DEBT SERVICE

Debt Service Overview

Debt Ratios

Debt Service Amortization Schedules

Capital Lease Amortization Schedules

Debt Service Overview

As part of the annual budget process, the City Council adopts a comprehensive set of Financial Policies. These policies serve to establish and document a policy framework for fiscal decision-making and to strengthen the financial management of the City. One of these policies specifically addresses Debt Service, and incorporates two subcomponents. First, debt service targets have been identified for the following: annual debt service expenditures shall be less than nine percent of annual expenditures and outstanding debt shall be less than three percent of assessed valuation. Second, the term of any bond issue shall not exceed the useful life of the capital project/facility or equipment for which the borrowing is intended.

The City of Fairfax must adhere to debt limitations as outlined by the Virginia State Constitution, which requires that the City may not issue bonds in excess of 10% of assessed valuation. Per the City's FY 2022 Annual Comprehensive Financial Report (ACFR), approximately \$120.4 million of outstanding debt is applicable to the limit of 10% of assessed value (approximately \$719.5 million). Thus, the City's total net debt applicable to the limit as a percentage of the debt limit is 16.7%.

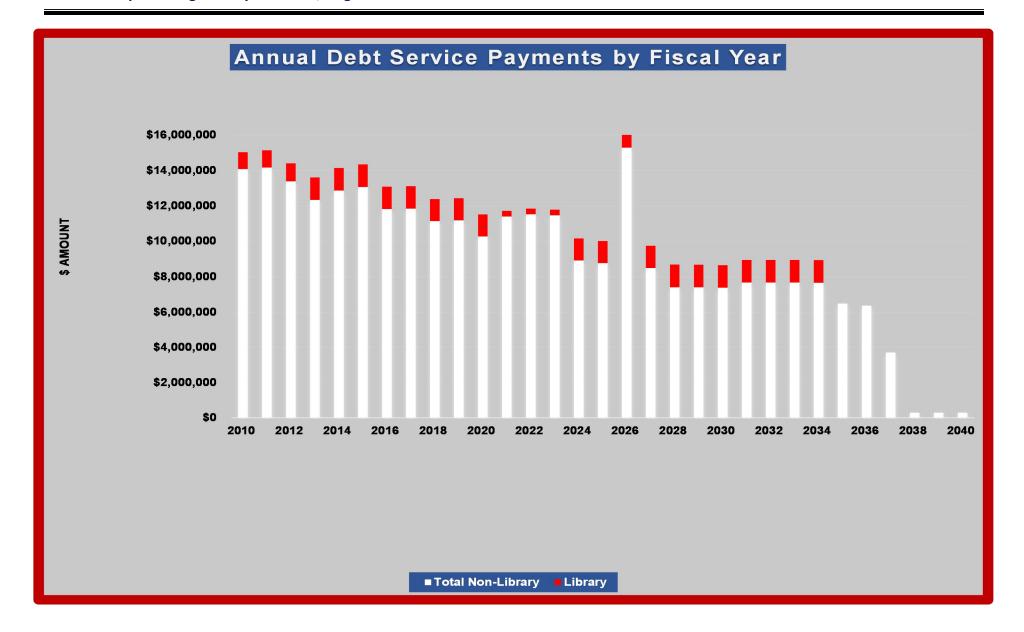
The City consults with its financial advisors and bond counsel to explore the most cost effective financing options for all debt issuances. This adherence to prudent fiscal management has allowed the City to make several long term infrastructure improvements for its residents. The City currently receives the highest bond ratings from two of the national bond rating organizations - Standard & Poor's and Moody's Investors Service.

Standard and Poor's Rating Services rated the City AAA, the highest credit rating attainable, citing "...a city economic base that has remained strong throughout the current recession; the City's demonstrated ability to manage its budget effectively translating to a history of strong reserves...strong financial performance and position, aided by financial and debt policies and conservative management...". Of the 39 cities in Virginia, only nine currently carry AAA ratings: the cities of Alexandria, Charlottesville, Chesapeake, City of Fairfax, Falls Church, Poquoson, Suffolk, Virginia Beach and Winchester.

The City is currently repaying bonds for projects to construct or improve City schools, the Blenheim property, streets, municipal buildings, underground utilities, construct a library, purchase and develop open space, improve storm drainage, and develop ballfields and a park. The following chart provides a summary of total debt service and capital lease payments due from the General Fund. Debt service for the Wastewater Fund is noted under the Wastewater Fund tab of this book.

	FY 2023			FY 2024
Category		Budget		Adopted
General Obligation (G/O) General Government Schools	\$	1,130,955 4,615,674	\$	586,589 3,665,181
Total General Obligation	\$	5,746,629	\$	4,251,770
Capital Lease General Government Schools	\$	5,174,702 555,494	\$	5,332,389 560,499
Total Capital Lease	\$	5,730,196	\$	5,892,888
Total Payments	\$	11,476,825	\$	10,144,657

The chart on the following page provides a comparative view of total debt service and capital lease payments due from the General Fund for the years 2010 -2040.



FY 2024 Adopted Budget – City of Fairfax, Virginia

	Debt Ratios						
CY	Net Bonded Debt (1) Po	opulation	Assessed Value	Debt Per Capita A	% of Debt to ssessed Value (2	Direct Debt Service	Debt Service as % Gen. Fund Expen.
2009	114,767,655	22,418	5,359,097,100	5,119	2.14%	9,644,801	8.70%
2010	110,300,000	22,565	5,359,610,100	4,888	2.06%	9,568,519	7.90%
2011	106,825,000	22,940	4,972,880,538	4,657	2.15%	8,778,887	7.80%
2012	102,605,000	23,461	5,093,200,975	4,373	2.01%	8,578,460	7.30%
2013	101,361,000	23,973	5,221,856,263	4,228	1.94%	8,517,882	6.90%
2014	100,382,000	22,671	5,548,950,800	4,428	1.81%	7,884,006	6.28%
2015	95,983,000	22,671	5,693,020,000	4,234	1.69%	7,824,902	6.09%
2016	91,455,000	24,730	5,852,029,500	3,698	1.56%	7,744,376	5.94%
2017	86,764,000	24,919	5,941,884,000	3,482	1.46%	7,700,066	5.68%
2018	82,121,000	23,183	6,095,026,300	3,542	1.35%	7,487,241	5.34%
2019	77,148,000	23,257	6,204,742,000	3,317	1.24%	6,116,628	4.29%
2020	73,381,000	23,825	6,439,994,300	3,080	1.14%	6,578,763	4.53%
2021	70,578,000	24,552	6,469,649,950	2,875	1.09%	6,410,274	4.73%
2022	65,772,000	23,937	6,840,247,450	2,748	0.96%	5,911,954	3.81%
2023	61,417,000	24,209	7,328,404,200	2,537	0.84%	5,846,629	3.61%
2024	57,000,000	24,107	7,673,822,600	2,364	0.74%	4,251,770	2.45%

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Per City Debt Policy, Outstanding Debt shall be less than 3% of Assessed Value

⁽²⁾ State Limit is 10.0% of real estate assessed value w hich equates to \$767,382,260.

General Fund General Obligation Debt Services Consolidated Debt Service Requirements

Payments During Year

YEAR ENDING JUNE 30	PRINCIPAL	INTEREST	TOTAL REQUIREMENT
<u> </u>	<u> </u>	111111111111111111111111111111111111111	TLEGOTILITY
2024	3,243,000	1,008,770	4,251,770
2025	3,346,000	915,637	4,261,637
2026	3,450,000	865,052	4,315,052
2027	3,492,000	813,575	4,305,575
2028	3,737,000	761,432	4,498,432
2029	3,775,000	717,526	4,492,526
2030	3,822,000	673,163	4,495,163
2031	4,685,000	628,239	5,313,239
2032	4,781,000	536,648	5,317,648
2033	4,878,000	443,179	5,321,179
2034	4,962,000	347,814	5,309,814
2035	5,070,000	250,807	5,320,807
2036	5,164,000	151,688	5,315,688
2037	 2,595,000	50,732	2,645,732
Total	\$ 57,000,000	\$ 8,164,262	\$ 65,164,262

General Obligation Refunding Bonds, Series 2010 (2002 General Obligation Bonds)

Principal and Interest, 7-15; Interest, 1-15

Payments During Year

YEAR ENDING JUNE 30	PRINCIPAL	INTEREST	TOTAL REQUIREMENT
2024	510,600	39,682	550,282
2025	 538,350	13,459	551,809
Total	\$ 1,048,950 \$	53,141 \$	1,102,091

Purpose: Renovation and construction of City Hall and Police Headquarters on Old Lee Hwy.

Principal Amount: Original - \$20,000,000; Refunding - \$12,017,600; Refunding - \$4,882,150t

Date of Issue: Original – July 2002; Refunding – March 2010; Refunded by JP Morgan GO Bond November

2019

General Obligation Refunding Bonds, Series 2010 (2004 & 2005 School Bonds) Principal and Interest, 7-15; Interest, 1-15

Payments During Year

YEAR ENDING			TOTAL
JUNE 30	PRINCIPAL	<u>INTEREST</u>	REQUIREMENT
2024	869,400	67,567	936,967
2025	 916,650	22,916	939,566
Total	\$ 1,786,050 \$	90,483 \$	1,876,533

Purpose: Renovation and construction of Fairfax High School and Katherine Johnson Middle School.

Principal Amount: Original - \$42,000,000 & \$44,800,000; Refunding - \$20,462,400; Refunding - \$8,312,850

Date of Issue: Original – December 2004 & November 2005; Refunding – March 2010; Refunded by JP Morgan GO Bond Nov 2019

General Obligation Refunding Bonds, Series 2016B (2004 & 2005 School Bonds) Principal and Interest, 7-15; Interest, 1-15

Payments During Year

YEAR ENDING JUNE 30	PRINCIPAL	INTEREST	TOTAL REQUIREMENT
<u>0011L 00</u>	I KINOII AL	HTLKLOT	ILQOINEMENT
2024	1,484,000	24,717	1,508,717
2025	1,505,000	8,278	1,513,278
Total	\$ 2,989,000 \$	32,995 \$	3,021,995

Purpose: Advanced refunding of a portion of the 2004 and 2005 school bonds for the renovation and construction of Fairfax High School and Katherine Johnson Middle School.

Principal Amount: \$3,415,000; Refunding – \$3,235,000

Date of Issue: November 2011; Refunding – August 2016

General Obligation Refunding Bonds, 2021 refunding of Series 2016A (2004 & 2005 School Bonds)

Principal and Interest, 7-15; Interest, 1-15

Payments During Year

YEAR ENDING			TOTAL
JUNE 30	PRINCIPAL	INTEREST	REQUIREMENT
2024	191,000	169,529	360,529
2025	194,000	167,352	361,352
2026	1,812,000	165,140	1,977,140
2027	1,829,000	144,484	1,973,484
2028	3,577,000	123,633	3,700,633
2029	3,612,000	82,855	3,694,855
2030	3,656,000	41,678	3,697,678
Total	\$ 14,871,000 \$	894,671 \$	15,765,671

Purpose: Advanced refunding of a portion of the 2004 and 2005 school bonds for the renovation and construction of Fairfax High School and Katherine Johnson Middle School.

Principal Amount: \$19,346,000; Refunding 2016 - \$18,871,000; Refunding 2021 \$18,106,000

Date of Issue: June 2012; Refunding – August 2016; March 2021

General Obligation Refunding Bonds, Series 2020 (2002 General Obligation Bonds)

Interest, 7-15; Principal and Interest, 1-15

Payments During Year

YEAR ENDING JUNE 30	PRINCIPAL	INTEREST	TOTAL REQUIREMENT
2024	15,000	21,307	36,307
2025	16,000	21,026	37,026
2026	549,000	20,727	569,727
2027	 557,000	10,438	567,438
Total	\$ 1,137,000 \$	73,498 \$	1,210,498

Purpose: Advanced refunding of a portion of the 2004 and 2005 school bonds for the renovation and construction of Fairfax High School and Katherine Johnson Middle School.

Principal Amount: Original \$3,202,000; Refunding - \$1,185,000

Date of Issue: September 2012; Refunding April 2020

General Obligation Refunding Bonds, Series 2020 (2004 & 2005 School Bonds) Interest, 7-15; Principal and Interest, 1-15

Payments During Year

YEAR ENDING JUNE 30	PRINCIPAL	INTEREST	TOTAL REQUIREMENT
2024	25,000	36,243	61,243
2025	25,000	35,775	60,775
2026	935,000	35,306	970,306
2027	 949,000	17,784	966,784
Total	\$ 1,934,000 \$	125,108 \$	2,059,108

Purpose: Advanced refunding of a portion of the 2004 and 2005 school bonds for the renovation and construction of Fairfax High School and Katherine Johnson Middle School.

Principal Amount: Original \$3,202,000; Refunding - \$2,017,000

Date of Issue: September 2012; Refunding April 2020

General Obligation Refunding Bonds, Series 2022B (2004 & 2005 School Bonds) Interest, 7-15; Principal and Interest, 1-15

Payments During Year

YEAR ENDING JUNE 30	PRINCIPAL	INTEREST	R	TOTAL EQUIREMENT
<u>55.1.2.55</u>	<u> </u>	<u></u>	<u> </u>	
2024	148,000	649,725		797,725
2025	151,000	646,831		797,831
2026	154,000	643,879		797,879
2027	157,000	640,869		797,869
2028	160,000	637,799		797,799
2029	163,000	634,671		797,671
2030	166,000	631,485		797,485
2031	4,685,000	628,239		5,313,239
2032	4,781,000	536,648		5,317,648
2033	4,878,000	443,179		5,321,179
2034	4,962,000	347,814		5,309,814
2035	5,070,000	250,807		5,320,807
2036	5,164,000	151,688		5,315,688
2037	 2,595,000	50,732		2,645,732
Total	\$ 33,234,000	6,894,366	\$	40,128,366

Purpose: Advanced refunding of a portion of the 2004 and 2005 school bonds for the renovation and construction of Fairfax High School and Katherine Johnson Middle School.

Principal Amount: Original \$33,210,000; Refunding - \$33,210,000

Date of Issue: September 2012; Refunding June 2022

General Fund Capital Lease Schedule Consolidated Capital Lease Payment Requirements

Payments During Year

YEAR ENDING JUNE 30	PRINCIPAL	<u>INTEREST</u>	TOTAL REQUIREMENT
2024	4,578,679	1,314,209	5,892,888
2025	4,535,470	1,203,767	5,739,237
2026	11,174,960	1,042,027	12,216,987
2027	4,545,760	877,077	5,422,837
2027	3,410,870	766,272	4,177,142
2020	3,506,320	670,382	4,176,702
2029	3,582,000	571,086	4,153,086
	, ,	•	
2031	3,154,000	471,031	3,625,031
2032	3,246,000	376,046	3,622,046
2033	3,343,000	277,346	3,620,346
2034	3,445,000	173,914	3,618,914
2035	1,069,000	105,601	1,174,601
2036	987,000	76,144	1,063,144
2037	1,012,000	48,692	1,060,692
2038	265,000	21,285	286,285
2039	275,000	13,047	288,047
2040	280,000	4,375	284,375
Total	\$ 52,410,059	\$ 8,012,300	\$ 60,422,359

2017 COPS Refunding B & C Ball Fields/Schools/Transportation Principal and Interest, 7-15 & 1-15

Payments During Year

YEAR ENDING JUNE 30	PRINCIPAL	INTEREST	TOTAL REQUIREMENT
2024	1,013,000	87,312	1,100,312
2025	1,033,000	65,527	1,098,527
2026	1,132,000	42,886	1,174,886
2027	 1,155,000	18,532	1,173,532
Total	\$ 4,333,000 \$	214,257 \$	4,547,257

Purpose: Advanced refunding of the Series 2011 B & C COPS

Principal Amount: Original: \$15,800,000; Refunding \$13,738,800 (May 2011);

Refunding \$9,552,000 (April 2017)

Date of Issue: April 2017

Collateral / Property Interest: Stafford Drive Park, Blenheim Property, Stafford East Park

Principal Amount: 2019C \$32,730,000

VRA Combined Series 2012A & 2019C
(2005 Public Facility Bond - Library Project)
(2005 Public Facility Bond - Downtown Projects)
(2019 Public Facility Bond - Fire Station 33
(2019 Public Facility Bond - Fire Truck Acquisition
Principal and Interest, 10-1; Interest, 4-1

Payments During Year

YEAR ENDING	DDINCIDAL	INTEREST	TOTAL
<u>JUNE 30</u>	PRINCIPAL	INTEREST	REQUIREMENT
2024	2,000,000	781,708	2,781,708
2025	2,055,000	731,215	2,786,215
2026	2,110,000	676,803	2,786,803
2027	2,170,000	618,655	2,788,655
2028	2,290,000	556,109	2,846,109
2029	2,355,000	488,714	2,843,714
2030	2,420,000	417,712	2,837,712
2031	2,495,000	342,955	2,837,955
2032	2,575,000	265,104	2,840,104
2033	2,660,000	183,850	2,843,850
2034	2,745,000	98,176	2,843,176
2035	350,000	48,063	398,063
2036	250,000	37,300	287,300
2037	255,000	29,010	284,010
2038	265,000	21,285	286,285
2039	275,000	13,047	288,047
2040	 280,000	4,375	284,375
Total	\$ 27,550,000	\$ 5,314,081 \$	32,864,081

 Refund 2012A Library Project
 \$14,570,962

 Refund 2012A Downtown Projects
 \$13,539,038

 Finance 2019C Fire Truck
 \$ 1,025,000

 Finance 2019C Fire Station
 \$ 3,595,000

 Total
 \$32,730,000

Date of Issue: Original Issue July 2005; 1st refunding June 2012; 2nd refunding and new money financing

November, 2019

Collateral / Property Interest: City Hall & Property Yard

Energy Services Financing 2014 Principal and Interest, 7-15 & 1-15

Payments During Year

YEAR ENDING			TOTAL
JUNE 30	<u>PRINCIPAL</u>	INTEREST	REQUIREMENT
2024	125,280	20,029	145,309
2025	132,470	16,979	149,449
2026	139,960	13,755	153,715
2027	147,760	10,353	158,113
2028	155,870	6,755	162,625
2029	164,320	2,964	167,284
Total	\$ 865,660 \$	70,834 \$	936,494

Purpose: Finance the purchase and installation of energy saving equipment at various City buildings. Energy cost savings should cover debt service.

Principal Amount: \$1,708,450

Date of Issue: November 2013

Collateral / Property Interest: Equipment purchased with lease proceeds

Old Town Square Lease Financing 2014 (Part A) Principal and Interest, 8-1; Interest, 2-1

Payments During Year

YEAR ENDING JUNE 30	PRINCIPAL	INTEREST	TOTAL <u>REQUIREMENT</u>
	- 4		
2024	310,000	54,093	364,093
2025	320,000	46,313	366,313
2026	325,000	38,347	363,347
2027	335,000	30,196	365,196
2028	345,000	21,798	366,798
2029	350,000	13,215	363,215
2030	360,000	4,446	364,446
Total \$	2,345,000 \$	208,406 \$	2,553,406

Purpose: Finance the construction of a public park at North Street & University Drive, erect a pedestrian barrier at North Street and Route 123, and renovate a parking lot at East Street.

Principal Amount: \$4,570,000

Date of Issue: May 2014

Collateral / Property Interest: Park property, Old Town Hall, Police Firing Range and East Street parking

lot

Police Firing Range Lease Financing 2014 (Part B) Principal and Interest, 8-1; Interest, 2-1

Payments During Year

YEAR ENDING JUNE 30	PRINCIPAL	<u>INTEREST</u>	TOTAL REQUIREMENT
2024	285,000	9,187	294,187
2025	295,000	3,098	298,098
Total	\$ 580,000 \$	12,285 \$	592,285

Purpose: Renovate the police firing range located at the City's Property Yard

Principal Amount: \$2,680,000

Date of Issue: May 2014

Collateral / Property Interest: Park property, Old Town Hall, Police Firing Range and East Street parking

lot

Fire Ladder Truck Principal and Interest, 7-15

Payments During Year

YEAR ENDING JUNE 30		PRINCIPAL	INTEREST	TOTAL <u>REQUIREMENT</u>
2024		163,399	2,952	166,351
Total	\$	163,399 \$	2,952 \$	166,351

Purpose: Capital lease/purchase agreement to finance the replacement of a Fire Ladder Truck.

Principal Amount: \$1,235,430

Date of Issue: November 2015

Collateral / Property Interest: Fire Ladder truck

2017 COP Fire Station 33 Principal and Interest, 1-15; Interest, 7-15

Payments During Year

YEAR ENDING			TOTAL
<u>JUNE 30</u>	PRINCIPAL	<u>INTEREST</u>	<u>REQUIREMENT</u>
2024	560,000	242,138	802,138
2025	574,000	227,578	801,578
2026	589,000	212,654	801,654
2027	605,000	197,340	802,340
2028	620,000	181,610	801,610
2029	637,000	165,490	802,490
2030	802,000	148,928	950,928
2031	659,000	128,076	787,076
2032	671,000	110,942	781,942
2033	683,000	93,496	776,496
2034	700,000	75,738	775,738
2035	719,000	57,538	776,538
2036	737,000	38,844	775,844
2037	 757,000	19,682	776,682
Total	\$ 9,313,000 \$	1,900,054 \$	11,213,054

Purpose: Replace existing Fire Station 33

Principal Amount: \$11,361,000

Date of Issue: May 2017

Collateral / Property Interest: Leasehold Deed of Trust, Assignment of Leases and Rents, Fixture Filing

and Security Agreement

2018 Lease Purchase Agreement Financing (Turf and Equipment) Principal and Interest, 7-15; Interest, 1-15

Payments During Year

YEAR ENDING JUNE 30	PRINCIPAL	INTEREST	TOTAL <u>REQUIREMENT</u>
2024	122,000	13,515	135,515
2025	126,000	9,783	135,783
2026	129,000	5,945	134,945
2027	 133,000	2,002	135,002
Total	\$ 510,000 \$	31,244 \$	541,244

Purpose: Turf and Equipment

Principal Amount: \$961,000

Date of Issue: December 2019

Collateral / Property Interest: Various Vehicles/Equipment

<u>Series 2020 Revenue Note</u> <u>Principal and Interest, 7-15; Interest, 1-15</u>

Payments During Year

YEAR ENDING JUNE 30	PRINCIPAL	INTEREST	TOTAL <u>REQUIREMENT</u>
2024	-	103,275	103,275
2025	-	103,275	103,275
2026	 6,750,000	51,638	6,801,638
Total	\$ 6,750,000 \$	258,188 \$	7,008,188

Purpose: Various City projects

Principal Amount: \$6,750,000

Date of Issue: June 2020

FY 2024 Adopted Budget – City of Fairfax, Virginia
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