

Parkrose SD - Projected Rate Credits and Pension Bond Savings (New Payoff Date: 01/01/19, Payoff Amount: \$20,000,000)													
Fiscal Year	Side Account		Earnings <sup>(1)</sup>				Side Account	Bond Debt Service		Savings		Debt Reduction Amt	
	Balance July 1	Deposit 1/1/19	Rate Credit (%)	Rate Credit (\$)	Investment Earnings (\$)	Investment Returns (%)		Balance June 30	Debt Service (\$) <sup>(2)</sup>	Debt Cost (%)	Savings (\$)		Savings (%)
2019	-	20,000,000	4.09%	725,464	692,625	7.20%	19,967,160	495,521	2.79%	229,943	1.30%	32,840	19,967,160 \$
2020	19,967,160	-	8.11%	1,488,907	1,380,491	7.20%	19,858,745	1,197,845	6.52%	291,062	1.59%	108,416	19,858,745 \$
2021	19,858,745	-	8.11%	1,541,018	1,370,685	7.20%	19,688,411	1,536,820	8.09%	4,198	0.02%	170,333	19,688,411 \$
2022	19,688,411	-	8.11%	1,594,954	1,356,351	7.20%	19,449,808	1,594,070	8.11%	884	0.00%	238,603	19,449,808 \$
2023	19,449,808	-	8.11%	1,650,777	1,337,029	7.20%	19,136,060	1,647,706	8.10%	3,071	0.02%	313,748	19,136,060 \$
2024	19,136,060	-	8.11%	1,708,555	1,312,222	7.20%	18,739,727	1,667,864	7.92%	40,691	0.19%	396,333	18,739,727 \$
2025	18,739,727	-	8.11%	1,768,354	1,281,390	7.20%	18,252,763	1,664,922	7.64%	103,432	0.47%	486,964	18,252,763 \$
2026	18,252,763	-	8.11%	1,830,246	1,243,954	7.20%	17,666,470	1,664,954	7.38%	165,292	0.73%	586,293	17,666,470 \$
2027	17,666,470	-	8.11%	1,894,305	1,199,282	7.20%	16,971,447	1,667,319	7.14%	226,986	0.97%	695,023	16,971,447 \$
2028	16,971,447	-	8.11%	1,960,606	1,146,696	7.20%	16,157,537	1,667,125	6.90%	293,481	1.21%	813,910	16,157,537 \$
2029	16,157,537	-	8.11%	2,029,227	1,085,460	7.20%	15,213,771	1,669,820	6.67%	359,407	1.44%	943,766	15,213,771 \$
2030	15,213,771	-	8.11%	2,100,250	1,014,783	7.20%	14,128,304	1,669,500	6.45%	430,750	1.66%	1,085,466	14,128,304 \$
2031	14,128,304	-	8.11%	2,173,759	933,809	7.20%	12,888,354	1,666,181	6.22%	507,578	1.89%	1,239,950	12,888,354 \$
2032	12,888,354	-	8.11%	2,249,840	841,612	7.20%	11,480,126	1,669,654	6.02%	580,187	2.09%	1,408,228	11,480,126 \$
2033	11,480,126	-	8.11%	2,328,585	737,197	7.20%	9,888,739	1,669,500	5.81%	659,085	2.30%	1,591,387	9,888,739 \$
2034	9,888,739	-	8.11%	2,410,085	619,490	7.20%	8,098,143	1,666,520	5.61%	743,565	2.50%	1,790,595	8,098,143 \$
2035	8,098,143	-	8.11%	2,494,438	487,329	7.20%	6,091,035	1,667,564	5.42%	826,874	2.69%	2,007,109	6,091,035 \$
2036	6,091,035	-	8.11%	2,581,743	339,467	7.20%	3,848,758	1,665,540	5.23%	916,203	2.88%	2,242,277	3,848,758 \$
2037	3,848,758	-	8.11%	2,672,104	174,555	7.20%	1,351,208	1,665,448	5.05%	1,006,656	3.06%	2,497,550	1,351,208 \$
2038	1,351,208	-	4.02%	1,370,922	19,713	7.20%	-	822,052	2.41%	548,870	1.61%	1,351,208	- \$
<b>TOTAL FY 2018-2038</b>	<b>\$ 20,000,000</b>			<b>\$ 38,574,139</b>	<b>\$ 18,574,139</b>	<b>\$ -</b>		<b>\$ 30,635,923</b>		<b>\$ 7,938,216</b>		<b>20,000,000</b>	
<b>PRESENT VALUE SAVINGS<sup>(3)</sup>: \$ 4,904,150</b>												<b>24.52%</b>	Difference between rate credit & Invest Earnings at 7.2%

(1) The 7.20% base case scenario assumes that the PERS fund, and related side accounts, earn 7.20%, the current 'Assumed Earnings Rate', in every period until the maturity of the bonds.

(2) Final, based on market conditions as of November 29, 2018. Reflects a True Interest Cost (TIC) of 4.45%.

(3) Estimated present value savings discounted at the TIC on a monthly discounting of side account payments and semiannual discounting of bond payments. Percent savings shown at far right are Net PV Savings as a percentage of the payoff amount.

Source: PiperJaffray.

**Bond Debt Service**  
**Full Faith and Credit Pension Bonds, Series 2018**  
**Parkrose SD**

Base Case Savings: PERS assumed 7.20% side account investment returns  
Payoff of \$20 Million of T1/T2/OPSRP UAL as of 1/1/2019  
Levelized Debt Service (w/ targeted debt service 2019 & 2020)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
6/30/2019	45,000	2.900%	450,521.25	495,521.25	495,521.25
12/31/2019			423,922.50	423,922.50	
6/30/2020	350,000	3.150%	423,922.50	773,922.50	1,197,845.00
12/31/2020			418,410.00	418,410.00	
6/30/2021	700,000	3.250%	418,410.00	1,118,410.00	1,536,820.00
12/31/2021			407,035.00	407,035.00	
6/30/2022	780,000	3.380%	407,035.00	1,187,035.00	1,594,070.00
12/31/2022			393,853.00	393,853.00	
6/30/2023	860,000	3.470%	393,853.00	1,253,853.00	1,647,706.00
12/31/2023			378,932.00	378,932.00	
6/30/2024	910,000	3.620%	378,932.00	1,288,932.00	1,667,864.00
12/31/2024			362,461.00	362,461.00	
6/30/2025	940,000	3.720%	362,461.00	1,302,461.00	1,664,922.00
12/31/2025			344,977.00	344,977.00	
6/30/2026	975,000	3.860%	344,977.00	1,319,977.00	1,664,954.00
12/31/2026			326,159.50	326,159.50	
6/30/2027	1,015,000	3.960%	326,159.50	1,341,159.50	1,667,319.00
12/31/2027			306,062.50	306,062.50	
6/30/2028	1,055,000	4.010%	306,062.50	1,361,062.50	1,667,125.00
12/31/2028			284,909.75	284,909.75	
6/30/2029	1,100,000	4.120%	284,909.75	1,384,909.75	1,669,819.50
12/31/2029			262,249.75	262,249.75	
6/30/2030	1,145,000	4.220%	262,249.75	1,407,249.75	1,669,499.50
12/31/2030			238,090.25	238,090.25	
6/30/2031	1,190,000	4.330%	238,090.25	1,428,090.25	1,666,180.50
12/31/2031			212,326.75	212,326.75	
6/30/2032	1,245,000	4.430%	212,326.75	1,457,326.75	1,669,653.50
12/31/2032			184,750.00	184,750.00	
6/30/2033	1,300,000	4.460%	184,750.00	1,484,750.00	1,669,500.00
12/31/2033			155,760.00	155,760.00	
6/30/2034	1,355,000	4.720%	155,760.00	1,510,760.00	1,666,520.00
12/31/2034			123,782.00	123,782.00	
6/30/2035	1,420,000	4.720%	123,782.00	1,543,782.00	1,667,564.00
12/31/2035			90,270.00	90,270.00	
6/30/2036	1,485,000	4.720%	90,270.00	1,575,270.00	1,665,540.00
12/31/2036			55,224.00	55,224.00	
6/30/2037	1,555,000	4.720%	55,224.00	1,610,224.00	1,665,448.00
12/31/2037			18,526.00	18,526.00	
6/30/2038	785,000	4.720%	18,526.00	803,526.00	822,052.00
	20,210,000		10,425,923.25	30,635,923.25	30,635,923.25