466,374.38	
4/1/2020			201,174.38	201,174.38	667,548.76
10/1/2020	270,000	4.000%	201,174.38	471,174.38	
4/1/2021			195,774.38	195,774.38	666,948.76
10/1/2021	280,000	4.125%	195,774.38	475,774.38	
4/1/2022			189,999.38	189,999.38	665,773.76
10/1/2022	295,000	4.200%	189,999.38	484,999.38	
4/1/2023			183,804.38	183,804.38	668,803.76
10/1/2023	305,000	4.250%	183,804.38	488,804.38	
4/1/2024			177,323.13	177,323.13	666,127.51
10/1/2024	320,000	4.375%	177,323.13	497,323.13	
4/1/2025			170,323.13	170,323.13	667,646.26
10/1/2025	335,000	4.500%	170,323.13	505,323.13	
4/1/2026			162,785.63	162,785.63	668,108.76
10/1/2026	350,000	4.500%	162,785.63	512,785.63	
4/1/2027			154,910.63	154,910.63	667,696.26
10/1/2027	365,000	4.600%	154,910.63	519,910.63	
4/1/2028			146,515.63	146,515.63	666,426.26
10/1/2028	380,000	4.625%	146,515.63	526,515.63	
4/1/2029			137,728.13	137,728.13	664,243.76
10/1/2029	400,000	**	137,728.13	537,728.13	
4/1/2030			128,084.38	128,084.38	665,812.51
10/1/2030	420,000	**	128,084.38	548,084.38	
4/1/2031			117,959.38	117,959.38	666,043.76
10/1/2031	440,000	**	117,959.38	557,959.38	
4/1/2032			107,353.13	107,353.13	665,312.51
10/1/2032	465,000	**	107,353.13	572,353.13	
4/1/2033			96,146.88	96,146.88	668,500.01
10/1/2033	485,000	**	96,146.88	581,146.88	
4/1/2034			84,459.38	84,459.38	665,606.26
10/1/2034	510,000	4.875%	84,459.38	594,459.38	
4/1/2035			72,028.13	72,028.13	666,487.51
10/1/2035	535,000	4.875%	72,028.13	607,028.13	
4/1/2036			58,987.50	58,987.50	668,015.63
10/1/2036	560,000	4.875%	58,987.50	618,987.50	
4/1/2037			45,337.50	45,337.50	664,325.00
10/1/2037	590,000	4.875%	45,337.50	635,337.50	
4/1/2038			30,956.25	30,956.25	666,293.75
10/1/2038	620,000	4.875%	30,956.25	650,956.25	
4/1/2039			15,843.75	15,843.75	666,800.00
10/1/2039	650,000	4.875%	15,843.75	665,843.75	
					665,843.75
\$	\$ 10,710,000.00		\$ 10,127,296.84	\$ 20,837,296.84	\$ 20,837,296.84

Town of Yountville
2013 Lease Revenue Bond Debt Service Fund - Town Hall & Madison/Yount
Fund 53 - Department 7000

Department Overview

In February 2013 the Yountville Financing Authority issued 2013 Lease Revenue Bonds in the amount of \$4,260,000 to fund a seismic retrofit for the historic Town Hall building and the reconstruction of streets and sewers on Madison & Yount Streets. In 2012 the Town completed a feasibility study related to the structural strengthening of the 1930's era unreinforced Town Hall building which is seismically unsafe. The feasibility study found a great likelihood of significant damage to the building in the event of a moderate earthquake that would result in disruption of vital public services and the Town's ability to respond and rebuild after an incident. Town Hall was built in 1920 as an elementary school. In 1977 a new Yountville Elementary School was constructed because the existing building did not meet building code requirements for schools. Town staff then moved from Community Hall into the old school building, which became Town Hall. The bond proceeds also funded reconstruction of Madison Street from Washington to Yount, and Yount Street from Hopper Creek to Monroe along with replacement of the sewer lateral.

The Town is obligated to pay the debt from existing General Fund revenue sources and will budget an annual transfer from the General Fund each year to pay principal and interest payments as they come due. Principal and interest payments for the portion of the sewer line replacement will be funded with a transfer from the Wastewater Capital Fund (64).

2015-2016 Accomplishments

- Annual lease revenue bond payments were made per schedule.

2016-2017 Goals and Objectives

- Make timely annual debt service payments.

Budget Highlights

- Transfer from General Fund (01) in the amount of \$356,213 to cover principal, interest and fiscal agent fees and transfer from Wastewater Capital Fund (64) \$86,574 to cover principal and interest.

Connection to Strategic Plan 2011-16

5.0 Fiscal Health – 5.1 Budget to Support Town's Mission - Town Council identified the structural safety of Town Hall as a priority project for the Town. The initial study completed in 2009 presented options that were determined to be cost prohibitive. A revised study, to determine options available for a minimum project were completed and staff began the process of reviewing financing options. The Madison/Yount Street project had also been designated a high priority project without a designated funding source. Staff worked with a Town Council ad hoc committee to review the various financing options available to the Town and the option to include the street and sewer project as part of the lease revenue bond financing. Given the Town's current revenue stream and strong credit rating Town Council approved the financing of the projects over a 15 year period. Use of long term debt payment is an appropriate method to spread the cost for the construction of capital assets over time and to take advantage of favorable interest rates.

6.0 Services and Infrastructure – 6.3.1, 6.5.1 and 6.6.2 Implement Key Capital Improvement Program Projects – A primary responsibility of the Town is to maintain the integrity of the existing capital infrastructure.

1.1.2 Protecting Community Health & Safety – Completion of the Town Hall retrofit will ensure a safe environment for the public and Town employees.

Town of Yountville
2013 LEASE REVENUE BOND DEBT SERVICE FUND - TOWN HALL & MADISON/YOUNT
Fund 53 - Department 7000

	2013-14 ACTUAL	2014-15 ACTUAL	2015-16 BUDGET	2015-16 ESTIMATED	2016-17 ADOPTED
■ BEGINNING FUND BALANCE	\$ 409,991	\$ 310,112	\$ 287,908	\$ 287,908	\$ 266,063
REVENUE & FINANCING SOURCES					
3301 Investment Earnings	(23)	(172)	-	-	-
3303 Interest - Interfund Loan Fund 62	-	-	7,320	7,320	-
3900 Transfer In From General Fund	262,030	338,880	334,005	334,005	356,213
3964 Transfer in From Wastewater Fund (64)	-	-	-	-	89,272
3990 Bond Proceeds - Capitalized Interest	-	-	-	-	-
Total Revenue & Financing Sources	\$ 262,007	\$ 338,708	\$ 341,325	\$ 341,325	\$ 445,485
EXPENDITURES					
4225 Bank & Fiscal Agent Fees	750	-	2,250	2,250	1,000
6100 Debt Service - Principal	260,000	265,000	270,000	270,000	270,000
6500 Debt Service - Interest	101,136	95,913	90,920	90,920	85,213
Total Expenditures	\$ 361,886	\$ 360,913	\$ 363,170	\$ 363,170	\$ 356,213
■ ENDING FUND BALANCE	\$ 310,112	\$ 287,908	\$ 266,063	\$ 266,063	\$ 355,335
Net Change in Fund Balance	(99,879)	287,908	(21,845)	(21,845)	89,272

Series 2013 Lease Revenue Bonds

Fiscal Year	Principal	Interest	Total P+I	Capitalized Interest Fund	Total Debt Service
2013	\$100,000.00	\$33,225.14	\$133,225.14	(\$23,206.61)	\$110,018.53
2014	\$260,000.00	\$101,112.50	\$361,112.50	(\$71,940.50)	\$289,172.00
2015	\$265,000.00	\$95,912.50	\$360,912.50	\$-	\$360,912.50
2016	\$270,000.00	\$90,612.50	\$360,612.50	\$-	\$360,612.50
2017	\$270,000.00	\$85,212.50	\$355,212.50	\$-	\$355,212.50
2018	\$280,000.00	\$79,812.50	\$359,812.50	\$-	\$359,812.50
2019	\$285,000.00	\$74,212.50	\$359,212.50	\$-	\$359,212.50
2020	\$290,000.00	\$68,512.50	\$358,512.50	\$-	\$358,512.50
2021	\$295,000.00	\$62,712.50	\$357,712.50	\$-	\$357,712.50
2022	\$300,000.00	\$56,075.00	\$356,075.00	\$-	\$356,075.00
2023	\$310,000.00	\$48,575.00	\$358,575.00	\$-	\$358,575.00
2024	\$320,000.00	\$40,050.00	\$360,050.00	\$-	\$360,050.00
2025	\$330,000.00	\$30,450.00	\$360,450.00	\$-	\$360,450.00
2026	\$335,000.00	\$20,550.00	\$355,550.00	\$-	\$355,550.00
2027	\$350,000.00	\$10,500.00	\$360,500.00	\$-	\$360,500.00
Total	\$4,260,000.00	\$897,525.14	\$5,157,525.14	(\$95,147.11)	\$5,062,378.03

Payments from Fund 64 WW Capital to Fund 53 - Share of Madison Yount Sewer Project

Fiscal Year	Beginning	Principal	Interest	Credit	Total P + I	Ending Balance
2013	363,461	26,923	2,810	-113	29,620	336,538
2014	336,538	21,538	8,181	-327	29,392	315,000
2015	315,000	21,538	7,751		29,289	293,462
2016	293,462	21,538	7,320		28,858	271,924
2017	271,924	21,538	6,889		28,427	250,386
2018	250,386	22,885	6,458		29,343	227,501
2019	227,501	22,885	6,000		28,885	204,616
2020	204,616	22,885	5,543		28,428	181,731
2021	181,731	24,231	5,085		29,316	157,500
2022	157,500	24,231	4,540		28,771	133,269
2023	133,269	25,577	3,934		29,511	107,692
2024	107,692	25,577	3,231		28,808	82,115
2025	82,115	26,923	2,463		29,386	55,192
2026	55,192	26,923	1,656		28,579	28,269
2027	28,269	28,269	848		29,117	-
Total		\$363,461.00	\$72,709.00	-\$440.00	\$435,730.00	

Town of Yountville
MEASURE A DEBT SERVICE FUND
Fund 77 - Department 7000

Department Overview

The Measure A Debt Service Fund was established in fiscal year 2004-05 to account for Yountville's Napa County Measure A proceeds that are used to fund the debt service principal and interest requirements of the Floodwall Lease Purchase Agreement. The amount borrowed was \$2,820,651 and the term of the Lease Purchase Agreement is from 2004 to 2018.

The debt of the Floodwall Lease Purchase Certificate of Participation (COP) is not a general obligation of the property owners of the Town. The COP is secured by the Town's portion of the voter-approved countywide Measure A half-cent sales tax. The debt repayment plan is structured such that the bonds will be paid off in conjunction with sunset of the Measure A sales tax in 2018.

2015-2016 Accomplishments

- Town received reimbursement from Napa County Flood Control Authority the Measure A proceeds for the required debt service payment to the lease holder.
- Annual lease payments were made as required.

2016-2017 Goals and Objectives

- Receive from the Napa County Flood Control Authority the pledged Measure A proceeds.
- Make timely debt service payments in the amount of \$251,063 in principal and \$8,705 in interest, as well as \$1,850 in bank and fiscal agent fees, for a total of \$261,618 to meet the required debt service payment.

Budget Highlights

- The budget has been adjusted to reflect required payments per the debt service schedule.

Connection to Strategic Plan 2011-16

1.0 Leadership – 1.1.2 - Protecting Community Health and Safety - The Town constructed the flood barrier around the two mobile home park communities in the southern portion of the community to protect the residents from recurrent flooding from the Napa River and adjacent Hopper Creek.

5.0 Fiscal Health – 5.1. Budget to Support Town's Mission - Community leaders and mobile home park residents identified the need for long term flood protection of the mobile home park communities. The one time construction cost of the flood wall exceeded the amount of revenue the Town had and waiting 10 or more years to set aside the funding to build the flood wall on a pay as you go basis was not a good alternative. Therefore, use of long term debt was an appropriate method to spread the cost for the construction of the flood wall over a long term time period.

Town of Yountville
MEASURE A DEBT SERVICE FUND
Fund 77 - Department 7000

		2013-14	2014-15	2015-16		2016-17
		ACTUAL	ACTUAL	BUDGET	ESTIMATED	ADOPTED
■ BEGINNING FUND BALANCE		\$ 13,921	\$ 12,180	\$ 11,957	\$ 11,957	\$ 17,632
REVENUE						
3301	Investment Earnings	9	(223)	-	-	-
3420	Measure A Funds	256,077	259,977	265,530	265,530	261,600
Total Revenue		\$ 256,086	\$ 259,754	\$ 265,530	\$ 265,530	\$ 261,600
EXPENDITURES						
4225	Bank & Fiscal Agent Fees	1,750	3,500	1,750	1,750	1,850
6100	Debt Service - Principal	230,216	238,294	244,595	244,595	251,063
6500	Debt Service - Interest	25,860	18,183	13,510	13,510	8,705
Total Expenditures		\$ 257,827	\$ 259,977	\$ 259,855	\$ 259,855	\$ 261,618
TRANSFERS IN (OUT)						
3900	Interfund Transfer	-	-	-	-	-
Total Net Transfers		\$ -				
■ ENDING FUND BALANCE		\$ 12,180	\$ 11,957	\$ 17,632	\$ 17,632	\$ 17,614
Net Change in Fund Balance		(1,741)	(223)	5,675	5,675	(18)

Debt Service Schedule

<u>Date</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Total P+I</u>
02/01/2013	-	-	-	-
08/01/2013	114,048.15	3.718%	13,990.17	128,038.32
02/01/2014	116,168.30	3.790%	11,870.02	128,038.32
08/01/2014	118,369.69	1.950%	9,668.63	128,038.32
02/01/2015	119,924.48	1.950%	8,514.52	128,439.00
08/01/2015	121,499.69	1.950%	7,345.26	128,844.95
02/01/2016	123,095.58	1.950%	6,160.64	129,256.22
08/01/2016	124,712.45	1.950%	4,960.46	129,672.91
02/01/2017	126,350.54	1.950%	3,744.51	130,095.05
08/01/2017	128,010.16	1.950%	2,512.59	130,522.75
02/01/2018	129,691.57	1.950%	1,264.49	130,956.06
Total	\$1,221,870.61	-	\$70,031.29	\$1,291,901.90