



# CPAD Public Meeting

**State of the District  
Special Tax Discussion**

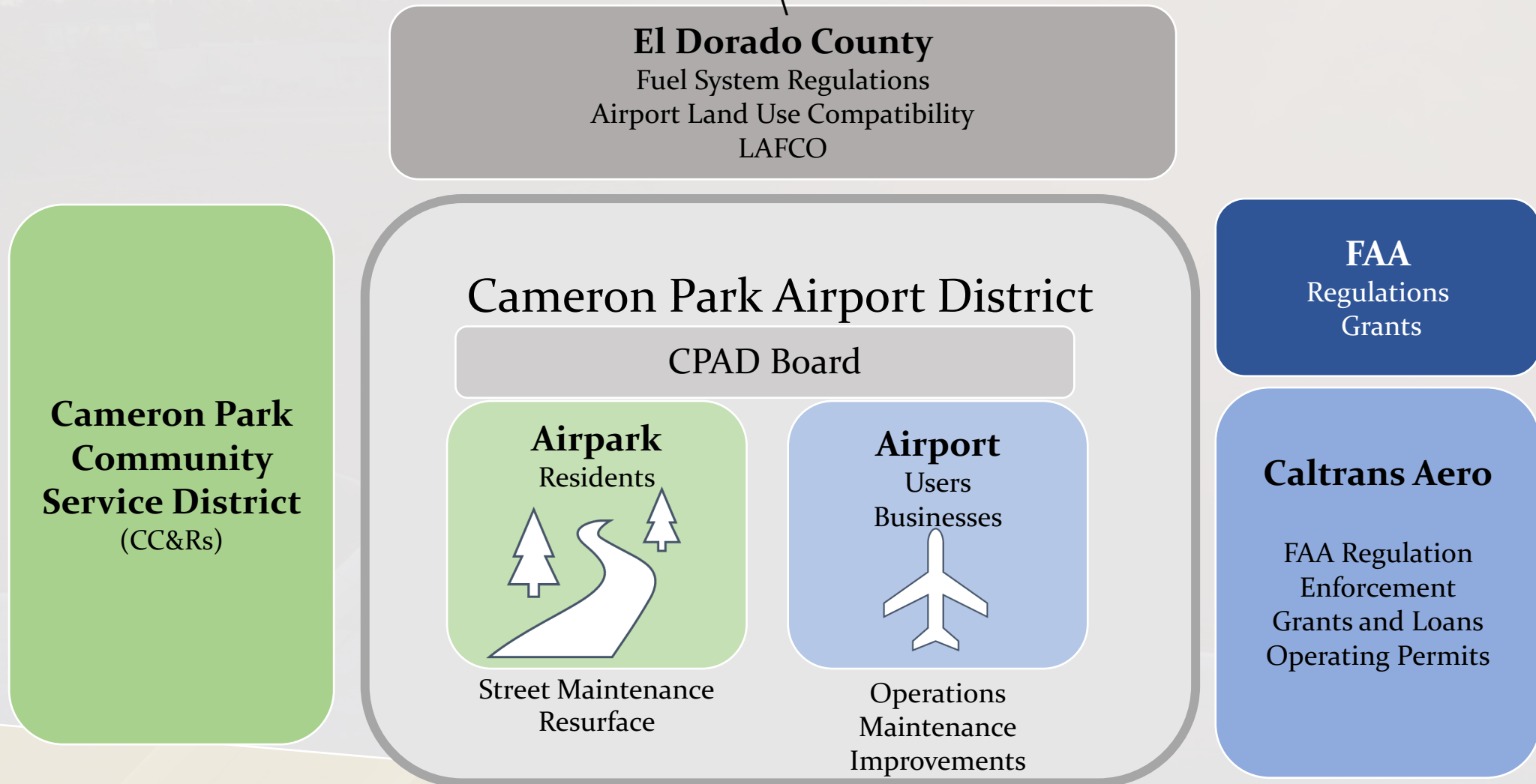
May 10<sup>th</sup>, 2022

# Our District: We Must Maintain Sustainability

- A unique residential airport that is safe, attractive and desirable
- A provider of exceptional service to tenants, residents, transient pilots and passengers
- **Self sustainable both financially and operationally**



# Our Model Requires Alignment and Support from Both Airpark and Airport



# Financial Action is Needed Now



## Roads

- Special Assessment covers 2009 resurface work/bond
- Limited funding from property tax doesn't cover crack and slurry seal repairs



## Airport

- \$25 in 1995 is \$46 in 2022
- Unable to meet 10% requirements for Grant money
- State of slow deterioration until loss of fuel, night ops





**Discription: No Change: No Special Tax Increase, 3.0% Inflation in Costs, No Tier 2 Projects**

Input Table		
New Special Tax per Month	\$ -	
Include Tier 1 Projects?	Yes	
Include Tier 2 Projects?	No	
Include Tier 3 Projects?	No	
Fuel System Replacement?	No	
Cost Adjustments for Inflation		Rate
Operating Costs	Yes	3.00%
Manager's Salary	Yes	3.00%
Fuel System Replacement	Yes	3.00%
Project costs	Yes	3.00%
Above Ground Sys Savings	Yes	3.00%
Fuel Sys Loan Servicing	Yes	3.00%
		3.00%
		3.00%

Notes	
Items in <b>Bold</b> are entry cells	
Items not in bold are calculated values or links to bold entry cells	
Fuel System Replacement	No
Include Tier 1 ?	Yes
Include Tier 2 ?	No
Include Tier 3 ?	No
New Special Tax	\$ -
Inflation Rate	3.00%

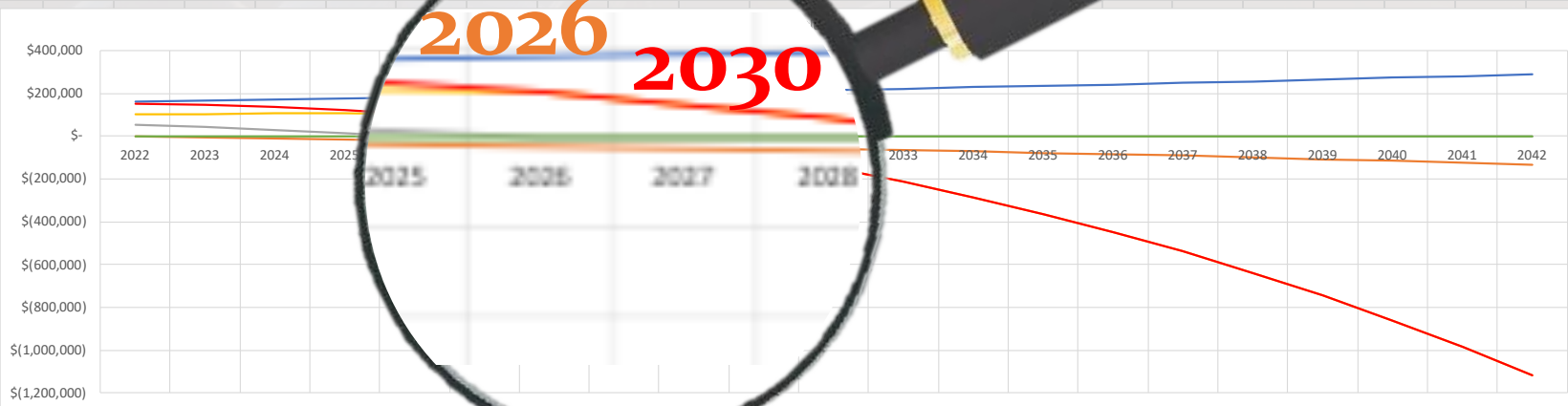
Today Date		Starting Cash and Reserve Account Balances		Starting Income		Adj for Inflation?		Rate	
5/8/22									
<h1>Airport Business as Usual</h1>									
Manager Salary	Yes	3.00%	Operating Expenses			Gate Card Fees	\$ 3,750	No	3.00%
Fuel System Replacement Cost	Yes	3.00%	Airport Operations (without fuel expenses)	\$ 155,000		Other Parking Income	\$ 1,000	No	3.00%
Project Costs	Yes	3.00%	Manager Salary	\$ 50,000		Miscellaneous Income	\$ 1,000	No	3.00%
Fuel Expense Saving with Above Ground System	No	0.00%	Airport Operation Expenses Without Salary	\$ 105,000		In-Kind Donations	\$ -	No	3.00%
		3.00%				Interest	\$ 200	No	3.00%
Hangar Income		3.00%				Access Fees		No	3.00%
Tie-Down Income		3.00%				Other			3.00%
			Match %						
									10.00%

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Item	Funding Tier	Expense / Project	Include in Request?	One Time Expense?	Recurring Expense?	Base Cost (or Total Lopan)	Cost Base Year	Adj?	Adj Rate	One Time Adj Cost	Match?	Match Amount Needed	Cost Used	Year Recurring Expense Starts	Year Recurring Expense Ends	Year Saving Starts (or Loan Pay Begins)	Year Saving Ends (or year Loan Paid)	Year Savings Spent	Years Amortized
1	1	Airport Operations (without fuel expenses)	Yes	No	Yes	\$ 155,000	2021	Yes	3.00%		No		\$ 155,000	2022	2042				21
3	2	Fuel System POS Replacement	No	Yes	No	\$ 25,000	2022	Yes	3.00%	\$ 25,750	No	\$ -	\$ -			2023	2023	2023	1
4	2	Fuel Tank Purchase	No	Yes	No	\$ 140,000	2021	Yes	3.00%	\$ 172,182	No	\$ -	\$ -			2023	2027	2028	5
5	2	Fuel System Replacement Loan Servicing	No	No	Yes	\$ 203,646	2021	Yes	3.00%	\$ 250,459	No	\$ -	\$ -	2028	2037				10
6	2	Savings in Ops Expenses with Above Ground System	No	Yes	No	\$ 8,500	2022	Yes	0.00%	\$ 8,500	No	\$ -	\$ -	2029	2042				14
7	2	Airport Layout Plan (ALP)	No	Yes	No	\$ 180,000	2020	Yes	3.00%	\$ 202,592	Yes	\$ 20,259	\$ -			2023	2024	2024	2
8	2	Runway Engineering, Inspection, Plan - Consultant	No	Yes	No	\$ 5,000	2022	Yes	3.00%	\$ 5,150	No	\$ -	\$ -			2023	2023	2023	1
9	2	Runway & Taxiway Slurry Seal #1	No	Yes	No	\$ 203,284	2020	Yes	3.00%	\$ 250,014	Yes	\$ 25,001	\$ -			2023	2027	2027	5
10	2	Runway & Taxiway Slurry Seal #2	No	Yes	No	\$ 203,284	2020	Yes	3.00%	\$ 335,998	Yes	\$ 33,600	\$ -			2028	2036	2037	9
11	2	Apron/Tie-down Slurry Seal #1	No	Yes	No	\$ 50,355	2020	Yes	3.00%	\$ 60,127	Yes	\$ 6,013	\$ -			2023	2026	2026	4
12	2	Apron/Tie-down Slurry Seal #2	No	Yes	No	\$ 50,355	2020	Yes	3.00%	\$ 80,805	Yes	\$ 8,081	\$ -			2027	2035	2036	9
13	2	Runway & Taxiway Overlay/Resurface	No	Yes	No	\$ 483,878	2020	Yes	3.00%	\$ 848,483	Yes	\$ 84,848	\$ -			2028	2038	2039	11
14	2	Apron/Tie-down Overlay/Resurface	No	Yes	No	\$ 131,221	2020	Yes	3.00%	\$ 237,000	Yes	\$ 23,700	\$ -			2028	2039	2040	12

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Annual Income	\$ 158,640	\$ 158,640	\$ 158,640	\$ 158,640	\$ 158,640	\$ 158,640	\$ 158,640	\$ 158,640	\$ 156,940	\$ 156,940	\$ 156,940	\$ 156,940	\$ 156,940	\$ 156,940	\$ 156,940	\$ 156,940	\$ 156,940	\$ 156,940	\$ 156,940	\$ 156,940	\$ 156,940
Expenses Including Reserves	\$ 159,650	\$ 164,440	\$ 169,373	\$ 174,454	\$ 179,687	\$ 185,078	\$ 190,630	\$ 196,349	\$ 202,240	\$ 208,307	\$ 214,556	\$ 220,993	\$ 227,623	\$ 234,451	\$ 241,485	\$ 248,729	\$ 256,191	\$ 263,877	\$ 271,793	\$ 279,947	\$ 288,346
Total Income minus Expenses	\$ (1,010)	\$ (5,800)	\$ (10,733)	\$ (15,814)	\$ (21,047)	\$ (26,438)	\$ (31,990)	\$ (37,709)	\$ (45,300)	\$ (51,367)	\$ (57,616)	\$ (64,053)	\$ (70,683)	\$ (77,511)	\$ (84,545)	\$ (91,771)	\$ (99,251)	\$ (106,937)	\$ (114,853)	\$ (123,007)	\$ (131,406)
Annual Restricted/Reserve Spend	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
End of Year Reserve/Restricted Account Balance	\$ 53,326	\$ 44,527	\$ 30,704	\$ 11,707	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
End of Year Cash Account Balance	\$ 100,000	\$ 103,000	\$ 106,090	\$ 109,273	\$ 99,933	\$ 73,495	\$ 41,504	\$ 3,795	\$ (41,505)	\$ (92,872)	\$ (150,488)	\$ (214,541)	\$ (285,224)	\$ (362,735)	\$ (445,111)	\$ (532,258)	\$ (625,009)	\$ (723,276)	\$ (827,059)	\$ (936,370)	\$ (1,051,126)
End of Year Total Cash & Reserves	\$ 153,326	\$ 147,527	\$ 136,794	\$ 120,980	\$ 99,933	\$ 73,495	\$ 41,504	\$ 3,795	\$ (41,505)	\$ (92,872)	\$ (150,488)	\$ (214,541)	\$ (285,224)	\$ (362,735)	\$ (445,111)	\$ (532,258)	\$ (625,009)	\$ (723,276)	\$ (827,059)	\$ (936,370)	\$ (1,051,126)
Minimum Cash Balance with Inflation	\$ 100,000	\$ 103,000	\$ 106,090	\$ 109,273	\$ 112,551	\$ 115,927	\$ 119,405	\$ 122,987	\$ 126,677	\$ 130,477	\$ 134,392	\$ 138,423	\$ 142,576	\$ 146,854	\$ 151,259	\$ 155,793	\$ 160,458	\$ 165,256	\$ 170,189	\$ 175,259	\$ 180,468
Minimu Total Income minus Expense	\$ (131,406)																				
NLT Minimu Total Income Expense Goal	\$ -																				
Difference	\$ (131,406)																				

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Airpark Income	24.6%	24.6%	24.6%	24.6%	24.6%	24.6%	24.6%	24.6%	24.9%	24.9%	24.9%	24.9%	24.9%	24.9%	24.9%	24.9%	24.9%	24.9%	24.9%	24.9%	24.9%
Airport Operation Income	75.4%	75.4%	75.4%	75.4%	75.4%	75.4%	75.4%	75.4%	75.1%	75.1%	75.1%	75.1%	75.1%	75.1%	75.1%	75.1%	75.1%	75.1%	75.1%	75.1%	75.1%



# We are NOT Self Sustainable Financially nor Operationally



# Measure P Lost by a Slim Margin

Through Listening and Collaborating, Adjustments have been Made.



**67%**  
Passes (Gray)

**91%**  
Turnout

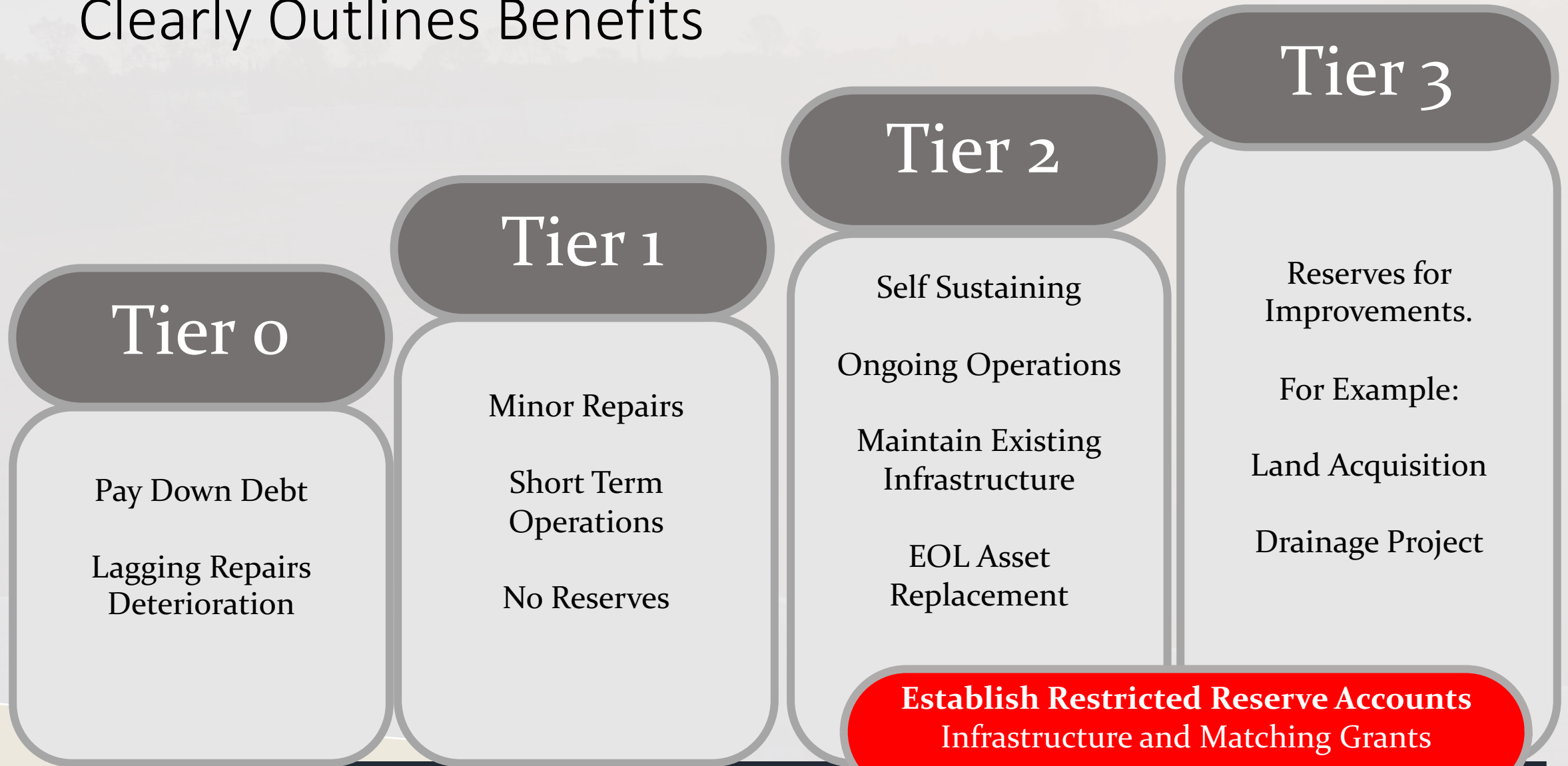
**62%**  
In Favor

**10**  
Votes Short

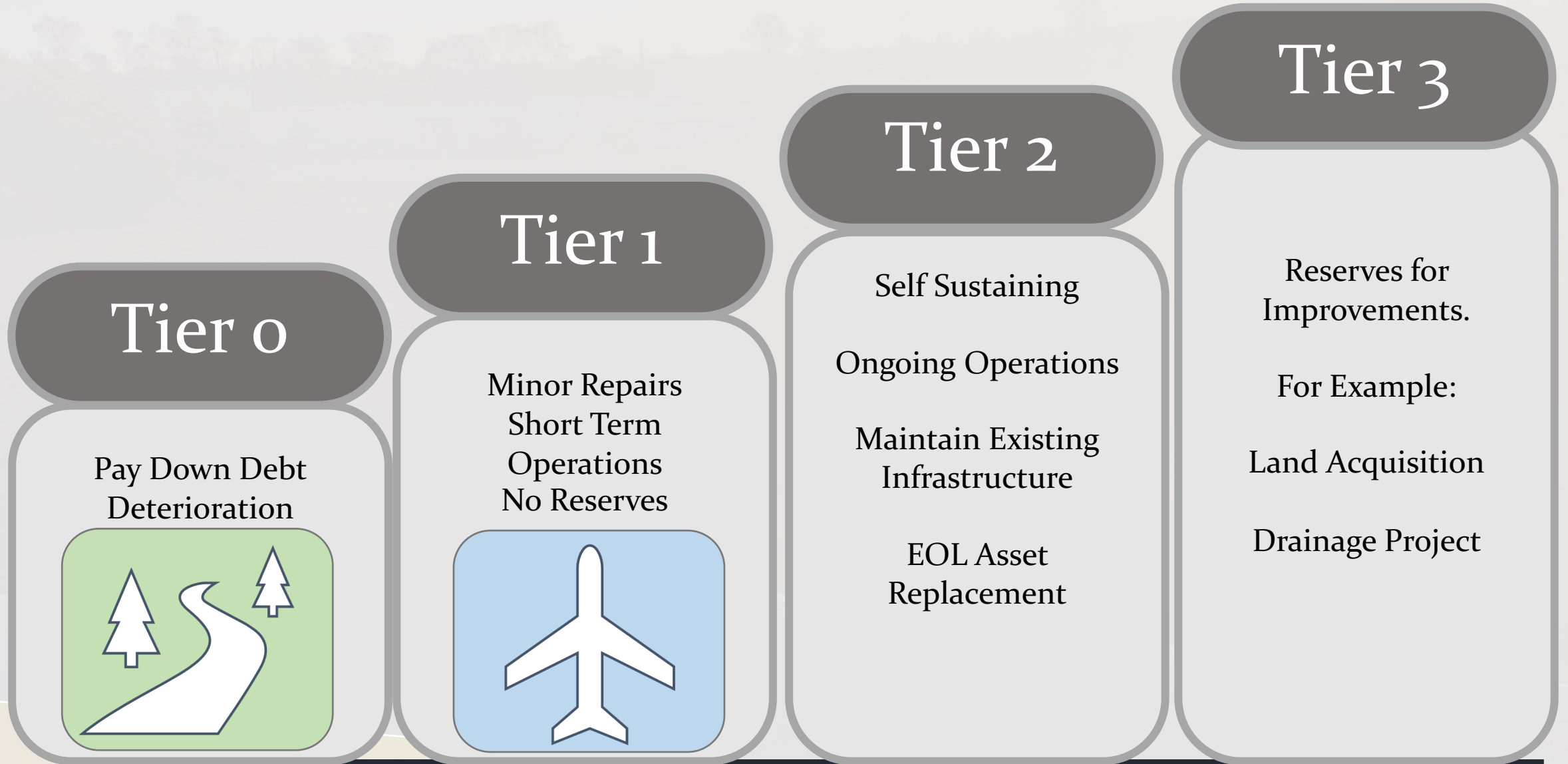


# 4 Tier Financial Health Model

Clearly Outlines Benefits



# Current Situation for both Streets and Airport Remains Unsustainable



# \$50 Proposed Increase Brings Roads and Airport Up a Tier



# Proposed Special Tax Below Monthly Average

CA Range

CA Average

\$100

\$200

\$300

\$1000

O61\*  
Current

O61\*  
Proposed

Spruce  
Creek  
FL

Alpine  
Airpark  
WY

Pine Mountain\*  
Airpark  
CA

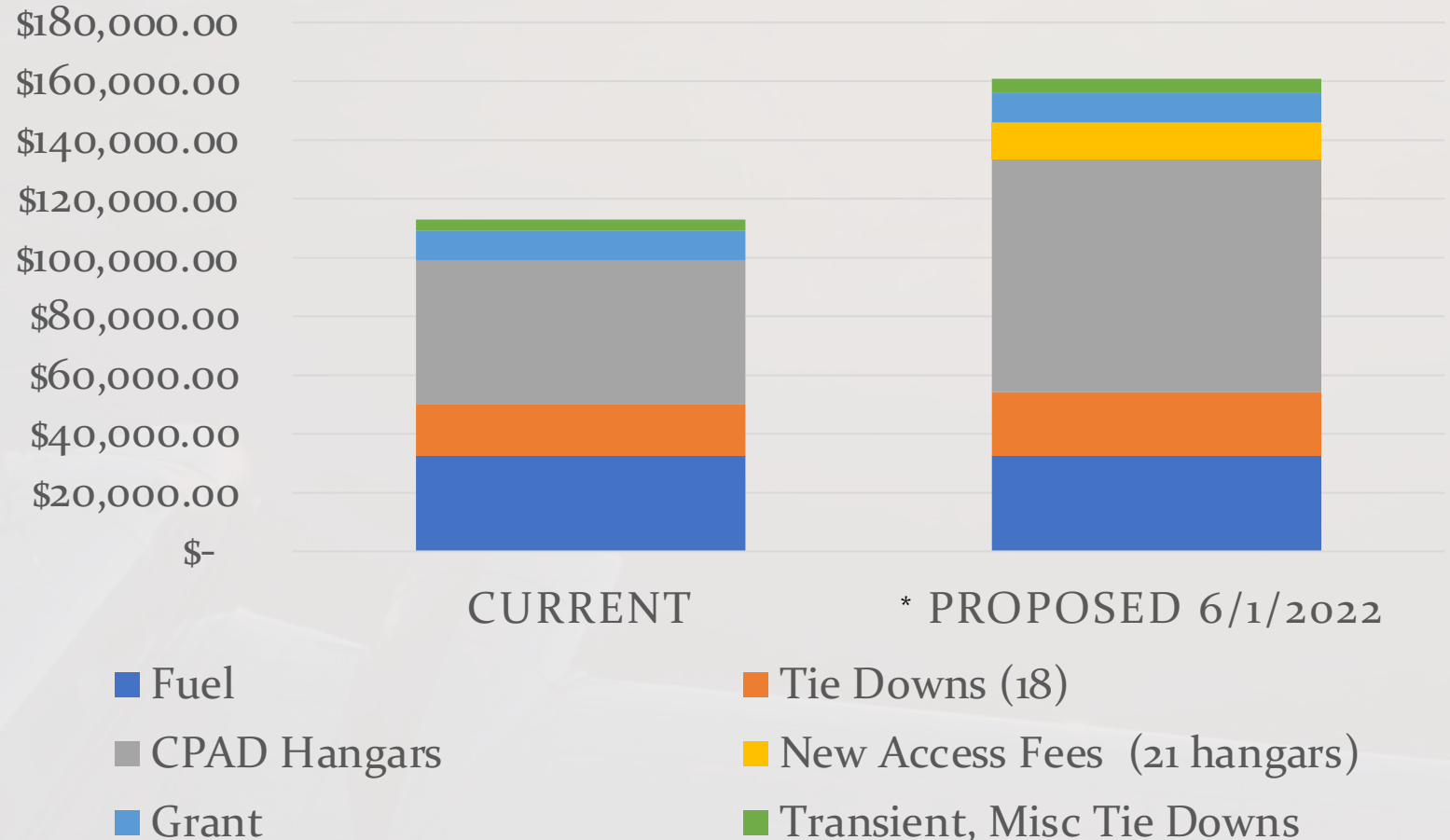


Residential Airpark	Location	Airport	Public or Private	Approximate Number of Properties	Runway	Fuel?	Annual Assessment / Fee	Monthly Assessment / Fee	Plus Special Limited Time Annual Assessment(s)	Special Assessment Notes	Annual Fee Revenue	Fees Comments
Cameron Airpark	Cameron Park, CA	O61	Public	131	4,051' x 50' paved	100LL	\$ 300	\$ 25	\$ 900	Street Resurface Bond	\$ 39,300	Airport
Mid Valley Airpark	Los Lunas, NM	E98	Private	120 lots, including 29 commercial lots	4,340' x 37' lighted, paved	100LL	\$ 350	\$ 29	\$ 13		\$ 100,000	Special assessments: (voted yearly)
Van-Aire Skyport	Brighton, CO	CO12	Private		3700 x 50 ft paved	No	\$ 732	\$ 61				2018 fee amount
Melrose Landing	Hawthorne, FL	FD22	Private		3100 x 50' paved	No	\$ 1,000	\$ 83				Year?
Mogollon Airpark	Overgaard, AZ	AZ82	day-use-only private airport	254 residential lots	3,436' X 50' paved runway and parallel taxiways	No	\$ 1,124	\$ 94			\$ 285,496	Increased from \$941 in 2018. Appears to increase every few years. Was about \$600 in 2013.
Parkland Estates Airpark	Erie, CO	7CO0	Private		4200' x 50' paved	No	\$ 1,200	\$ 100				Year?
Stellar Airpark	Chandler, AZ	P19	Private	80 Residential Lots	4416 x 80 ft paved	100LL	\$ 1,545	\$ 129	No		\$ 271,920	2019 Fee
Spruce Creek	Port Orange, FL	7FL6	Private	almost 5,000 residents, 1,300 homes and 700 hangars. About 600 homes with attached hangars	4000' x 150' paved lighted runway, fourteen miles of paved taxiways	Jet-A 100LL	\$ 1,550	\$ 129				
Kelly Airpark	Elbert, CO	CO15	Private		3,800' x 36' Paved Runway, gravel taxiways	No	\$ 1,596	\$ 133				Year?
Alpine Airpark	Jackson Hole, WY	46U	Private	62 hangar homes, 18 stand-alone hangars	5850' x 70' Paved	Yes	\$ 2,500	\$ 208	Yes	Amount unknown	\$ 200,000	High end houses Runway access fee
Pine Mountain	Groveland, CA	E45	Public		3624" x 50' Paved	100LL	\$ 3,600	\$ 300				

# Parallel Efforts Ensure Balance

## NEW Airport Side Market Driven Revenue

- Hangar and Tie Down Increase Rate/Square Foot
- Access Fees for Non CPAD owned Hangars
- Access Fees for Hangars attached to Non-Aviation Businesses



\*Preliminary numbers not yet approved by BOD

# Equitable Contributions Deliver Results for All



Input Table		
New Special Tax per Month	\$	25.00
Include Tier 1 Projects?		
Include Tier 2 Projects?	Yes	
Include Tier 3 Projects?	No	
Adjustments for Inflation		Rate
Project Costs	Yes	3.00%
Property Tax Income	No	3.00%

Notes  
Items in **Bold** are entry cells  
Items not in bold are calculated values or links to bold entry cells

Include Tier 1 Projects?	0
Include Tier 2 Projects?	Yes
Include Tier 3 Projects?	No
New Special Tax	\$ 25.00
Inflation Rate	3.00%

Today Date 5/8/22

Special Tax Income	120.00
Number of Assesst Properties	

# Roads \$25 Special Tax Increase

Property Tax Income	No	0.00%
	0	3.00%
	0	0.00%
	0	0.00%

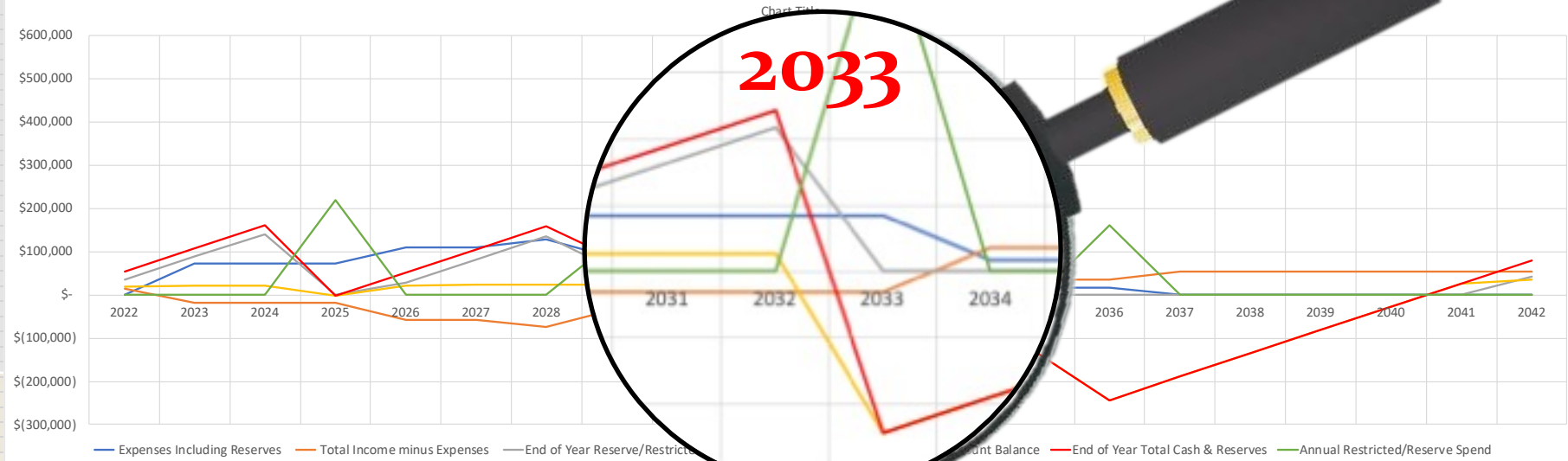
Match %

On time Assessment, into reserves in 2024

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Item	Funding Tier	Expense / Project	Include in Request?	One Time Expense?	Recurring Expense?	Base Cost	Cost Base Year	Adj?	Adj Rate	One Time Adj Cost	Match?	Match Amount Needed	Cost Used	Year Recurring Expense Starts	Year Recurring Expense Ends	Year Saving Starts	Year Saving Ends	Year Savings Spent	Years Amortized														
1	1		0										\$ -																				
2	2												\$ -							1													
3	2												\$ -																				
4	2	Street Resurface	No	Yes	No	\$ 1,438,184	2020	Yes	3.00%	\$ 2,755,708			\$ -			2029	2041	2042	13														
5	2	Street Slurry Seal 1	Yes	Yes	No	\$ 200,000	2022	Yes	3.00%	\$ 218,545			\$ -			2023	2025	2025	3														
6	2	Street Slurry Seal 2	Yes	Yes	No	\$ 368,000	2020	Yes	3.00%	\$ 540,420			\$ -			2026	2033	2033	8														
7	2	Street Crack Seal 1	Yes	Yes	No	\$ 99,878	2020	Yes	3.00%	\$ 130,318			\$ -			2026	2028	2029	3														
8	2	Street Crack Seal 2	Yes	Yes	No	\$ 99,878	2020	Yes	3.00%	\$ 160,275			\$ -			2028	2036	2036	9														
9	2	Consultation	Yes	Yes	No	\$ -		Yes	3.00%	\$ -			\$ -						1														
													\$ 3,805,267	\$ -																			
													2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
													1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
													2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042

Annual Income	\$ 14,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700
Expenses Including Reserves	\$ -	\$ 72,848	\$ 72,848	\$ 72,848	\$ 110,992	\$ 110,992	\$ 128,800	\$ 85,361	\$ 85,361	\$ 85,361	\$ 85,361	\$ 85,361	\$ 85,361	\$ 17,808	\$ 17,808	\$ 17,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income minus Expenses</b>	\$ 14,700	\$ (19,148)	\$ (19,148)	\$ (19,148)	\$ (57,292)	\$ (57,292)	\$ (75,100)	\$ (31,661)	\$ (31,661)	\$ (31,661)	\$ (31,661)	\$ (31,661)	\$ (31,661)	\$ 35,892	\$ 35,892	\$ 35,892	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700	\$ 53,700
Annual Restricted/Reserve Spend	\$ -	\$ -	\$ -	\$ 218,545	\$ -	\$ -	\$ -	\$ 130,318	\$ -	\$ -	\$ -	\$ -	\$ 540,420	\$ -	\$ -	\$ 160,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
End of Year Reserve/Restricted Account Balance	\$ 34,700	\$ 87,800	\$ 140,882	\$ -	\$ 28,444	\$ 81,469	\$ 134,474	\$ 57,139	\$ 110,101	\$ 163,041	\$ 215,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,019
End of Year Cash Account Balance	\$ 20,000	\$ 20,600	\$ 21,218	\$ (2,745)	\$ 22,510	\$ 23,185	\$ 23,881	\$ 24,597	\$ 25,335	\$ 26,095	\$ 26,878	\$ (243,884)	\$ (190,184)	\$ (136,484)	\$ (243,059)	\$ (189,359)	\$ (135,659)	\$ (81,959)	\$ (28,259)	\$ 25,441	\$ 36,122	
<b>End of Year Total Cash &amp; Reserves</b>	\$ 54,700	\$ 108,400	\$ 162,100	\$ (2,745)	\$ 50,955	\$ 104,655	\$ 158,355	\$ 81,736	\$ 135,436	\$ 189,136	\$ 242,836	\$ (243,884)	\$ (190,184)	\$ (136,484)	\$ (243,059)	\$ (189,359)	\$ (135,659)	\$ (81,959)	\$ (759)	\$ 25,441	\$ 79,141	
Minimum Cash Balance with Inflation	\$ 20,000	\$ 20,600	\$ 21,218	\$ 21,855	\$ 22,510	\$ 23,185	\$ 23,881	\$ 24,597	\$ 25,335	\$ 26,095	\$ 26,878	\$ 27,685	\$ 28,515	\$ 29,371	\$ 30,252	\$ 31,159	\$ 32,094	\$ 33,067	\$ 34,078	\$ 35,128	\$ 36,219	
Minimum Total Income minus Expense	\$ (75,100)																					
NLT Minimum Total Income Expense Goal	\$ -				\$ 215,958																	
Difference	\$ (75,100)				\$ (243,884)																	





Input Table		
New Special Tax per Month	\$	25.00
Include Tier 1 Projects?	Yes	
Include Tier 2 Projects?	Yes	
Include Tier 3 Projects?	No	
Fuel System Replacement?	Yes	
Cost Adjustments for Inflation		Rate
Operating Costs	Yes	3.00%
Manager's Salary	Yes	3.00%
Fuel System Replacement	Yes	3.00%
Project costs	Yes	3.00%
Above Ground Sys Savings	Yes	3.00%
Fuel Sys Loan Serving	Yes	3.00%
		3.00%
		3.00%

Fuel System Replacement	
Include Tier 1?	Yes
Include Tier 2?	Yes
Include Tier 3?	No

New Special Tax	\$	25.00
Inflation Rate		3.00%

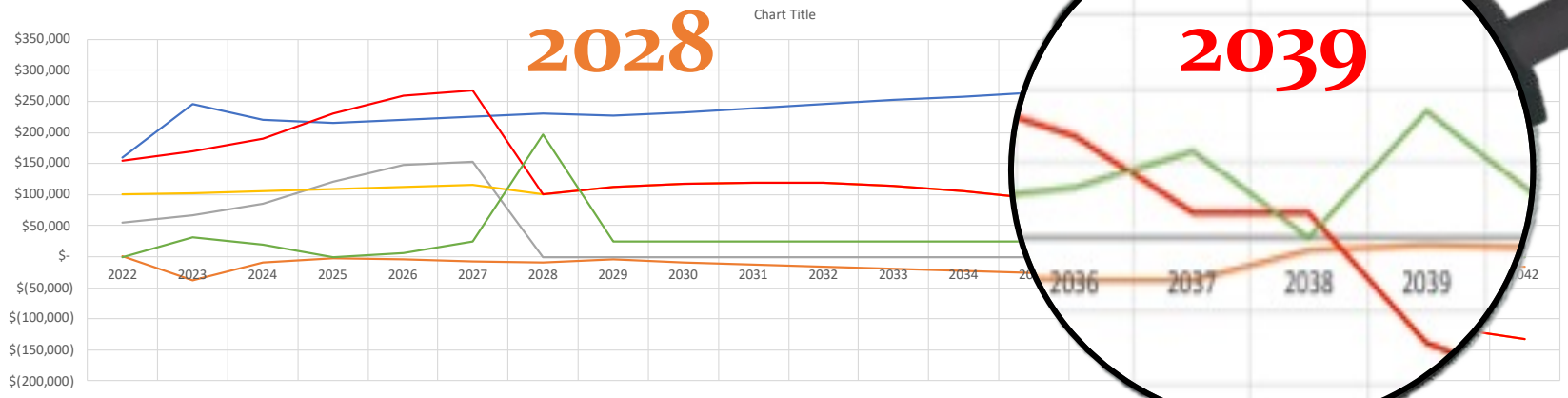
# Airport \$25 Special Tax Increase

3

Item	Funding Tier	Expense / Project	Include in Request?	One Time Expense?	Recurring Expense?	Base Cost (or Total Lopan)	Cost Base Year	Adj?	Adj Rate	One Time Adj Cost	Match?	Match Amount Needed	Cost Used	Year Recurring Expense Starts	Year Recurring Expense Ends	Year Saving Starts (or Loan Pay Begins)	Year Saving Ends (or year Loan Paid)	Year Savings Spent	Years Amortized
1	1	Airport Operations (without fuel expenses)	Yes	No	Yes	\$ 155,000	2021	Yes	3.00%		No		\$ 155,000	2022	2042				21
3	2	Fuel System POS Replacement	Yes	Yes	No	\$ 25,000	2022	Yes	3.00%	\$ 25,750	No	\$ -	\$ 25,750			2023	2023	2023	1
4	2	Fuel Tank Purchase	Yes	Yes	No	\$ 140,000	2021	Yes	3.00%	\$ 172,182	No	\$ -	\$ 172,182			2023	2027	2028	5
5	2	Fuel System Replacement Loan Servicing	Yes	No	Yes	\$ 203,646	2021	Yes	3.00%	\$ 250,459	No	\$ -	\$ 250,459	2028	2037				10
6	2	Savings in Ops Expenses with Above Ground System	Yes	Yes	No	\$ 8,500	2022	Yes	0.00%	\$ 8,500	No	\$ -	\$ 8,500	2029	2042				14
7	2	Airport Layout Plan (ALP)	Yes	Yes	No	\$ 180,000	2020	Yes	3.00%	\$ 202,592	Yes	\$ 20,259	\$ 20,259			2023	2024	2024	2
8	2	Runway Engineering, Inspection, Plan - Consultant	Yes	Yes	No	\$ 5,000	2022	Yes	3.00%	\$ 5,150	No	\$ -	\$ 5,150			2023	2023	2023	1
9	2	Runway & Taxiway Slurry Seal #1	Yes	Yes	No	\$ 203,284	2020	Yes	3.00%	\$ 250,014	Yes	\$ 25,001	\$ 25,001			2023	2027	2027	5
10	2	Runway & Taxiway Slurry Seal #2	Yes	Yes	No	\$ 203,284	2020	Yes	3.00%	\$ 335,998	Yes	\$ 33,600	\$ 33,600			2028	2036	2037	9
11	2	Apron/Tie-down Slurry Seal #1	Yes	Yes	No	\$ 50,355	2020	Yes	3.00%	\$ 60,127	Yes	\$ 6,013	\$ 6,013			2023	2026	2026	4
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13	2	Runway & Taxiway Overlay/Resurface	Yes	Yes	No	\$ 483,878	2020	Yes	3.00%	\$ 848,483	Yes	\$ 84,848	\$ 84,848			2028	2038	2039	11
14	2	Apron/Tie-down Overlay/Resurface	Yes	Yes	No	\$ 131,221	2020	Yes	3.00%	\$ 237,000	Yes	\$ 23,700	\$ 23,700			2028	2039	2040	12

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Annual Income	\$ 160,725	\$ 209,078	\$ 211,296	\$ 213,580	\$ 215,933	\$ 218,357	\$ 220,853	\$ 223,424	\$ 224,372	\$ 227,100	\$ 229,909	\$ 232,803	\$ 235,784	\$ 238,854	\$ 242,016	\$ 245,273	\$ 248,627	\$ 252,083	\$ 255,642	\$ 259,307	\$ 263,083
Expenses Including Reserves	\$ 159,650	\$ 246,409	\$ 220,442	\$ 215,394	\$ 220,627	\$ 225,413	\$ 229,996	\$ 227,215	\$ 233,105	\$ 239,173	\$ 245,422	\$ 251,858	\$ 258,488	\$ 265,317	\$ 271,453	\$ 274,964	\$ 257,380	\$ 271,453	\$ 263,293	\$ 271,447	\$ 279,846
<b>Total Income minus Expenses</b>	\$ 1,075	\$ (37,331)	\$ (9,146)	\$ (1,814)	\$ (4,694)	\$ (7,056)	\$ (9,143)	\$ (3,791)	\$ (8,733)	\$ (12,073)	\$ (15,513)	\$ (19,055)	\$ (22,705)	\$ (26,463)	\$ (29,437)	\$ (29,691)	\$ (8,753)	\$ (5,269)	\$ (7,652)	\$ (12,140)	\$ (16,763)
Annual Restricted/Reserve Spend	\$ -	\$ 30,900	\$ 20,259	\$ -	\$ 6,013	\$ 25,001	\$ 197,228	\$ 25,046	\$ 25,046	\$ 25,046	\$ 25,046	\$ 25,046	\$ 25,046	\$ 25,046	\$ 33,126	\$ 58,646	\$ -	\$ 84,848	\$ 23,700	\$ -	\$ -
End of Year Reserve/Restricted Account Balance	\$ 55,411	\$ 66,149	\$ 84,723	\$ 120,667	\$ 147,622	\$ 152,522	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
End of Year Cash Account Balance	\$ 100,000	\$ 103,000	\$ 106,090	\$ 109,273	\$ 112,551	\$ 115,927	\$ 101,444	\$ 111,972	\$ 117,559	\$ 119,805	\$ 118,612	\$ 113,877	\$ 105,492	\$ 93,348	\$ 69,252	\$ 15,650	\$ 16,586	\$ (71,557)	\$ (102,909)	\$ (115,049)	\$ (131,811)
End of Year Total Cash & Reserves	\$ 155,411	\$ 169,149	\$ 190,813	\$ 229,940	\$ 260,173	\$ 268,450	\$ 101,444	\$ 111,972	\$ 117,559	\$ 119,805	\$ 118,612	\$ 113,877	\$ 105,492	\$ 93,348	\$ 69,252	\$ 15,650	\$ 16,586	\$ (71,557)	\$ (102,909)	\$ (115,049)	\$ (131,811)
Minimum Cash Balance with Inflation	\$ 100,000	\$ 103,000	\$ 106,090	\$ 109,273	\$ 112,551	\$ 115,927	\$ 119,405	\$ 122,987	\$ 126,677	\$ 130,477	\$ 134,392	\$ 138,423	\$ 142,576	\$ 146,853	\$ 151,259	\$ 155,797	\$ 160,471	\$ 165,285	\$ 170,243	\$ 175,351	\$ 180,611
Minimum Total Income minus Expense	\$ (37,331)																				
NLT Minium Total Income Expense Goal	\$ -																				
Difference	\$ (37,331)																				

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Airpark Income	24.3%	37.3%	36.9%	36.5%	36.1%	35.7%	35.3%	34.9%	34.8%	34.3%	33.9%	33.5%	33.1%	32.7%	32.3%	31.9%	31.5%	31.1%	30.7%	30.3%	29.9%
Airport Operation Income	75.7%	59.2%	59.7%	60.1%	60.5%	61.0%	61.4%	61.9%	62.0%	62.5%	62.9%	63.4%	63.9%	64.3%	64.7%	65.1%	65.5%	65.9%	66.3%	66.7%	67.1%

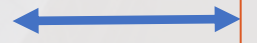
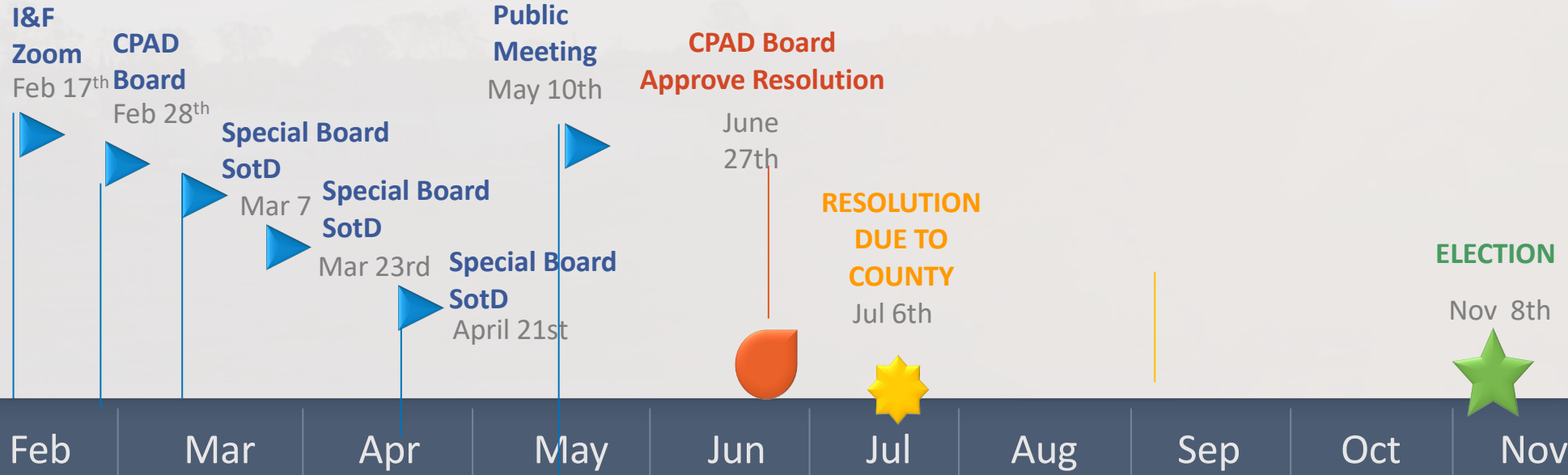


# Updated Process Ensures District Input, Alignment and Accountability on Spending

## Establish Restricted Reserve Accounts Infrastructure and Matching Grants

- **Updated process established** to address concerns/questions that came up in public comments on how additional money will be spent
- Income from new measure will be deposited In **Restricted Reserve Accounts.**
- **Infrastructure maintenance projects** paid from restricted reserve accounts
- **Operations expenses** paid out of **cash accounts** as they are now
- **Any movement of funding out of the special accounts requires a board vote**

# Schedule for November Ballot



1 Month to Complete Process

Please Support Proposal for:

**\$50**

Monthly Special Tax Increase  
for our Community on November's Ballot.

Action required now, or we turn **RED** in a slow decline  
starting **2023** hitting bottom **2030**  
at which point we can no longer sustain the airport and streets.

This proposal has been well vetted by neighbors. It is conservative,  
responsible, and equitable.

# DISCUSSION