

MOSAIC DISTRICT CDA – FAIRFAX COUNTY

CDA DISTRICT SUMMARY
ASSESSMENT YEAR
2024-2025



SUMMARY OF REFUNDING

- The Series 2020 Refunding Bonds were issued in the amount of \$55,650,000 on December 3, 2020 to refund the Series 2011 Bonds.
- The Series 2020 Refunding Bonds received an A2 rating.
- The Series 2011 Bonds in the amount of \$62,155,000 were paid in full on March 1, 2021 from proceeds of the refunding bonds.

Refunding Results:

- Net Present Value savings - \$24,198,699
- Excess surplus fund release - \$2,101,382

ESTIMATED REAL PROPERTY TAX INCREMENT REVENUES AND DEBT SERVICE COVERAGE

The table below shows the estimated Tax Increment Revenues (County Advanced Revenues) and comparison to Debt Service for the 2023-2024 and 2024-2025 Assessment Years.

	Assessment Year	
	2023-2024	2024-2025
Aggregate assessed value	\$721,148,860	\$760,732,360
Less: base year aggregate assessed value	\$38,271,740	\$38,271,740
<i>Subtotal incremental assessed value</i>	<i>\$682,877,120</i>	<i>\$722,460,620</i>
Estimated real property tax rate per \$100 of assessed value ²	\$1.095	\$1.135
Estimated Tax Increment Revenues	\$7,477,504	\$8,199,928
Total annual debt service	\$4,880,561	\$4,878,700
Surplus available to the County³	\$2,596,943	\$3,321,228

¹Values and revenues shown are rounded to nearest whole dollar. Calculation is based on actual figures prior to rounding.

²The real property tax rate represents an estimate of the real property tax rate for tax year 2024. The above calculation for Assessment Year 2024-2025 will be updated to the extent needed once the tax year 2024 tax rate is finalized.

³Retained in the County general fund.

FUND BALANCES¹

The table below provides a summary of the account activity and the fund balances as of December 31, 2023.

Fund/Account	Balance 12/31/2022	Disburse- ments	Additional Proceeds ²	Transfers	Investment Income	Balance 12/31/23
Interest Account	\$14,488	\$1,785,998	\$0	\$1,889,260	\$3,801	\$121,552
Principal Account	\$0	\$3,050,000	\$0	\$3,050,000	\$0	\$0
Administrative Expense Fund	\$0	\$28,448	\$0	\$28,448	\$0	\$0
Revenue Fund	\$1,770,570	\$0	\$4,881,178	(\$4,771,979)	\$61,668	\$1,941,437
Delinquent Payments Fund	\$0	\$0	\$0	\$0	\$0	\$0
Rebate Account	\$0	\$0	\$0	\$0	\$0	\$0
Surplus Account	\$2,470,422	\$0	\$0	\$0	\$121,977	\$2,592,398
Debt Service Reserve Fund	\$4,928,540	\$0	\$0	(\$195,729)	\$238,670	\$4,971,482
2020A Bond Fund	\$0	\$0	\$0	\$0	\$0	\$0
2020A Net Proceeds Account	\$0	\$0	\$0	\$0	\$0	\$0
2020A Project Fund	\$35,354	\$0	\$0	\$0	\$1,743	\$37,097
2020A Redemption Account	\$0	\$0	\$0	\$0	\$0	\$0
2020A Taxable Bond Project Account	\$1	\$0	\$0	\$0	\$0	\$1
2020A Tax Exempt Bond Project Account	\$0	\$0	\$0	\$0	\$0	\$0
2020A Optional Redemption Subaccount	\$0	\$0	\$0	\$0	\$0	\$0
2020A Prepayment Subaccount	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$9,219,374	\$4,864,445	\$4,881,178	(\$0)	\$427,859	\$9,663,966

¹Amounts shown are rounded to the dollar.

²Additional proceeds to the Revenue Fund represent the receipt of County Advanced Revenues (tax increment revenues), which were appropriated by the Board of Supervisors and paid to the Trustee at the request of the CDA in accordance with the Amended and Restated Memorandum of Understanding.

REVENUES AND EXPENSES – CDA ANNUAL BUDGET¹

The table below shows the estimated excess of revenues over CDA expenditures for the 2023-2024 and 2024-2025 Assessment Years, for comparison.

	Assessment Year	
	2023-2024	2024-2025
Revenues:		
Estimated County Advanced Revenues	\$7,477,504	\$8,199,928
Available balance of the Surplus Fund	\$0	\$0
Surplus from prior year ²	\$246,581	\$522,086
Total revenues	\$7,826,517	\$8,722,014
Expenditures:		
Debt service:		
Series 2020A Bonds	\$3,429,400	\$3,427,000
Series 2020A-T Bonds	\$1,451,161	\$1,451,700
<i>Total debt service</i>	<i>\$4,880,561</i>	<i>\$4,878,700</i>
Estimated administrative expenses	\$84,000	\$84,000
Contingency	\$99,291	\$99,254
Total expenditures	\$5,063,852	\$5,061,954
Excess of revenues over expenditures	\$2,762,665	\$3,660,060

¹Values and revenues shown are rounded to nearest whole dollar. Calculation is based on actual figures prior to rounding.

²Represents the available balance of the Revenue Fund following the payment of all remaining expenses for the each Assessment Year.

ANNUAL REVENUE REQUIREMENT PART A¹

The Annual Revenue Requirement Part A for the 2024-2025 Assessment Year is equal to \$0 as shown below.

Expenses:	
Debt service:	
Series 2020A Bonds:	
Interest payment due on September 1, 2024	\$643,500
Interest payment due on March 1, 2025	\$643,500
Principal payment due on March 1, 2025	\$2,140,000
<i>Subtotal Series 2020A Bonds debt service</i>	<i>\$3,427,000</i>
Series 2020A-T- Bonds:	
Interest payment due on September 1, 2024	\$178,350
Interest payment due on March 1, 2025	\$178,350
Principal payment due on March 1, 2025	\$1,095,000
<i>Subtotal Series 2020A-T Bonds debt service</i>	<i>\$1,451,700</i>
<i>Total debt service due on the Series 2020 Bonds</i>	<i>\$4,878,700</i>
Periodic costs associated with the Series 2020 Bonds	\$0
Estimated administrative expenses	\$84,000
Contingency	\$99,254
Total expenses	\$5,061,954
Available Funds:	
Estimated County Advanced Revenues	\$8,199,928
Available balance of the Surplus Fund	\$0
Surplus from prior year ²	\$522,086
Total available funds	\$8,722,014
Annual Revenue Requirement Part A	\$0

¹Values and revenues shown are rounded to nearest whole dollar. Calculation is based on actual figures prior to rounding.

²Represents the available balance of the Revenue Fund following the payment of all remaining expenses for the 2023-2024 Assessment Year.

SURPLUS FUND TRANSFERS

Surplus Fund: Required Deposits to the Surplus Fund¹

Tax Revenue Bonds Debt Service:	
Series 2020A Bonds:	
Interest payment due on September 1, 2024	\$643,500
Interest payment due on March 1, 2025	\$643,500
Principal payment due on March 1, 2025	\$2,140,000
<i>Subtotal Series 2020A Bonds debt service</i>	<i>\$3,427,000</i>
Series 2020A-T Bonds:	
Interest payment due on September 1, 2024	\$178,350
Interest payment due on March 1, 2025	\$178,350
Principal payment due on March 1, 2025	\$1,095,000
<i>Subtotal Series 2020A-T Bonds debt service</i>	<i>\$1,451,700</i>
Total debt service	\$4,878,700
Available Funds:	
Balance of the Surplus Fund as of December 31, 2023	\$2,592,398
Estimated Tax Increment Revenues for Assessment Year 2024-2025	\$8,199,928
Total available funds	\$10,792,326
Surplus Fund Coverage Ratio	2.21x

¹Values and revenues shown are rounded to nearest whole dollar. Calculation is based on actual figures prior to rounding.

Recommendation: No deposit to the Surplus Fund is necessary as the available funds exceed 1.5 coverage ratio for the bond year ending 2025 debt service.

SURPLUS FUND TRANSFERS

Surplus Fund: Release of Excess Surplus Funds¹

Calculation A - 150% Coverage with County Advanced Revenues and Surplus Fund Balance:	
Available Funds:	
Balance of the Surplus Fund as of December 31, 2023	\$2,592,398
Estimated Tax Increment Revenues for Assessment Year 2024-2025	\$8,199,928
<i>Total available funds</i>	<i>\$10,792,326</i>
Required Balance:	
Debt service due on the Series 2020 Bonds for Assessment Year 2024-2025	\$4,878,700
Coverage requirement	1.5x
<i>Required balance</i>	<i>\$7,318,049</i>
Surplus Fund release amount - Test A	\$3,474,277
Test B - 50% Coverage with Surplus Fund Balance:	
Balance of the Surplus Fund as of December 31, 2023	\$2,592,398
Required Balance:	
Maximum annual debt service on the Series 2020 Bonds	\$4,884,821
Portion of the maximum annual debt service required to be retained	50%
<i>Required balance</i>	<i>\$2,442,411</i>
Surplus Fund release amount - Test B	\$149,987
Surplus Fund release (lesser of Test A and Test B)	\$149,987

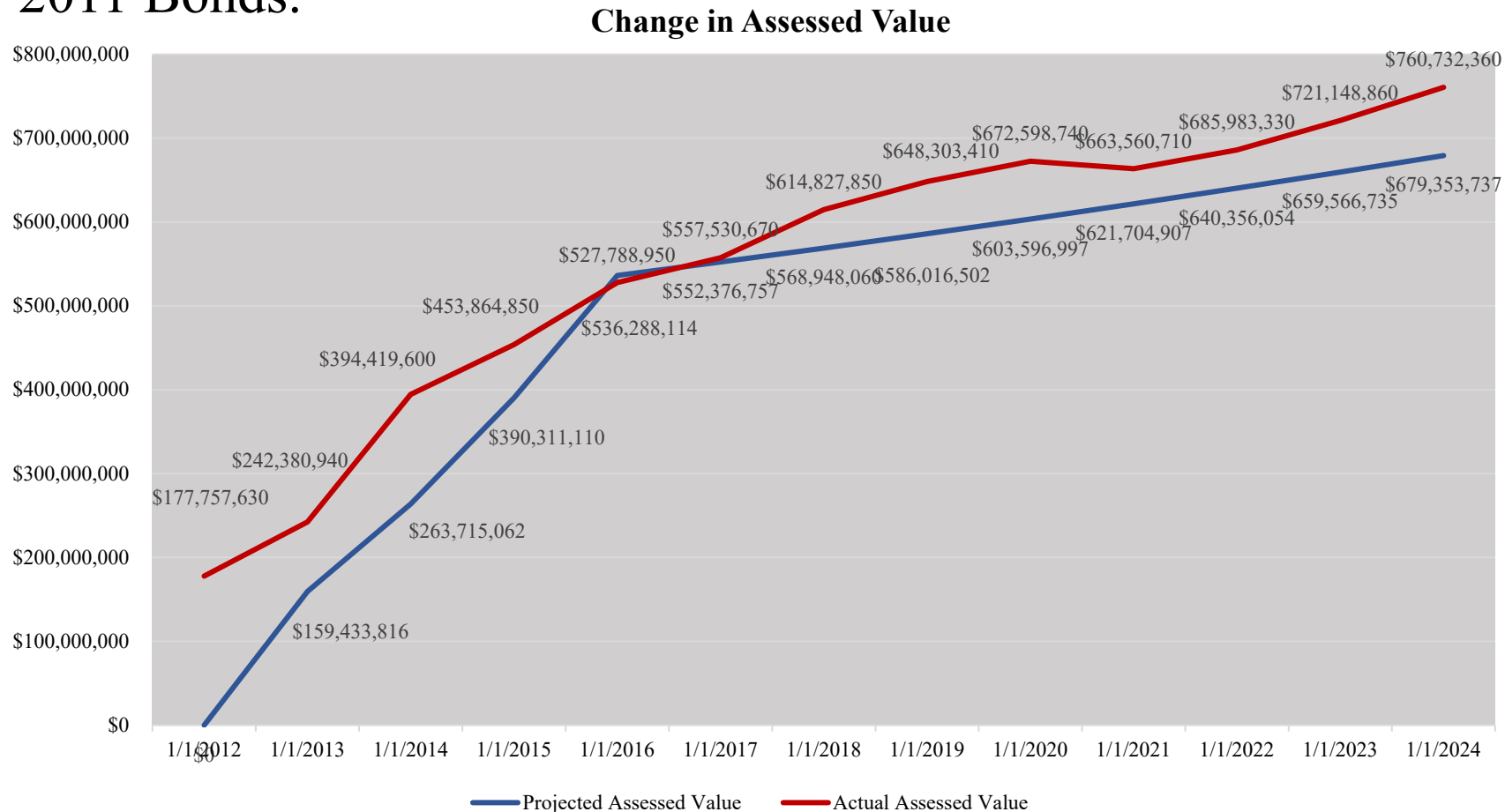
¹ Values and revenues shown are rounded to nearest whole dollar. Calculation is based on actual figures prior to rounding.

Recommendation:

Release \$149,987 from the Surplus Fund, representing the amount in excess of the surplus fund requirement.

CHANGE IN TOTAL ASSESSED VALUES

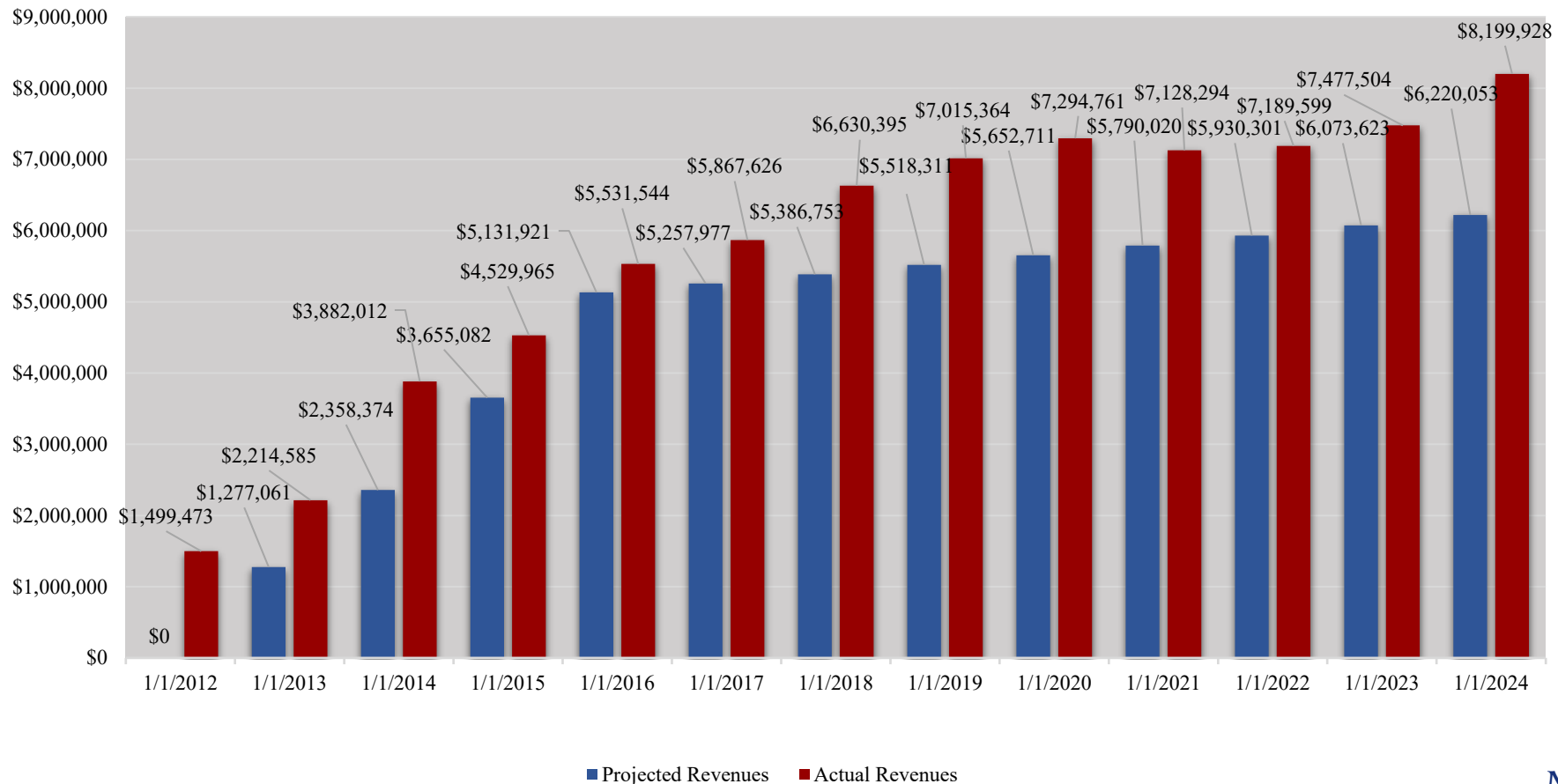
The below chart compares the actual assessed value of the parcels in the CDA District with the values projected in the Limited Offering Memorandum for the 2011 Bonds.



COMPARISON OF TAX INCREMENTAL REVENUES – COUNTY ADVANCED REVENUE

The below chart compares the actual tax increment revenues produced by the taxable parcels comprising the CDA District with the amounts projected in the Limited Offering Memorandum for the 2011 Bonds.

Projected vs. Actual Tax Increment Revenues



SUMMARY OF ESTIMATED REAL PROPERTY TAX REVENUES

The total estimated real property tax revenues for fiscal years 2025 through 2036 are shown below.

Assessed As of Date	Tax Due Date	Fiscal Year Ending	Projected Assessed Value ¹	Base Value	Incremental Property Value	FY 2025 County Tax Rate Per \$100 A.V. ²	Projected Tax Increment Revenues	Less: Amount Applied to Debt Service ³	Surplus Tax Incremental Revenues After Debt Service
1-Jan-24	5-Dec-24	30-Jun-25	\$760,732,360	(\$38,271,740)	\$722,460,620	\$1.135	\$8,199,928	\$4,962,700	\$3,237,228
1-Jan-25	5-Dec-25	30-Jun-26	\$779,750,669	(\$38,271,740)	\$741,478,929	\$1.135	\$8,415,786	\$4,967,895	\$3,447,891
1-Jan-26	5-Dec-26	30-Jun-27	\$799,244,436	(\$38,271,740)	\$760,972,696	\$1.135	\$8,637,040	\$4,966,970	\$3,670,070
1-Jan-27	5-Dec-27	30-Jun-28	\$819,225,547	(\$38,271,740)	\$780,953,807	\$1.135	\$8,863,826	\$4,970,547	\$3,893,279
1-Jan-28	5-Dec-28	30-Jun-29	\$839,706,185	(\$38,271,740)	\$801,434,445	\$1.135	\$9,096,281	\$4,971,775	\$4,124,506
1-Jan-29	5-Dec-29	30-Jun-30	\$860,698,840	(\$38,271,740)	\$822,427,100	\$1.135	\$9,334,548	\$4,977,550	\$4,356,998
1-Jan-30	5-Dec-30	30-Jun-31	\$882,216,311	(\$38,271,740)	\$843,944,571	\$1.135	\$9,578,771	\$4,976,902	\$4,601,869
1-Jan-31	5-Dec-31	30-Jun-32	\$904,271,719	(\$38,271,740)	\$865,999,979	\$1.135	\$9,829,100	\$4,984,671	\$4,844,429
1-Jan-32	5-Dec-32	30-Jun-33	\$926,878,512	(\$38,271,740)	\$888,606,772	\$1.135	\$10,085,687	\$4,980,946	\$5,104,741
1-Jan-33	5-Dec-33	30-Jun-34	\$950,050,474	(\$38,271,740)	\$911,778,734	\$1.135	\$10,348,689	\$4,985,796	\$5,362,893
1-Jan-34	5-Dec-34	30-Jun-35	\$973,801,736	(\$38,271,740)	\$935,529,996	\$1.135	\$10,618,265	\$4,988,620	\$5,629,646
1-Jan-35	5-Dec-35	30-Jun-36	\$998,146,780	(\$38,271,740)	\$959,875,040	\$1.135	\$10,894,582	\$4,989,202	\$5,905,379
Total							\$113,902,502	\$59,723,574	\$54,178,928

¹Represents actual assessed value for fiscal year 2025 increased at a 2.5% inflation factor.

²The real property tax rate represents an estimate of the real property tax rate for tax year 2024. The above calculation will be updated to the extent needed once the tax year 2024 tax rate is finalized.

³Includes the 2020A and 2020A-T bonds. Excludes interest earnings. Source: Mosaic Official Statement for the 2020 Bonds. Also includes the estimates administrative expenses reported in the Mosaic CDA Special Assessment Report for Assessment Year 2024-2025, increased at a 2.5% inflation factor.