

JULY 13, 2023

Thinking forward  
for schools and  
communities.

DS&C

LAKESIDE UNION SCHOOL DISTRICT  
DEBT MANAGEMENT STRATEGY



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# Past Elections

## PAST LAKESIDE UNION SCHOOL DISTRICT BOND ELECTIONS

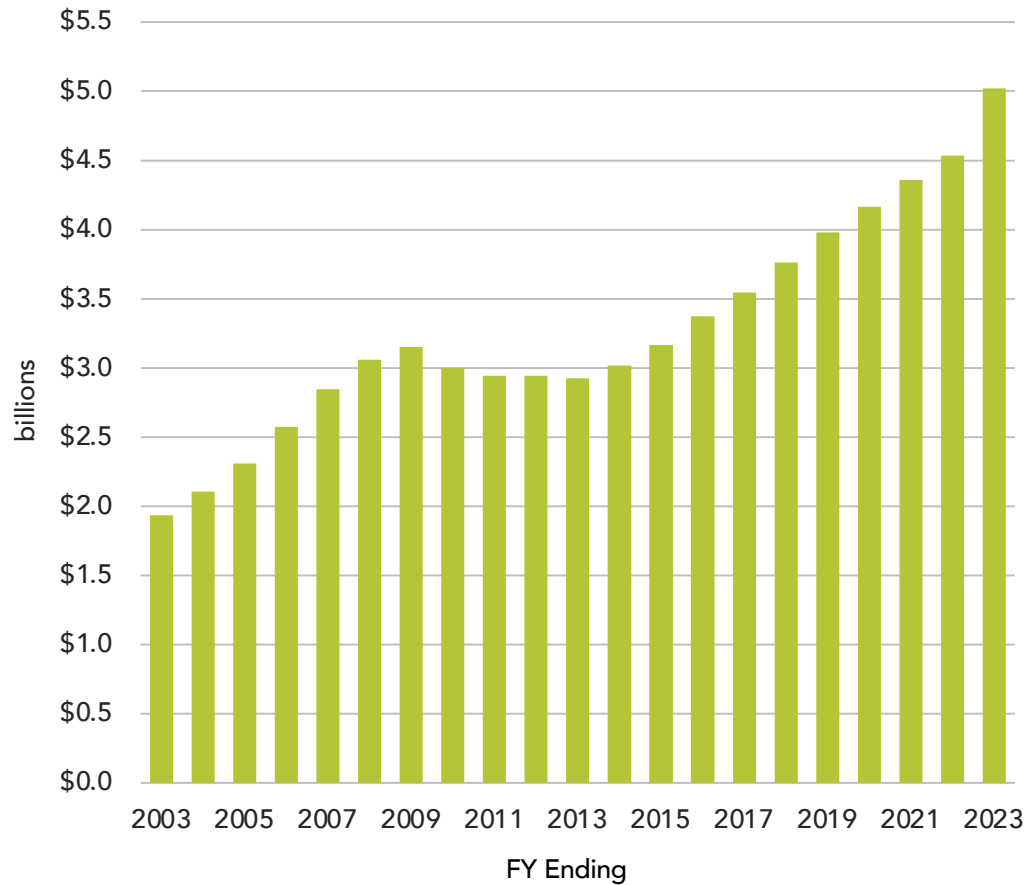
Lakeside Union SD GO Bond Elections						
Election Date	Measure Letter	Election Type	% of Yes Votes	Result	Par Amount	Amount Unissued
11/4/2008	V	Prop 39	64.58%	Pass	<del>\$79,550,000</del> \$48,550,000	\$13,734,642
11/4/2014	L	Prop 39	58.57%	Pass	\$31,000,000 <sup>(1)</sup>	\$0
3/3/2020	R	Prop 39	41.56%	Fail	\$33,000,000	N/A

Sources: San Diego County Office of Elections and Political Data  
<sup>(1)</sup> 2014 Authorization reauthorized unissued 2008 bonds

# Assessed Valuation

**DISTRICT ASSESSED VALUATION HAS GROWN BY 20% OVER THE PAST THREE YEARS**

Assessed Valuation



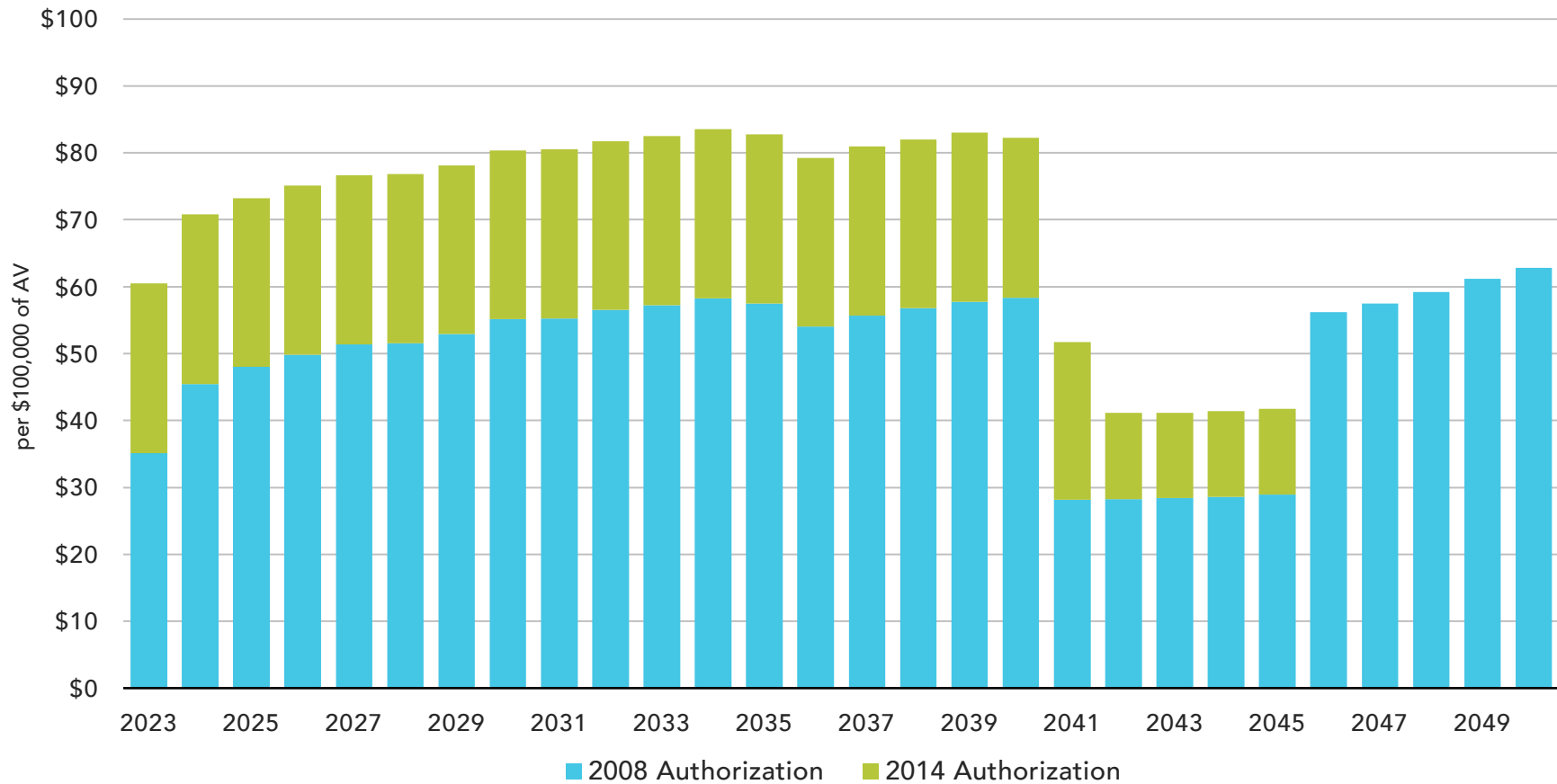
Assessed Valuation: 2003 to 2023		
FY Ending	(billions)	% change
2003	\$1.93	7.4%
2004	\$2.11	8.9%
2005	\$2.31	9.8%
2006	\$2.57	11.4%
2007	\$2.85	10.6%
2008	\$3.06	7.5%
2009	\$3.15	3.0%
2010	\$3.00	-4.8%
2011	\$2.94	-1.8%
2012	\$2.94	0.0%
2013	\$2.93	-0.6%
2014	\$3.02	3.1%
2015	\$3.17	4.9%
2016	\$3.37	6.5%
2017	\$3.54	5.1%
2018	\$3.76	6.1%
2019	\$3.98	5.8%
2020	\$4.17	4.7%
2021	\$4.36	4.6%
2022	\$4.58	5.2%
2023	\$5.02	9.5%
5 Year Average		5.9%
10 Year Average		5.5%
20 Year Average		4.9%

Source: California Municipal Statistics (2003-2023)

# Debt Review

## PROJECTED TAX RATES FOR EXISTING BOND AUTHORIZATIONS

Projected Tax Rates<sup>(1)</sup>



<sup>(1)</sup> Assumes 3.50% Annual Assessed Valuation Growth

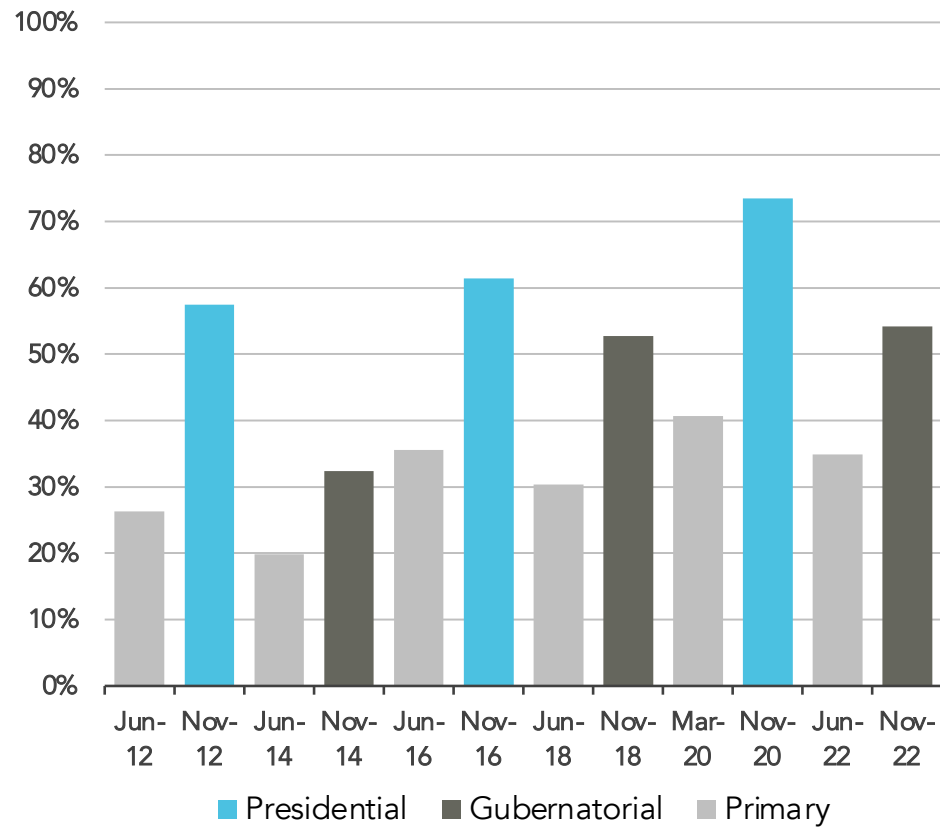
LAKESIDE UNION SCHOOL DISTRICT

2024 ELECTION

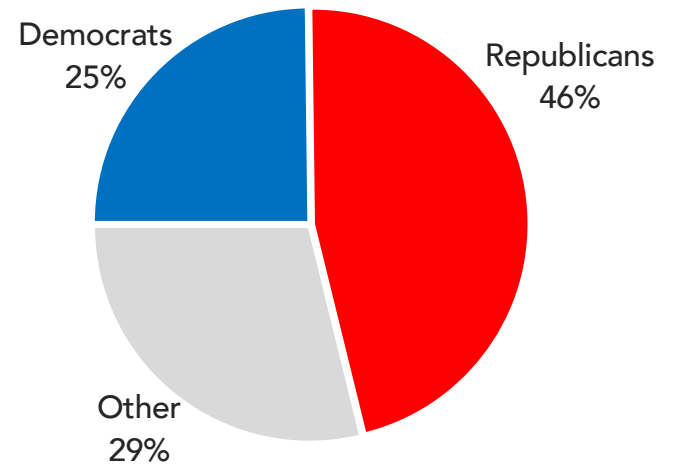
# Voter Information

**27,230 REGISTERED VOTERS IN THE LAKESIDE UNION SCHOOL DISTRICT**

San Diego County:  
Voter Turnout



Lakeside Union SD:  
Party Affiliations

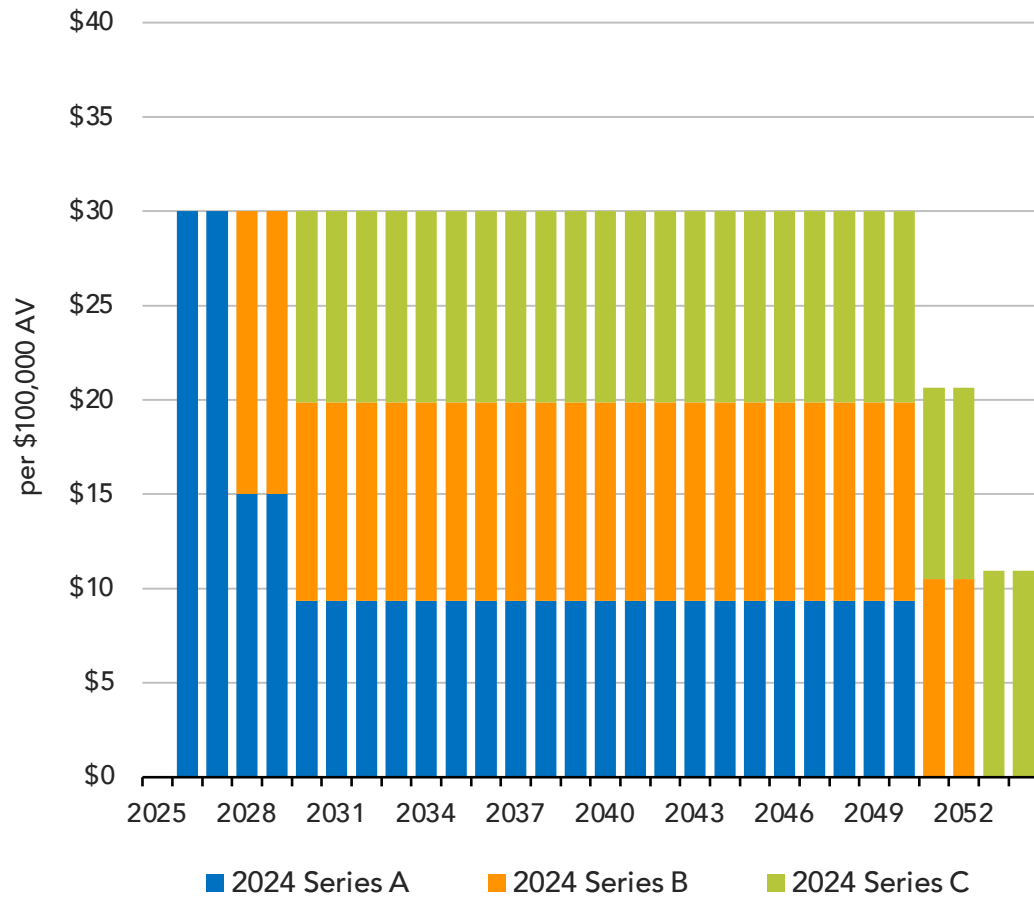


Sources: San Diego ROV and politicaldata.com

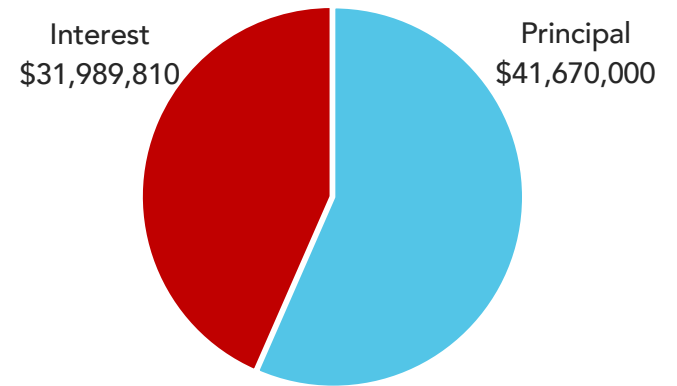
# 2024 Election Alt. 1: Conventional Bonds

**THE DISTRICT CAN ACCESS OVER \$41 MILLION OF BONDS WITH A \$30 TAX RATE**

Projected Tax Rates<sup>(1)</sup>



Conventional Bonds



Projected Bond Issuance Schedule

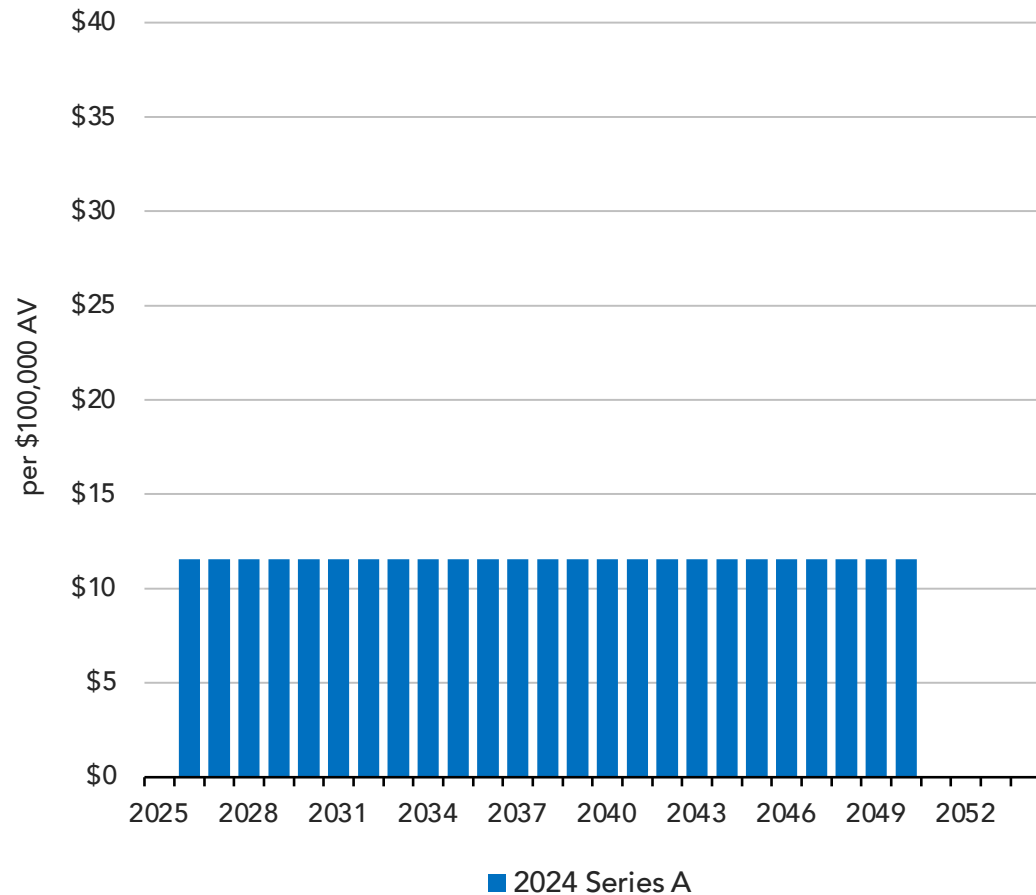
Year Issued	Series	Term	Principal
2025	Series A	25 Years	\$13,890,000
2027	Series B	25 Years	\$13,890,000
2029	Series C	25 Years	\$13,890,000
<b>Total</b>			<b>\$41,670,000</b>

<sup>(1)</sup> Assumes 3.50% annual AV growth

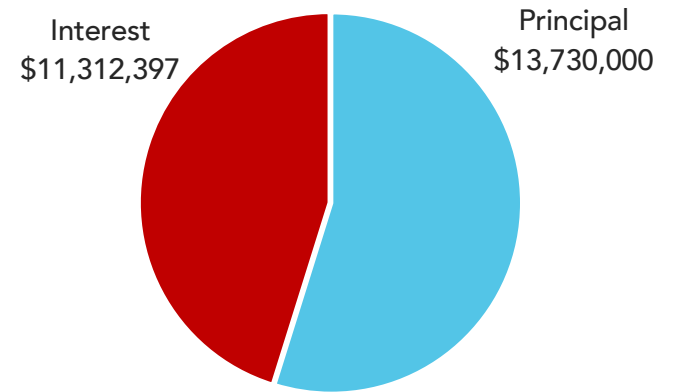
# 2024 Election Alt. 2: Low Tax Rate (Reauth. of 2008 Bonds)

**THE DISTRICT CAN ISSUE REAUTHORIZATION BONDS WITH A \$12 TAX RATE**

Projected Tax Rates<sup>(1)</sup>



Reauthorization Bonds



Projected Bond Issuance Schedule

Year Issued	Series	Term	Principal
2025	Series A	25 Years	\$13,730,000

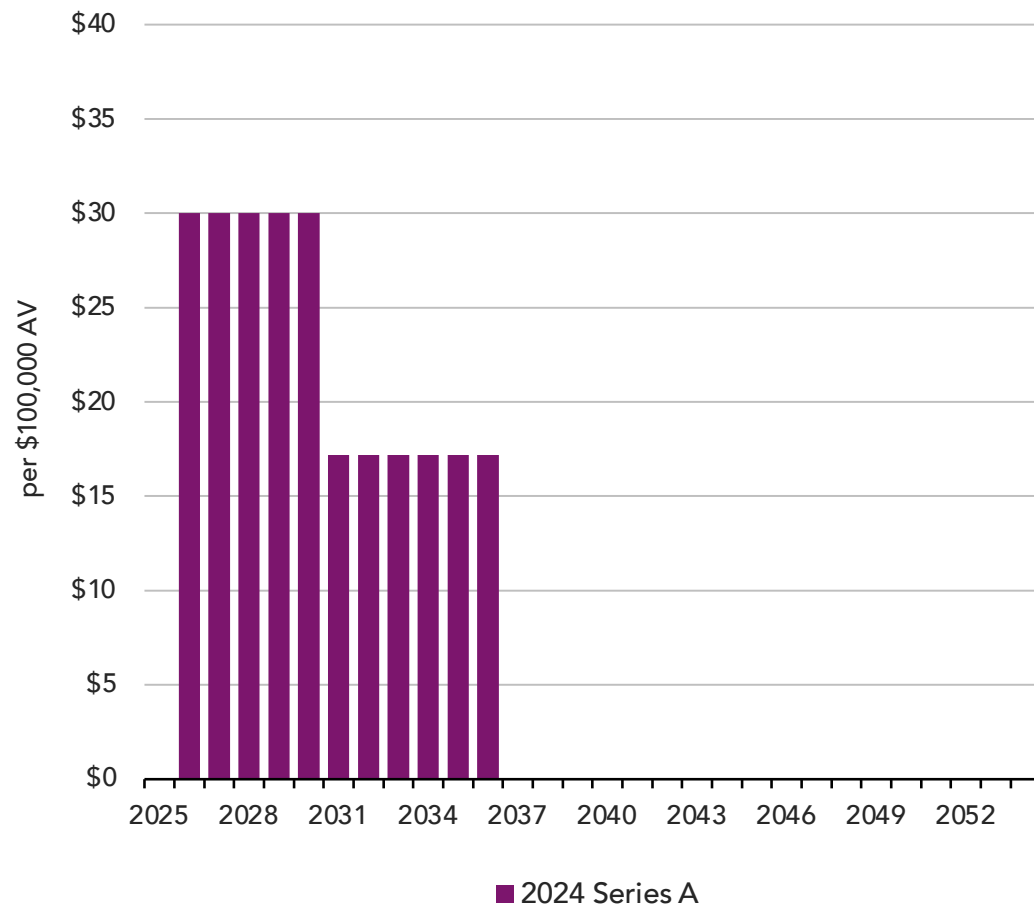
<sup>(1)</sup> Assumes 3.50% annual AV growth



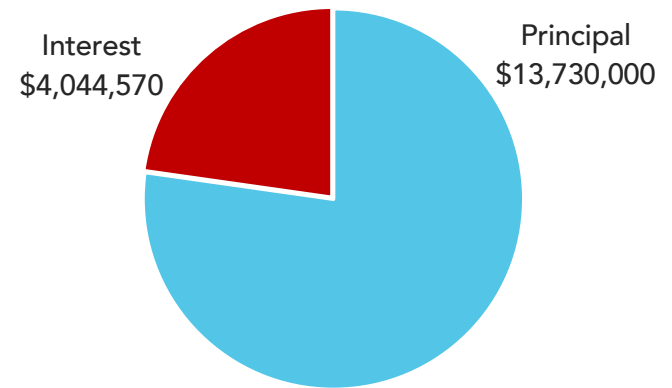
# 2024 Election Alt. 3: Short-Term Bonds (Reauth. of 2008 Bonds)

**SHORT-TERM BOND STRUCTURE SIGNIFICANTLY REDUCES INTEREST COST**

Projected Tax Rates<sup>(1)</sup>



Reauthorization Bonds



Projected Bond Issuance Schedule

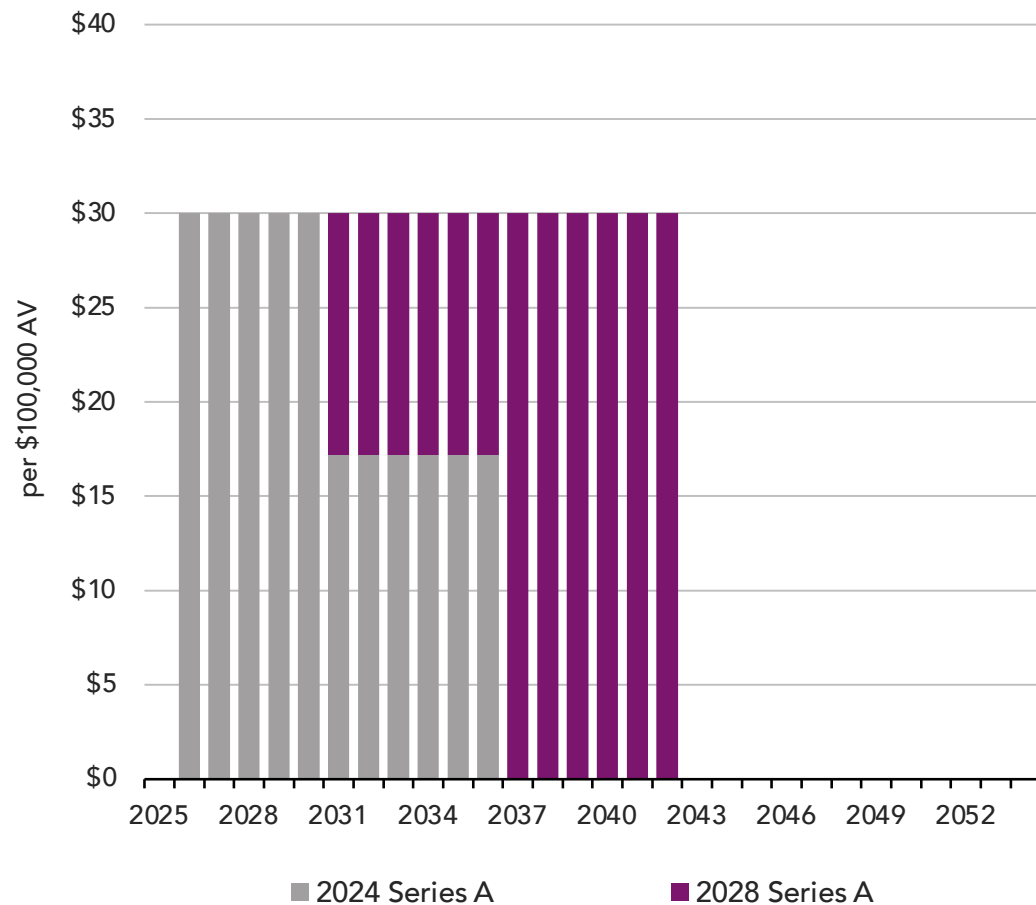
Election	Year Issued	Series	Principal Amount
2024	2025	Series A	\$13,730,000

<sup>(1)</sup> Assumes 3.50% annual AV growth

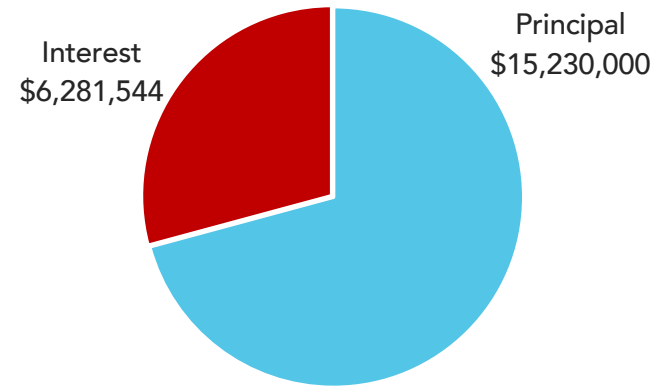
# 2028 Election: Short-Term Bonds

**SHORT-TERM BOND STRUCTURE SIGNIFICANTLY REDUCES INTEREST COST**

Projected Tax Rates<sup>(1)</sup>



2028 Bonds



Projected Bond Issuance Schedule

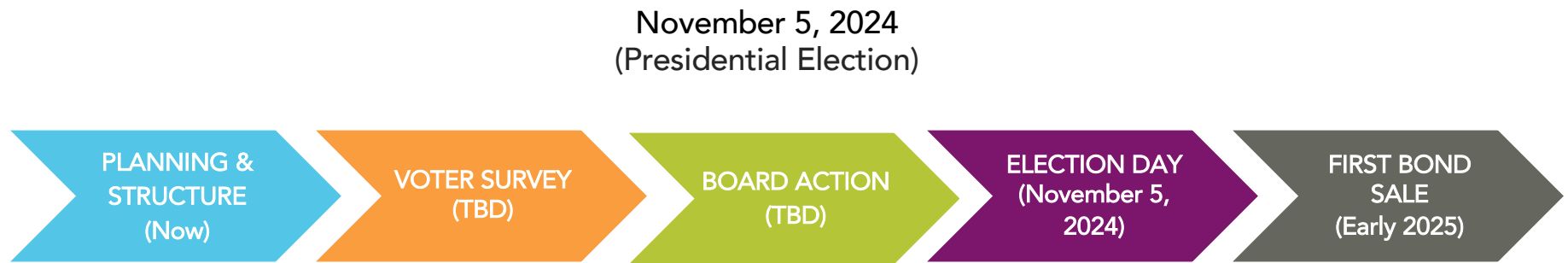
Election	Year Issued	Series	Principal Amount
2024	2025	Series A	\$13,730,000
2028	2029	Series A	\$15,230,000
Total			\$28,960,000

<sup>(1)</sup> Assumes 3.50% annual AV growth

# Election Timeline

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## PREPARING FOR 2024





LAKESIDE UNION SCHOOL DISTRICT

# TEACHER-STAFF HOUSING

# Financing Teacher-Staff Housing: Lakeside Union SD

## TEACHER-STAFF HOUSING GENERATES RENTAL REVENUES

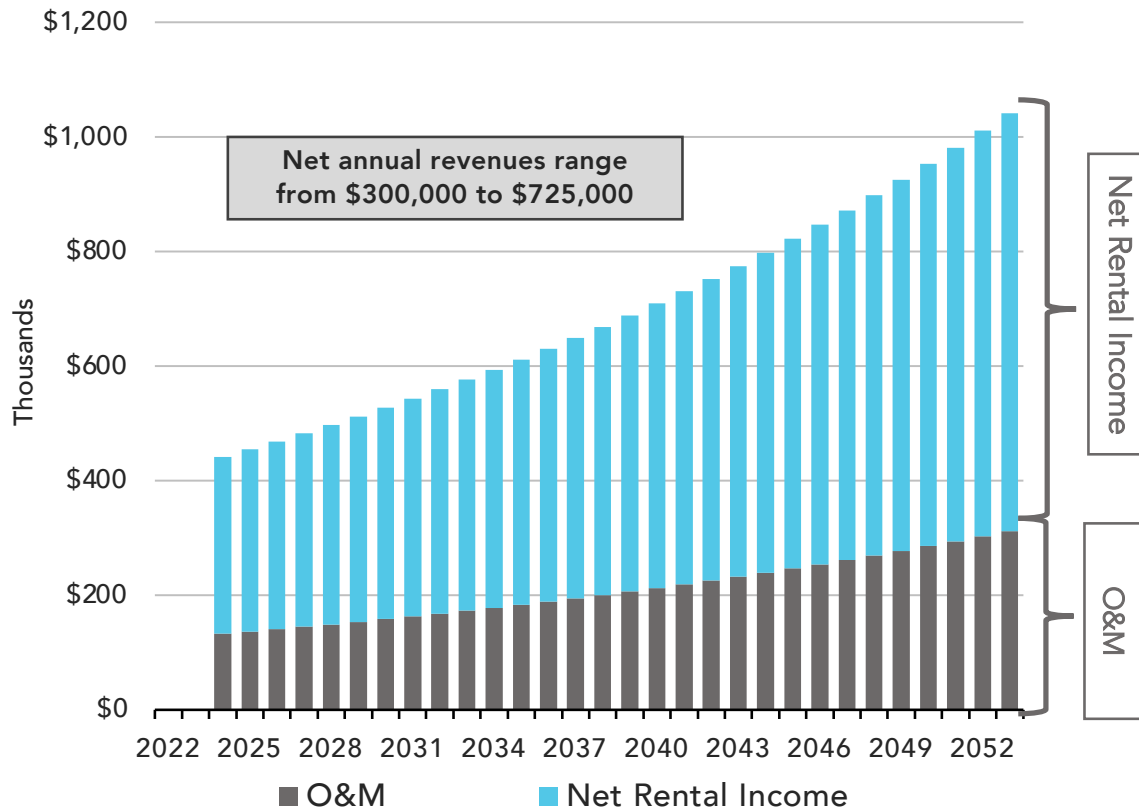
Housing			
Unit Type	# of Units	Market Rents <sup>(1)</sup>	Subsidized Rents
1 Bedroom	12	\$1,696	\$1,102
2 Bedroom	8	\$2,198	\$1,429
3 Bedroom	5	\$3,090	\$2,009
<b>Total</b>	<b>25</b>		
% of Market Rent			65.0%
Annual Rent Increase			3.0%
Annual O&M Increase			3.0%
O&M as % of Rent			30.0%
Average Cost per unit			\$500,000

<sup>(1)</sup> Source: Zumper.com

# Financing Teacher-Staff Housing Scenario 1

**TEACHER-STAFF HOUSING PROVIDES AVERAGE ANNUAL REVENUES OVER \$14 MILLION**

Teacher-Staff Housing Cash Flow



**Net Rental Revenues Available for:**

- Supplement to the General Fund
- Funding of additional educational projects at the discretion of the Board

Teacher-Staff Housing GO: 30 Year Cashflow	
Number of units	25
Total gross rent	\$21,017,402
GO debt repayment	0
COP Debt Repayment	N/A
O&M/management	(\$6,305,221)
<b>Surplus/loss</b>	<b>\$14,712,181</b>

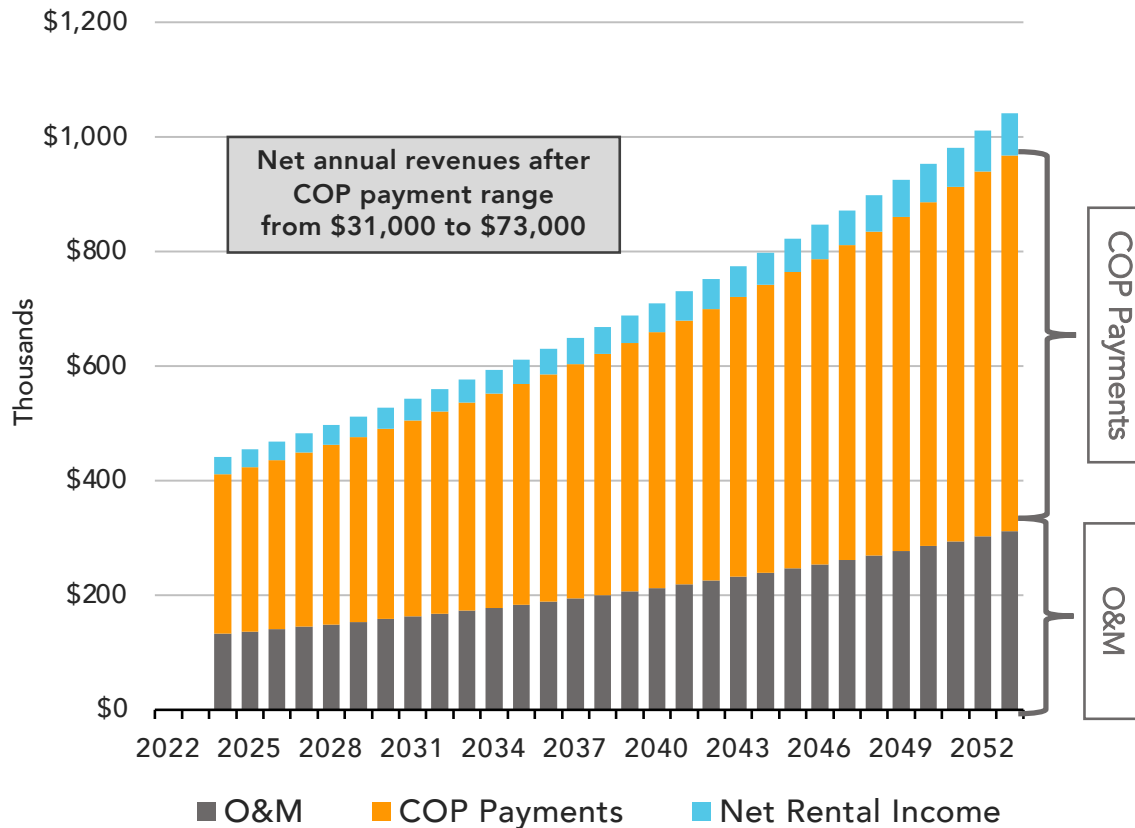
Bond Assumptions for \$12.5M Project		
	GO Bond	COP
Par Amount	\$12,500,000	\$0
Term	30 years	N/A
Est. Average Tax Rate (Per \$100,000 AV) <sup>(1)</sup>	\$9.98	N/A
Est. Average Annual Debt Service	N/A	N/A

<sup>(1)</sup> Assumes 3.50% annual AV growth

# Financing Teacher-Staff Housing Scenario 2

## TEACHER-STAFF HOUSING PROVIDES REVENUE TO COVER COP PAYMENTS

Teacher-Staff Housing Cash Flow



**Net Rental Revenues Available for:**

- Supplement to the General Fund
- Funding of additional educational projects at the discretion of the Board

**Teacher-Staff Housing GO: 30 Year Cashflow**

Number of units	25
Total gross rent	\$21,017,402
GO debt repayment	0
COP Debt Repayment	(\$13,234,843)
O&M/management	(\$6,305,221)
<b>Surplus/loss</b>	<b>\$1,477,338</b>

**Bond Assumptions for \$12.5M Project**

	GO Bond	COP
Par Amount	\$5,500,000	\$7,000,000
Term	30 years	30 years
Est. Average Tax Rate (Per \$100,000 AV) <sup>(1)</sup>	\$4.40	N/A
Est. Average Annual Debt Service	N/A	\$441,161

<sup>(1)</sup> Assumes 3.50% annual AV growth

LAKESIDE UNION SCHOOL DISTRICT


# APPENDIX



# Currently Outstanding Bonds

## DISTRICT'S OUTSTANDING GENERAL OBLIGATION BONDS

Lakeside Union SD Outstanding General Obligation Bonds						
Measure	Series	Issuance Year	Original Principal	Outstanding Principal	Final Maturity	Optional Pre-payment
V (2008)	Series A	2009	\$21,833,149	\$1,783,149	8/1/2027	N/A
	Series B	2010	\$12,982,209	\$10,690,031	8/1/2050	N/A
	2015 GO Refunding	2015	\$6,185,000	\$5,565,000	8/1/2035	8/1/2025
	2016 GO Refunding	2016	\$17,815,000	\$15,755,000	8/1/2033	8/1/2026
L (2014)	Series B	2018	\$15,000,000	\$13,015,000	8/1/2045	8/1/2026
	Series C	2021	\$13,100,000	\$10,680,000	8/1/2041	8/1/2031



## Needs change. Innovation endures.

Some financial advisors like to brag about the number of deals they've done. We like to talk about the problems we've solved. DS&C delivers innovative, practical solutions that propel schools and communities forward.

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THINKING FORWARD