

Jail Project Cost Scenarios – Debt Affordability

Union County, North Carolina



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Option 1

400 Bed New Jail with Reuse of Existing for Female Population, Weekenders, and Staff Support

Debt Affordability Analysis – County Model



Existing County Tax Supported Debt Only and New Jail Project

November 2026 GO Referendum for Jail Project – \$182 Million Debt Issuance in March 2027 – GO Ballot Safe Harbor Interest Rate (5.344%)

A Fiscal Year	B Capital Funding Requirements				C Revenue Available		D Cash Flow Surplus (Deficit) (G - E)		E Additional Revenue		F Adj. Surplus/ (Deficit) (H + K)	
	Existing County Debt Service	Proposed County Debt Service	Service Charges	Total Requirements	Dedicated Tax Rate	Total Revenues Available	Annual Surplus/ (Deficit)	General Gov't Debt Budgetary Fund Balance	Equivalent Incremental Tax Impact	Equivalent Tax Impact Revenue	Adjusted Surplus/ (Deficit)	Adjusted General Gov't Debt Budgetary Fund Balance
2025												
2026	\$ 6,187,606	\$ -	\$ 46,350	\$ 6,233,956	\$ 6,464,239	\$ 6,464,239	\$ 230,283	230,283	-	-	\$ 230,283	230,283
2027	6,879,863	-	47,741	6,927,603	6,706,648	6,706,648	(220,955)	9,328	-	-	(220,955)	9,328
2028	6,665,548	18,826,080	49,173	25,540,801	6,958,147	6,958,147	(18,582,654)	(18,573,326)	2.83¢	18,573,326	(9,328)	0
2029	6,450,746	18,339,776	50,648	24,841,170	7,219,078	7,219,078	(17,622,092)	(36,195,418)	-	19,269,825	1,647,733	1,647,733
2030	6,133,800	17,853,472	52,167	24,039,440	7,489,793	7,489,793	(16,549,646)	(52,745,064)	-	19,992,444	3,442,797	5,090,530
2031	5,931,491	17,367,168	53,732	23,352,391	7,770,660	7,770,660	(15,581,731)	(68,326,795)	-	20,742,160	5,160,430	10,250,960
2032	5,742,256	16,880,864	55,344	22,678,465	8,062,060	8,062,060	(14,616,405)	(82,943,199)	-	21,519,991	6,903,587	17,154,547
2033	5,587,297	16,394,560	57,005	22,038,862	8,364,387	8,364,387	(13,674,474)	(96,617,673)	-	22,326,991	8,652,517	25,807,064
2034	5,450,488	15,908,256	58,715	21,417,458	8,678,052	8,678,052	(12,739,406)	(109,357,080)	-	23,164,253	10,424,847	36,231,910
2035	5,310,416	15,421,952	60,476	20,792,844	9,003,479	9,003,479	(11,789,365)	(121,146,445)	-	24,032,913	12,243,548	48,475,458
2036	5,182,217	14,935,648	62,291	20,180,155	9,341,109	9,341,109	(10,839,046)	(131,985,491)	-	24,934,147	14,095,101	62,570,559
2037	4,681,224	14,449,344	64,159	19,194,727	9,691,401	9,691,401	(9,503,326)	(141,488,817)	-	25,869,177	16,365,851	78,936,411
2038	4,556,700	13,963,040	66,084	18,585,824	10,054,829	10,054,829	(8,530,996)	(150,019,812)	-	26,839,272	18,308,276	97,244,687
2039	4,432,176	13,476,736	68,067	17,976,979	10,431,885	10,431,885	(7,545,094)	(157,564,906)	-	27,845,744	20,300,650	117,545,337
2040	4,053,378	12,990,432	70,109	17,113,918	10,823,080	10,823,080	(6,290,838)	(163,855,744)	-	28,889,960	22,599,122	140,144,459
2041	1,356,635	12,504,128	72,212	13,932,975	11,228,946	11,228,946	(2,704,029)	(166,559,773)	-	29,973,333	27,269,304	167,413,763
2042	1,313,380	12,017,824	74,378	13,405,582	11,650,031	11,650,031	(1,755,551)	(168,315,324)	-	31,097,333	29,341,782	196,755,545
2043	749,125	11,531,520	76,609	12,357,254	12,086,907	12,086,907	(270,347)	(168,585,671)	-	32,263,483	31,993,136	228,748,681
2044	721,094	11,045,216	78,908	11,845,218	12,540,166	12,540,166	694,949	(167,890,722)	-	33,473,364	34,168,313	262,916,994
2045	692,656	10,558,912	81,275	11,332,843	13,010,423	13,010,423	1,677,579	(166,213,143)	-	34,728,615	36,406,194	299,323,188
2046	664,219	10,072,608	83,713	10,820,540	13,498,314	13,498,314	2,677,774	(163,535,369)	-	36,030,938	38,708,711	338,031,900
2047	-	9,586,304	86,225	9,672,529	14,004,500	14,004,500	4,331,972	(159,203,397)	-	37,382,098	41,714,070	379,745,969
2048	-	-	88,811	88,811	14,529,669	14,529,669	14,440,858	(144,762,540)	-	38,783,927	53,224,784	432,970,754
2049	-	-	91,476	91,476	15,074,532	15,074,532	14,983,056	(129,779,484)	-	40,238,324	55,221,380	488,192,134
Totals	\$ 88,742,313	\$ 284,123,840							2.83¢			

Note 1: Service Charges for School Debt equal to \$45,000 in FY 2025, Per County Staff. Growth rate of 3.00% used for FY 2026 (\$46,350) and into the future.
 Note 2: Tax Rate Dedicated to Debt Service equal to 1.06 pennies in FY 2026 (reduced from 1.75 pennies) due to revaluation to reflect revenue neutral.
 Note 3: FY 2026 Value of a Penny equal to \$6,098,339, per County Staff. Assumed to grow at 3.75% in the future.
 Note 4: FY 2026 Beginning Fund Balance is assumed to be \$0, Per County Staff.

Debt Affordability Analysis – County Model

Existing County Tax Supported Debt Only and New Jail Project

November 2026 GO Referendum for Jail Project – \$182 Million Debt Issuance in March 2027 – 5.00% Rate

A Fiscal Year	B Capital Funding Requirements				F Revenue Available		H Cash Flow Surplus (Deficit)		J Additional Revenue		L Adj. Surplus/ (Deficit)	
	C Existing County Debt Service	C Proposed County Debt Service	D Service Charges	E Total Requirements	F Dedicated Tax Rate	G Total Revenues Available	I Annual Surplus/ (Deficit)	I General Gov't Debt Budgetary Fund Balance	K Equivalent Incremental Tax Impact	K Equivalent Tax Impact Revenue	L Adjusted Surplus/ (Deficit)	M Adjusted General Gov't Debt Budgetary Fund Balance
							(G - E)				(H + K)	
2025								\$0				\$0
2026	\$ 6,187,606	\$ -	\$ 46,350	\$ 6,233,956	\$ 6,464,239	\$ 6,464,239	\$230,283	230,283	-	-	\$230,283	230,283
2027	6,879,863	-	47,741	6,927,603	6,706,648	6,706,648	(220,955)	9,328	-	-	(220,955)	9,328
2028	6,665,548	18,200,000	49,173	24,914,721	6,958,147	6,958,147	(17,956,574)	(17,947,246)	2.73¢	17,947,246	(9,328)	0
2029	6,450,746	17,745,000	50,648	24,246,394	7,219,078	7,219,078	(17,027,316)	(34,974,562)	-	18,620,267	1,592,951	1,592,951
2030	6,133,800	17,290,000	52,167	23,475,968	7,489,793	7,489,793	(15,986,174)	(50,960,736)	-	19,318,527	3,332,353	4,925,304
2031	5,931,491	16,835,000	53,732	22,820,223	7,770,660	7,770,660	(15,049,563)	(66,010,299)	-	20,042,972	4,993,409	9,918,713
2032	5,742,256	16,380,000	55,344	22,177,601	8,062,060	8,062,060	(14,115,541)	(80,125,839)	-	20,794,583	6,679,043	16,597,756
2033	5,587,297	15,925,000	57,005	21,569,302	8,364,387	8,364,387	(13,204,914)	(93,330,753)	-	21,574,380	8,369,466	24,967,222
2034	5,450,488	15,470,000	58,715	20,979,202	8,678,052	8,678,052	(12,301,150)	(105,631,904)	-	22,383,420	10,082,269	35,049,492
2035	5,310,416	15,015,000	60,476	20,385,892	9,003,479	9,003,479	(11,382,413)	(117,014,317)	-	23,222,798	11,840,385	46,889,877
2036	5,182,217	14,560,000	62,291	19,804,507	9,341,109	9,341,109	(10,463,398)	(127,477,715)	-	24,093,653	13,630,255	60,520,132
2037	4,681,224	14,105,000	64,159	18,850,383	9,691,401	9,691,401	(9,158,982)	(136,636,697)	-	24,997,165	15,838,183	76,358,314
2038	4,556,700	13,650,000	66,084	18,272,784	10,054,829	10,054,829	(8,217,956)	(144,854,652)	-	25,934,558	17,716,603	94,074,917
2039	4,432,176	13,195,000	68,067	17,695,243	10,431,885	10,431,885	(7,263,358)	(152,118,010)	-	26,907,104	19,643,746	113,718,663
2040	4,053,378	12,740,000	70,109	16,863,486	10,823,080	10,823,080	(6,040,406)	(158,158,416)	-	27,916,121	21,875,715	135,594,378
2041	1,356,635	12,285,000	72,212	13,713,847	11,228,946	11,228,946	(2,484,901)	(160,643,317)	-	28,962,975	26,478,074	162,072,453
2042	1,313,380	11,830,000	74,378	13,217,758	11,650,031	11,650,031	(1,567,727)	(162,211,044)	-	30,049,087	28,481,360	190,553,813
2043	749,125	11,375,000	76,609	12,200,734	12,086,907	12,086,907	(113,827)	(162,324,871)	-	31,175,928	31,062,101	221,615,913
2044	721,094	10,920,000	78,908	11,720,002	12,540,166	12,540,166	820,165	(161,504,706)	-	32,345,025	33,165,190	254,781,103
2045	692,656	10,465,000	81,275	11,238,931	13,010,423	13,010,423	1,771,491	(159,733,215)	-	33,557,963	35,329,455	290,110,558
2046	664,219	10,010,000	83,713	10,757,932	13,498,314	13,498,314	2,740,382	(156,992,833)	-	34,816,387	37,556,769	327,667,327
2047	-	9,555,000	86,225	9,641,225	14,004,500	14,004,500	4,363,276	(152,629,557)	-	36,122,002	40,485,277	368,152,604
2048	-	-	88,811	88,811	14,529,669	14,529,669	14,440,858	(138,188,700)	-	37,476,577	51,917,434	420,070,038
2049	-	-	91,476	91,476	15,074,532	15,074,532	14,983,056	(123,205,644)	-	38,881,948	53,865,004	473,935,042
Totals	\$ 88,742,313	\$ 277,550,000							2.73¢			

Note 1: Service Charges for School Debt equal to \$45,000 in FY 2025, Per County Staff. Growth rate of 3.00% used for FY 2026 (\$46,350) and into the future.
 Note 2: Tax Rate Dedicated to Debt Service equal to 1.06 pennies in FY 2026 (reduced from 1.75 pennies) due to revaluation to reflect revenue neutral.
 Note 3: FY 2026 Value of a Penny equal to \$6,098,339, per County Staff. Assumed to grow at 3.75% in the future.
 Note 4: FY 2026 Beginning Fund Balance is assumed to be \$0, Per County Staff.

Option 2

500 Bed New Jail with Reuse of Existing for Overflow
Only

Debt Affordability Analysis – County Model

Existing County Tax Supported Debt Only and New Jail Project

November 2026 GO Referendum for Jail Project – \$217 Million Debt Issuance in March 2027 – GO Ballot Safe Harbor Interest Rate (5.344%)

A Fiscal Year	B Capital Funding Requirements				C Revenue Available		D Cash Flow Surplus (Deficit)		E Additional Revenue		F Adj. Surplus/ (Deficit)	
	Existing County Debt Service	Proposed County Debt Service	Service Charges	Total Requirements	Dedicated Tax Rate	Total Revenues Available	(G - E)		Equivalent Incremental Tax Impact	Equivalent Tax Impact Revenue	(H + K)	
							Annual Surplus/ (Deficit)	General Gov't Debt Budgetary Fund Balance			Adjusted Surplus/ (Deficit)	Adjusted General Gov't Debt Budgetary Fund Balance
2025												
2026	\$ 6,187,606	\$ -	\$ 46,350	\$ 6,233,956	\$ 6,464,239	\$ 6,464,239	\$ 230,283	230,283	-	-	\$ 230,283	230,283
2027	6,879,863	-	47,741	6,927,603	6,706,648	6,706,648	(220,955)	9,328	-	-	(220,955)	9,328
2028	6,665,548	22,446,480	49,173	29,161,201	6,958,147	6,958,147	(22,203,054)	(22,193,726)	3.38¢	22,193,726	(9,328)	0
2029	6,450,746	21,866,656	50,648	28,368,050	7,219,078	7,219,078	(21,148,972)	(43,342,698)	-	23,025,990	1,877,018	1,877,018
2030	6,133,800	21,286,832	52,167	27,472,800	7,489,793	7,489,793	(19,983,006)	(63,325,704)	-	23,889,465	3,906,459	5,783,477
2031	5,931,491	20,707,008	53,732	26,692,231	7,770,660	7,770,660	(18,921,571)	(82,247,275)	-	24,785,320	5,863,749	11,647,226
2032	5,742,256	20,127,184	55,344	25,924,785	8,062,060	8,062,060	(17,862,725)	(100,109,999)	-	25,714,769	7,852,045	19,499,271
2033	5,587,297	19,547,360	57,005	25,191,662	8,364,387	8,364,387	(16,827,274)	(116,937,273)	-	26,679,073	9,851,799	29,351,069
2034	5,450,488	18,967,536	58,715	24,476,738	8,678,052	8,678,052	(15,798,686)	(132,735,960)	-	27,679,538	11,880,852	41,231,921
2035	5,310,416	18,387,712	60,476	23,758,604	9,003,479	9,003,479	(14,755,125)	(147,491,085)	-	28,717,521	13,962,396	55,194,318
2036	5,182,217	17,807,888	62,291	23,052,395	9,341,109	9,341,109	(13,711,286)	(161,202,371)	-	29,794,428	16,083,142	71,277,460
2037	4,681,224	17,228,064	64,159	21,973,447	9,691,401	9,691,401	(12,282,046)	(173,484,417)	-	30,911,719	18,629,673	89,907,133
2038	4,556,700	16,648,240	66,084	21,271,024	10,054,829	10,054,829	(11,216,196)	(184,700,612)	-	32,070,909	20,854,713	110,761,846
2039	4,432,176	16,068,416	68,067	20,568,659	10,431,885	10,431,885	(10,136,774)	(194,837,386)	-	33,273,568	23,136,794	133,898,640
2040	4,053,378	15,488,592	70,109	19,612,078	10,823,080	10,823,080	(8,788,998)	(203,626,384)	-	34,521,327	25,732,329	159,630,968
2041	1,356,635	14,908,768	72,212	16,337,615	11,228,946	11,228,946	(5,108,669)	(208,735,053)	-	35,815,876	30,707,207	190,338,176
2042	1,313,380	14,328,944	74,378	15,716,702	11,650,031	11,650,031	(4,066,671)	(212,801,724)	-	37,158,972	33,092,301	223,430,476
2043	749,125	13,749,120	76,609	14,574,854	12,086,907	12,086,907	(2,487,947)	(215,289,671)	-	38,552,433	36,064,486	259,494,962
2044	721,094	13,169,296	78,908	13,969,298	12,540,166	12,540,166	(1,429,131)	(216,718,802)	-	39,998,149	38,569,018	298,063,981
2045	692,656	12,589,472	81,275	13,363,403	13,010,423	13,010,423	(352,981)	(217,071,783)	-	41,498,080	41,145,099	339,209,080
2046	664,219	12,009,648	83,713	12,757,580	13,498,314	13,498,314	740,734	(216,331,049)	-	43,054,258	43,794,991	383,004,071
2047	-	11,429,824	86,225	11,516,049	14,004,500	14,004,500	2,488,452	(213,842,597)	-	44,668,793	47,157,244	430,161,316
2048	-	-	88,811	88,811	14,529,669	14,529,669	14,440,858	(199,401,740)	-	46,343,872	60,784,730	490,946,046
2049	-	-	91,476	91,476	15,074,532	15,074,532	14,983,056	(184,418,684)	-	48,081,767	63,064,823	554,010,869
Totals	\$ 88,742,313	\$ 338,763,040							3.38¢			

Note 1: Service Charges for School Debt equal to \$45,000 in FY 2025, Per County Staff. Growth rate of 3.00% used for FY 2026 (\$46,350) and into the future.
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Debt Affordability Analysis – County Model

Existing County Tax Supported Debt Only and New Jail Project

November 2026 GO Referendum for Jail Project – \$217 Million Debt Issuance in March 2027 – 5.00% Rate

A Fiscal Year	B Capital Funding Requirements				C Revenue Available		D Cash Flow Surplus (Deficit) (G - E)		E Additional Revenue		F Adj. Surplus/ (Deficit) (H + K)	
	Existing County Debt Service	Proposed County Debt Service	Service Charges	Total Requirements	Dedicated Tax Rate	Total Revenues Available	Annual Surplus/ (Deficit)	General Gov't Debt Budgetary Fund Balance	Equivalent Incremental Tax Impact	Equivalent Tax Impact Revenue	Adjusted Surplus/ (Deficit)	Adjusted General Gov't Debt Budgetary Fund Balance
2025												
2026	\$ 6,187,606	\$ -	\$ 46,350	\$ 6,233,956	\$ 6,464,239	\$ 6,464,239	\$ 230,283	230,283	-	-	\$ 230,283	230,283
2027	6,879,863	-	47,741	6,927,603	6,706,648	6,706,648	(220,955)	9,328	-	-	(220,955)	9,328
2028	6,665,548	21,700,000	49,173	28,414,721	6,958,147	6,958,147	(21,456,574)	(21,447,246)	3.27¢	21,447,246	(9,328)	0
2029	6,450,746	21,157,500	50,648	27,658,894	7,219,078	7,219,078	(20,439,816)	(41,887,062)	-	22,251,517	1,811,701	1,811,701
2030	6,133,800	20,615,000	52,167	26,800,968	7,489,793	7,489,793	(19,311,174)	(61,198,236)	-	23,085,949	3,774,775	5,586,476
2031	5,931,491	20,072,500	53,732	26,057,723	7,770,660	7,770,660	(18,287,063)	(79,485,299)	-	23,951,672	5,664,610	11,251,085
2032	5,742,256	19,530,000	55,344	25,327,601	8,062,060	8,062,060	(17,265,541)	(96,750,839)	-	24,849,860	7,584,319	18,835,405
2033	5,587,297	18,987,500	57,005	24,631,802	8,364,387	8,364,387	(16,267,414)	(113,018,253)	-	25,781,730	9,514,316	28,349,720
2034	5,450,488	18,445,000	58,715	23,954,202	8,678,052	8,678,052	(15,276,150)	(128,294,404)	-	26,748,545	11,472,394	39,822,114
2035	5,310,416	17,902,500	60,476	23,273,392	9,003,479	9,003,479	(14,269,913)	(142,564,317)	-	27,751,615	13,481,702	53,303,816
2036	5,182,217	17,360,000	62,291	22,604,507	9,341,109	9,341,109	(13,263,398)	(155,827,715)	-	28,792,301	15,528,903	68,832,719
2037	4,681,224	16,817,500	64,159	21,562,883	9,691,401	9,691,401	(11,871,482)	(167,699,197)	-	29,872,012	18,000,530	86,833,249
2038	4,556,700	16,275,000	66,084	20,897,784	10,054,829	10,054,829	(10,842,956)	(178,542,152)	-	30,992,212	20,149,257	106,982,506
2039	4,432,176	15,732,500	68,067	20,232,743	10,431,885	10,431,885	(9,800,858)	(188,343,010)	-	32,154,420	22,353,562	129,336,068
2040	4,053,378	15,190,000	70,109	19,313,486	10,823,080	10,823,080	(8,490,406)	(196,833,416)	-	33,360,211	24,869,805	154,205,873
2041	1,356,635	14,647,500	72,212	16,076,347	11,228,946	11,228,946	(4,847,401)	(201,680,817)	-	34,611,219	29,763,818	183,969,691
2042	1,313,380	14,105,000	74,378	15,492,758	11,650,031	11,650,031	(3,842,727)	(205,523,544)	-	35,909,140	32,066,413	216,036,103
2043	749,125	13,562,500	76,609	14,388,234	12,086,907	12,086,907	(2,301,327)	(207,824,871)	-	37,255,732	34,954,405	250,990,509
2044	721,094	13,020,000	78,908	13,820,002	12,540,166	12,540,166	(1,279,835)	(209,104,706)	-	38,652,822	37,372,987	288,363,496
2045	692,656	12,477,500	81,275	13,251,431	13,010,423	13,010,423	(241,009)	(209,345,715)	-	40,102,303	39,861,295	328,224,790
2046	664,219	11,935,000	83,713	12,682,932	13,498,314	13,498,314	815,382	(208,530,333)	-	41,606,139	42,421,521	370,646,312
2047	-	11,392,500	86,225	11,478,725	14,004,500	14,004,500	2,525,776	(206,004,557)	-	43,166,370	45,692,145	416,338,457
2048	-	-	88,811	88,811	14,529,669	14,529,669	14,440,858	(191,563,700)	-	44,785,109	59,225,966	475,564,423
2049	-	-	91,476	91,476	15,074,532	15,074,532	14,983,056	(176,580,644)	-	46,464,550	61,447,606	537,012,029
Totals	\$ 88,742,313	\$ 330,925,000							3.27¢			

Note 1: Service Charges for School Debt equal to \$45,000 in FY 2025, Per County Staff. Growth rate of 3.00% used for FY 2026 (\$46,350) and into the future.
 Note 2: Tax Rate Dedicated to Debt Service equal to 1.06 pennies in FY 2026 (reduced from 1.75 pennies) due to revaluation to reflect revenue neutral.
 Note 3: FY 2026 Value of a Penny equal to \$6,098,339, per County Staff. Assumed to grow at 3.75% in the future.
 Note 4: FY 2026 Beginning Fund Balance is assumed to be \$0, Per County Staff.

Option 3

500/600 Bed New Jail with no reuse of existing jail
but Reuse of Admin

Debt Affordability Analysis – County Model



Existing County Tax Supported Debt Only and New Jail Project

November 2026 GO Referendum for Jail Project – \$200 Million Debt Issuance in March 2027 – GO Ballot Safe Harbor Interest Rate (5.344%)

A Fiscal Year	B Capital Funding Requirements				C Revenue Available		D Cash Flow Surplus (Deficit)		E Additional Revenue		F Adj. Surplus/ (Deficit)	
	Existing County Debt Service	Proposed County Debt Service	Service Charges	Total Requirements	Dedicated Tax Rate	Total Revenues Available	(G - E)		Equivalent Incremental Tax Impact	Equivalent Tax Impact Revenue	(H + K)	
							Annual Surplus/ (Deficit)	General Gov't Debt Budgetary Fund Balance			Adjusted Surplus/ (Deficit)	Adjusted General Gov't Debt Budgetary Fund Balance
2025								\$0				\$0
2026	\$ 6,187,606	\$ -	\$ 46,350	\$ 6,233,956	\$ 6,464,239	\$ 6,464,239	\$230,283	230,283	-	-	\$230,283	230,283
2027	6,879,863	-	47,741	6,927,603	6,706,648	6,706,648	(220,955)	9,328	-	-	(220,955)	9,328
2028	6,665,548	20,688,000	49,173	27,402,721	6,958,147	6,958,147	(20,444,574)	(20,435,246)	3.11¢	20,435,246	(9,328)	0
2029	6,450,746	20,153,600	50,648	26,654,994	7,219,078	7,219,078	(19,435,916)	(39,871,162)	-	21,201,567	1,765,651	1,765,651
2030	6,133,800	19,619,200	52,167	25,805,168	7,489,793	7,489,793	(18,315,374)	(58,186,536)	-	21,996,626	3,681,252	5,446,903
2031	5,931,491	19,084,800	53,732	25,070,023	7,770,660	7,770,660	(17,299,363)	(75,485,899)	-	22,821,499	5,522,137	10,969,040
2032	5,742,256	18,550,400	55,344	24,348,001	8,062,060	8,062,060	(16,285,941)	(91,771,839)	-	23,677,306	7,391,365	18,360,405
2033	5,587,297	18,016,000	57,005	23,660,302	8,364,387	8,364,387	(15,295,914)	(107,067,753)	-	24,565,205	9,269,290	27,629,695
2034	5,450,488	17,481,600	58,715	22,990,802	8,678,052	8,678,052	(14,312,750)	(121,380,504)	-	25,486,400	11,173,649	38,803,345
2035	5,310,416	16,947,200	60,476	22,318,092	9,003,479	9,003,479	(13,314,613)	(134,695,117)	-	26,442,140	13,127,527	51,930,872
2036	5,182,217	16,412,800	62,291	21,657,307	9,341,109	9,341,109	(12,316,198)	(147,011,315)	-	27,433,720	15,117,522	67,048,394
2037	4,681,224	15,878,400	64,159	20,623,783	9,691,401	9,691,401	(10,932,382)	(157,943,697)	-	28,462,485	17,530,102	84,578,496
2038	4,556,700	15,344,000	66,084	19,966,784	10,054,829	10,054,829	(9,911,956)	(167,855,652)	-	29,529,828	19,617,872	104,196,369
2039	4,432,176	14,809,600	68,067	19,309,843	10,431,885	10,431,885	(8,877,958)	(176,733,610)	-	30,637,196	21,759,238	125,955,607
2040	4,053,378	14,275,200	70,109	18,398,686	10,823,080	10,823,080	(7,575,606)	(184,309,216)	-	31,786,091	24,210,485	150,166,092
2041	1,356,635	13,740,800	72,212	15,169,647	11,228,946	11,228,946	(3,940,701)	(188,249,917)	-	32,978,070	29,037,369	179,203,461
2042	1,313,380	13,206,400	74,378	14,594,158	11,650,031	11,650,031	(2,944,127)	(191,194,044)	-	34,214,747	31,270,620	210,474,081
2043	749,125	12,672,000	76,609	13,497,734	12,086,907	12,086,907	(1,410,827)	(192,604,871)	-	35,497,800	34,086,973	244,561,054
2044	721,094	12,137,600	78,908	12,937,602	12,540,166	12,540,166	(397,435)	(193,002,306)	-	36,828,968	36,431,533	280,992,587
2045	692,656	11,603,200	81,275	12,377,131	13,010,423	13,010,423	633,291	(192,369,015)	-	38,210,054	38,843,345	319,835,932
2046	664,219	11,068,800	83,713	11,816,732	13,498,314	13,498,314	1,681,582	(190,687,433)	-	39,642,931	41,324,513	361,160,445
2047	-	10,534,400	86,225	10,620,625	14,004,500	14,004,500	3,383,876	(187,303,557)	-	41,129,541	44,513,417	405,673,862
2048	-	-	88,811	88,811	14,529,669	14,529,669	14,440,858	(172,862,700)	-	42,671,899	57,112,756	462,786,618
2049	-	-	91,476	91,476	15,074,532	15,074,532	14,983,056	(157,879,644)	-	44,272,095	59,255,151	522,041,769
Totals	\$ 88,742,313	\$ 312,224,000							3.11¢			

(Note 1)

(Notes 2,3)

(Note 3)

(Note 3)

(Note 4)

Note 1: Service Charges for School Debt equal to \$45,000 in FY 2025, Per County Staff. Growth rate of 3.00% used for FY 2026 (\$46,350) and into the future.

Note 2: Tax Rate Dedicated to Debt Service equal to 1.06 pennies in FY 2026 (reduced from 1.75 pennies) due to revaluation to reflect revenue neutral.

Note 3: FY 2026 Value of a Penny equal to \$6,098,339, per County Staff. Assumed to grow at 3.75% in the future.

Note 4: FY 2026 Beginning Fund Balance is assumed to be \$0, Per County Staff.

Debt Affordability Analysis – County Model

Existing County Tax Supported Debt Only and New Jail Project

November 2026 GO Referendum for Jail Project – \$200 Million Debt Issuance in March 2027 – 5.00% Rate

A	B Capital Funding Requirements				C Revenue Available		D Cash Flow Surplus (Deficit)		E Additional Revenue		F Adj. Surplus/ (Deficit)	
Fiscal Year	Existing County Debt Service	Proposed County Debt Service	Service Charges	Total Requirements	Dedicated Tax Rate	Total Revenues Available	(G - E)		Equivalent Incremental Tax Impact	Equivalent Tax Impact Revenue	(H + K)	
							Annual Surplus/ (Deficit)	General Gov't Debt Budgetary Fund Balance			Adjusted Surplus/ (Deficit)	Adjusted General Gov't Debt Budgetary Fund Balance
2025								\$0				\$0
2026	\$ 6,187,606	\$ -	\$ 46,350	\$ 6,233,956	\$ 6,464,239	\$ 6,464,239	\$230,283	230,283	-	-	\$230,283	230,283
2027	6,879,863	-	47,741	6,927,603	6,706,648	6,706,648	(220,955)	9,328	-	-	(220,955)	9,328
2028	6,665,548	20,000,000	49,173	26,714,721	6,958,147	6,958,147	(19,756,574)	(19,747,246)	3.01¢	19,747,246	(9,328)	0
2029	6,450,746	19,500,000	50,648	26,001,394	7,219,078	7,219,078	(18,782,316)	(38,529,562)	-	20,487,767	1,705,451	1,705,451
2030	6,133,800	19,000,000	52,167	25,185,968	7,489,793	7,489,793	(17,696,174)	(56,225,736)	-	21,256,059	3,559,884	5,265,335
2031	5,931,491	18,500,000	53,732	24,485,223	7,770,660	7,770,660	(16,714,563)	(72,940,299)	-	22,053,161	5,338,598	10,603,933
2032	5,742,256	18,000,000	55,344	23,797,601	8,062,060	8,062,060	(15,735,541)	(88,675,839)	-	22,880,154	7,144,614	17,748,547
2033	5,587,297	17,500,000	57,005	23,144,302	8,364,387	8,364,387	(14,779,914)	(103,455,753)	-	23,738,160	8,958,246	26,706,793
2034	5,450,488	17,000,000	58,715	22,509,202	8,678,052	8,678,052	(13,831,150)	(117,286,904)	-	24,628,341	10,797,191	37,503,983
2035	5,310,416	16,500,000	60,476	21,870,892	9,003,479	9,003,479	(12,867,413)	(130,154,317)	-	25,551,904	12,684,491	50,188,474
2036	5,182,217	16,000,000	62,291	21,244,507	9,341,109	9,341,109	(11,903,398)	(142,057,715)	-	26,510,100	14,606,702	64,795,177
2037	4,681,224	15,500,000	64,159	20,245,383	9,691,401	9,691,401	(10,553,982)	(152,611,697)	-	27,504,229	16,950,247	81,745,424
2038	4,556,700	15,000,000	66,084	19,622,784	10,054,829	10,054,829	(9,567,956)	(162,179,652)	-	28,535,638	18,967,682	100,713,106
2039	4,432,176	14,500,000	68,067	19,000,243	10,431,885	10,431,885	(8,568,358)	(170,748,010)	-	29,605,724	21,037,366	121,750,471
2040	4,053,378	14,000,000	70,109	18,123,486	10,823,080	10,823,080	(7,300,406)	(178,048,416)	-	30,715,939	23,415,533	145,166,004
2041	1,356,635	13,500,000	72,212	14,928,847	11,228,946	11,228,946	(3,699,901)	(181,748,317)	-	31,867,786	28,167,885	173,333,889
2042	1,313,380	13,000,000	74,378	14,387,758	11,650,031	11,650,031	(2,737,727)	(184,486,044)	-	33,062,828	30,325,101	203,658,991
2043	749,125	12,500,000	76,609	13,325,734	12,086,907	12,086,907	(1,238,827)	(185,724,871)	-	34,302,684	33,063,857	236,722,848
2044	721,094	12,000,000	78,908	12,800,002	12,540,166	12,540,166	(259,835)	(185,984,706)	-	35,589,035	35,329,200	272,052,048
2045	692,656	11,500,000	81,275	12,273,931	13,010,423	13,010,423	736,491	(185,248,215)	-	36,923,624	37,660,115	309,712,163
2046	664,219	11,000,000	83,713	11,747,932	13,498,314	13,498,314	1,750,382	(183,497,833)	-	38,308,260	40,058,641	349,770,805
2047	-	10,500,000	86,225	10,586,225	14,004,500	14,004,500	3,418,276	(180,079,557)	-	39,744,819	43,163,095	392,933,900
2048	-	-	88,811	88,811	14,529,669	14,529,669	14,440,858	(165,638,700)	-	41,235,250	55,676,108	448,610,008
2049	-	-	91,476	91,476	15,074,532	15,074,532	14,983,056	(150,655,644)	-	42,781,572	57,764,628	506,374,636
Totals	\$ 88,742,313	\$ 305,000,000							3.01¢			

(Note 1)

(Notes 2,3)

(Note 3)

(Note 3)

(Note 4)

Note 1: Service Charges for School Debt equal to \$45,000 in FY 2025, Per County Staff. Growth rate of 3.00% used for FY 2026 (\$46,350) and into the future.

Note 2: Tax Rate Dedicated to Debt Service equal to 1.06 pennies in FY 2026 (reduced from 1.75 pennies) due to revaluation to reflect revenue neutral.

Note 3: FY 2026 Value of a Penny equal to \$6,098,339, per County Staff. Assumed to grow at 3.75% in the future.

Note 4: FY 2026 Beginning Fund Balance is assumed to be \$0, Per County Staff.

Option 4

500/600 Bed New Jail with no Reuse of Existing

Debt Affordability Analysis – County Model

Existing County Tax Supported Debt Only and New Jail Project

November 2026 GO Referendum for Jail Project – \$210 Million Debt Issuance in March 2027 – GO Ballot Safe Harbor Interest Rate (5.344%)

A Fiscal Year	B Capital Funding Requirements				C Revenue Available		D Cash Flow Surplus (Deficit) (G - E)		E Additional Revenue		F Adj. Surplus/ (Deficit) (H + K)	
	Existing County Debt Service	Proposed County Debt Service	Service Charges	Total Requirements	Dedicated Tax Rate	Total Revenues Available	Annual Surplus/ (Deficit)	General Gov't Debt Budgetary Fund Balance	Equivalent Incremental Tax Impact	Equivalent Tax Impact Revenue	Adjusted Surplus/ (Deficit)	Adjusted General Gov't Debt Budgetary Fund Balance
2025												
2026	\$ 6,187,606	\$ -	\$ 46,350	\$ 6,233,956	\$ 6,464,239	\$ 6,464,239	\$ 230,283	230,283	-	-	\$ 230,283	230,283
2027	6,879,863	-	47,741	6,927,603	6,706,648	6,706,648	(220,955)	9,328	-	-	(220,955)	9,328
2028	6,665,548	21,722,400	49,173	28,437,121	6,958,147	6,958,147	(21,478,974)	(21,469,646)	3.27¢	21,469,646	(9,328)	0
2029	6,450,746	21,161,280	50,648	27,662,674	7,219,078	7,219,078	(20,443,596)	(41,913,242)	-	22,274,757	1,831,161	1,831,161
2030	6,133,800	20,600,160	52,167	26,786,128	7,489,793	7,489,793	(19,296,334)	(61,209,576)	-	23,110,061	3,813,726	5,644,887
2031	5,931,491	20,039,040	53,732	26,024,263	7,770,660	7,770,660	(18,253,603)	(79,463,179)	-	23,976,688	5,723,085	11,367,973
2032	5,742,256	19,477,920	55,344	25,275,521	8,062,060	8,062,060	(17,213,461)	(96,676,639)	-	24,875,814	7,662,353	19,030,326
2033	5,587,297	18,916,800	57,005	24,561,102	8,364,387	8,364,387	(16,196,714)	(112,873,353)	-	25,808,657	9,611,943	28,642,268
2034	5,450,488	18,355,680	58,715	23,864,882	8,678,052	8,678,052	(15,186,830)	(128,060,184)	-	26,776,481	11,589,651	40,231,919
2035	5,310,416	17,794,560	60,476	23,165,452	9,003,479	9,003,479	(14,161,973)	(142,222,157)	-	27,780,599	13,618,626	53,850,546
2036	5,182,217	17,233,440	62,291	22,477,947	9,341,109	9,341,109	(13,136,838)	(155,358,995)	-	28,822,372	15,685,534	69,536,080
2037	4,681,224	16,672,320	64,159	21,417,703	9,691,401	9,691,401	(11,726,302)	(167,085,297)	-	29,903,211	18,176,909	87,712,989
2038	4,556,700	16,111,200	66,084	20,733,984	10,054,829	10,054,829	(10,679,156)	(177,764,452)	-	31,024,581	20,345,426	108,058,414
2039	4,432,176	15,550,080	68,067	20,050,323	10,431,885	10,431,885	(9,618,438)	(187,382,890)	-	32,188,003	22,569,565	130,627,979
2040	4,053,378	14,988,960	70,109	19,112,446	10,823,080	10,823,080	(8,289,366)	(195,672,256)	-	33,395,053	25,105,687	155,733,666
2041	1,356,635	14,427,840	72,212	15,856,687	11,228,946	11,228,946	(4,627,741)	(200,299,997)	-	34,647,368	30,019,627	185,753,293
2042	1,313,380	13,866,720	74,378	15,254,478	11,650,031	11,650,031	(3,604,447)	(203,904,444)	-	35,946,644	32,342,197	218,095,490
2043	749,125	13,305,600	76,609	14,131,334	12,086,907	12,086,907	(2,044,427)	(205,948,871)	-	37,294,643	35,250,216	253,345,706
2044	721,094	12,744,480	78,908	13,544,482	12,540,166	12,540,166	(1,004,315)	(206,953,186)	-	38,693,192	37,688,877	291,034,583
2045	692,656	12,183,360	81,275	12,957,291	13,010,423	13,010,423	53,131	(206,900,055)	-	40,144,187	40,197,318	331,231,902
2046	664,219	11,622,240	83,713	12,370,172	13,498,314	13,498,314	1,128,142	(205,771,913)	-	41,649,594	42,777,735	374,009,637
2047	-	11,061,120	86,225	11,147,345	14,004,500	14,004,500	2,857,156	(202,914,757)	-	43,211,454	46,068,609	420,078,246
2048	-	-	88,811	88,811	14,529,669	14,529,669	14,440,858	(188,473,900)	-	44,831,883	59,272,741	479,350,987
2049	-	-	91,476	91,476	15,074,532	15,074,532	14,983,056	(173,490,844)	-	46,513,079	61,496,135	540,847,122
Totals	\$ 88,742,313	\$ 327,835,200							3.27¢			

Note 1: Service Charges for School Debt equal to \$45,000 in FY 2025, Per County Staff. Growth rate of 3.00% used for FY 2026 (\$46,350) and into the future.
 Note 2: Tax Rate Dedicated to Debt Service equal to 1.06 pennies in FY 2026 (reduced from 1.75 pennies) due to revaluation to reflect revenue neutral.
 Note 3: FY 2026 Value of a Penny equal to \$6,098,339, per County Staff. Assumed to grow at 3.75% in the future.
 Note 4: FY 2026 Beginning Fund Balance is assumed to be \$0, Per County Staff.

Debt Affordability Analysis – County Model



Existing County Tax Supported Debt Only and New Jail Project

November 2026 GO Referendum for Jail Project – \$210 Million Debt Issuance in March 2027 – 5.00% Rate

A Fiscal Year	B Capital Funding Requirements				C Revenue Available		D Cash Flow Surplus (Deficit)		E Additional Revenue		F Adj. Surplus/ (Deficit)	
	Existing County Debt Service	Proposed County Debt Service	Service Charges	Total Requirements	Dedicated Tax Rate	Total Revenues Available	(G - E)		Equivalent Incremental Tax Impact	Equivalent Tax Impact Revenue	(H + K)	
							Annual Surplus/ (Deficit)	General Gov't Debt Budgetary Fund Balance			Adjusted Surplus/ (Deficit)	Adjusted General Gov't Debt Budgetary Fund Balance
2025												
2026	\$ 6,187,606	\$ -	\$ 46,350	\$ 6,233,956	\$ 6,464,239	\$ 6,464,239	\$ 230,283	230,283	-	-	\$ 230,283	230,283
2027	6,879,863	-	47,741	6,927,603	6,706,648	6,706,648	(220,955)	9,328	-	-	(220,955)	9,328
2028	6,665,548	21,000,000	49,173	27,714,721	6,958,147	6,958,147	(20,756,574)	(20,747,246)	3.16¢	20,747,246	(9,328)	0
2029	6,450,746	20,475,000	50,648	26,976,394	7,219,078	7,219,078	(19,757,316)	(40,504,562)	-	21,525,267	1,767,951	1,767,951
2030	6,133,800	19,950,000	52,167	26,135,968	7,489,793	7,489,793	(18,646,174)	(59,150,736)	-	22,332,465	3,686,290	5,454,242
2031	5,931,491	19,425,000	53,732	25,410,223	7,770,660	7,770,660	(17,639,563)	(76,790,299)	-	23,169,932	5,530,369	10,984,611
2032	5,742,256	18,900,000	55,344	24,697,601	8,062,060	8,062,060	(16,635,541)	(93,425,839)	-	24,038,805	7,403,264	18,387,875
2033	5,587,297	18,375,000	57,005	24,019,302	8,364,387	8,364,387	(15,654,914)	(109,080,753)	-	24,940,260	9,285,346	27,673,221
2034	5,450,488	17,850,000	58,715	23,359,202	8,678,052	8,678,052	(14,681,150)	(123,761,904)	-	25,875,520	11,194,369	38,867,590
2035	5,310,416	17,325,000	60,476	22,695,892	9,003,479	9,003,479	(13,692,413)	(137,454,317)	-	26,845,852	13,153,439	52,021,028
2036	5,182,217	16,800,000	62,291	22,044,507	9,341,109	9,341,109	(12,703,398)	(150,157,715)	-	27,852,571	15,149,173	67,170,202
2037	4,681,224	16,275,000	64,159	21,020,383	9,691,401	9,691,401	(11,328,982)	(161,486,697)	-	28,897,042	17,568,060	84,738,262
2038	4,556,700	15,750,000	66,084	20,372,784	10,054,829	10,054,829	(10,317,956)	(171,804,652)	-	29,980,681	19,662,726	104,400,988
2039	4,432,176	15,225,000	68,067	19,725,243	10,431,885	10,431,885	(9,293,358)	(181,098,010)	-	31,104,957	21,811,599	126,212,587
2040	4,053,378	14,700,000	70,109	18,823,486	10,823,080	10,823,080	(8,000,406)	(189,098,416)	-	32,271,393	24,270,987	150,483,574
2041	1,356,635	14,175,000	72,212	15,603,847	11,228,946	11,228,946	(4,374,901)	(193,473,317)	-	33,481,570	29,106,669	179,590,243
2042	1,313,380	13,650,000	74,378	15,037,758	11,650,031	11,650,031	(3,387,727)	(196,861,044)	-	34,737,129	31,349,402	210,939,645
2043	749,125	13,125,000	76,609	13,950,734	12,086,907	12,086,907	(1,863,827)	(198,724,871)	-	36,039,771	34,175,944	245,115,590
2044	721,094	12,600,000	78,908	13,400,002	12,540,166	12,540,166	(859,835)	(199,584,706)	-	37,391,263	36,531,428	281,647,017
2045	692,656	12,075,000	81,275	12,848,931	13,010,423	13,010,423	161,491	(199,423,215)	-	38,793,435	38,954,927	320,601,944
2046	664,219	11,550,000	83,713	12,297,932	13,498,314	13,498,314	1,200,382	(198,222,833)	-	40,248,189	41,448,571	362,050,515
2047	-	11,025,000	86,225	11,111,225	14,004,500	14,004,500	2,893,276	(195,329,557)	-	41,757,496	44,650,772	406,701,286
2048	-	-	88,811	88,811	14,529,669	14,529,669	14,440,858	(180,888,700)	-	43,323,402	57,764,260	464,465,546
2049	-	-	91,476	91,476	15,074,532	15,074,532	14,983,056	(165,905,644)	-	44,948,030	59,931,086	524,396,632
Totals	\$ 88,742,313	\$ 320,250,000							3.16¢			

Note 1: Service Charges for School Debt equal to \$45,000 in FY 2025, Per County Staff. Growth rate of 3.00% used for FY 2026 (\$46,350) and into the future.
 Note 2: Tax Rate Dedicated to Debt Service equal to 1.06 pennies in FY 2026 (reduced from 1.75 pennies) due to revaluation to reflect revenue neutral.
 Note 3: FY 2026 Value of a Penny equal to \$6,098,339, per County Staff. Assumed to grow at 3.75% in the future.
 Note 4: FY 2026 Beginning Fund Balance is assumed to be \$0, Per County Staff.