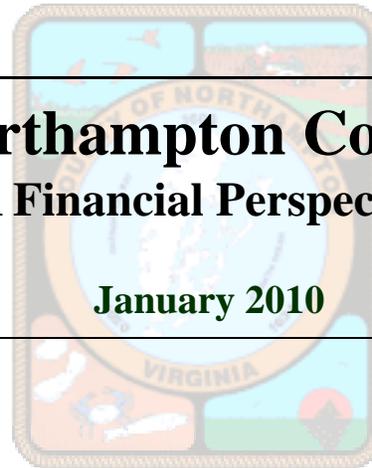


DAVENPORT
& COMPANY LLC
EST. 1863 • MEMBER: NYSE • FINRA • SIPC

Northampton County

A Financial Perspective

January 2010



ONE JAMES CENTER
901 EAST CARY STREET
11TH FLOOR
RICHMOND, VIRGINIA 23219
(804) 697-2900

Overview

- Davenport & Company LLC is the largest independent broker-dealer domiciled in Virginia. Our Public Finance Department is the largest in the Commonwealth. We focus only on Virginia, North Carolina and Maryland. We are currently working or have worked with over 50 localities within the Commonwealth.
- Davenport has been assisting the County with its Financial and Capital needs since 2000.
- During the last ten years the County has worked to satisfy pent-up capital needs.
- While the County has issued debt to construct these capital projects the County's debt ratios are within financially prudent credit limits and are comparable to peers in Virginia.

Presentation Outline

- Review County's Adopted Financial Policy Guidelines.
- Discuss Comparatives with Peer Virginia Counties
- Review Northampton's Financial Trends
- Review the County's Debt Funded Capital Projects over the last dozen years
- Review Northampton's current debt outstanding
- Review Northampton's Debt Ratio trends
- Discuss Northampton's Debt Capacity and Debt Affordability

Financial Policies Adopted by the Board of Supervisors

- **Undesignated Fund Balance vs. Total Expenditures:**
 - Unreserved fund balance in the general fund shall be measured annually at June 30th and shall be an amount equal to at least 8% of the combined budgeted expenditures of the General Fund, Social Services Fund, Eastern Shore Regional Jail Fund (net of interfund transfers) for the fiscal year ending on that day.

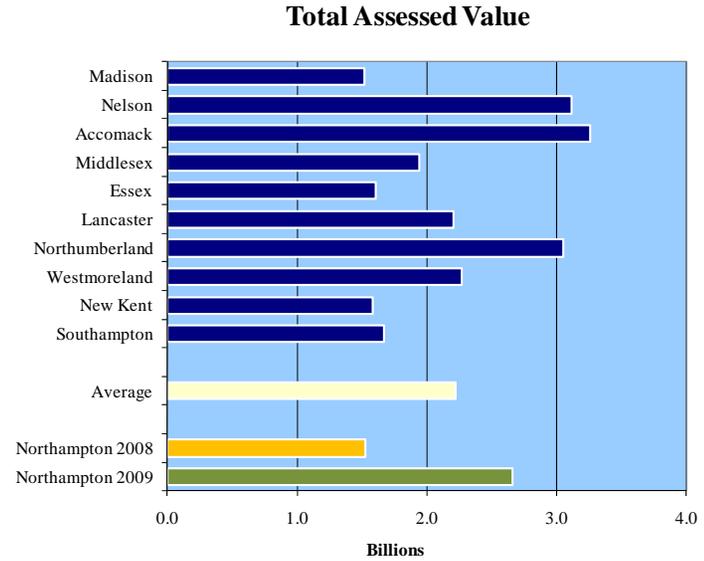
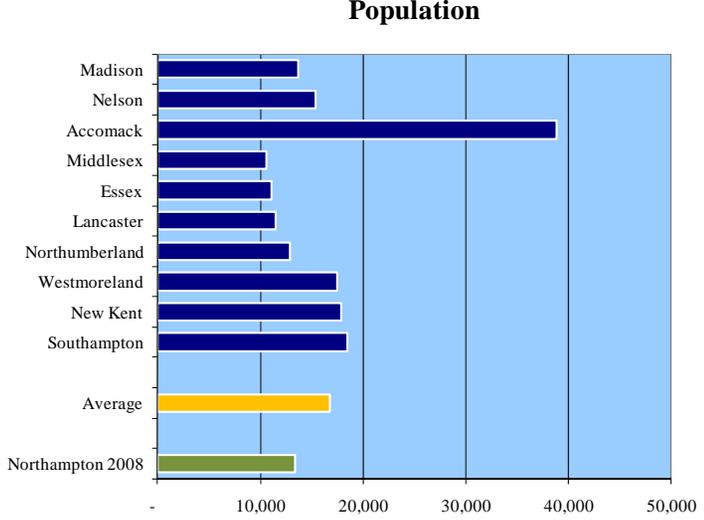
- **Debt vs. Real Estate Assessed Value:**
 - Debt as a percentage of the assessed value of real estate will not exceed 4.0%.

- **Debt Service vs. Total Expenditures:**
 - The ratio of debt service expenditures as a percentage of governmental fund expenditures should not exceed 12%.

Demographic Profile

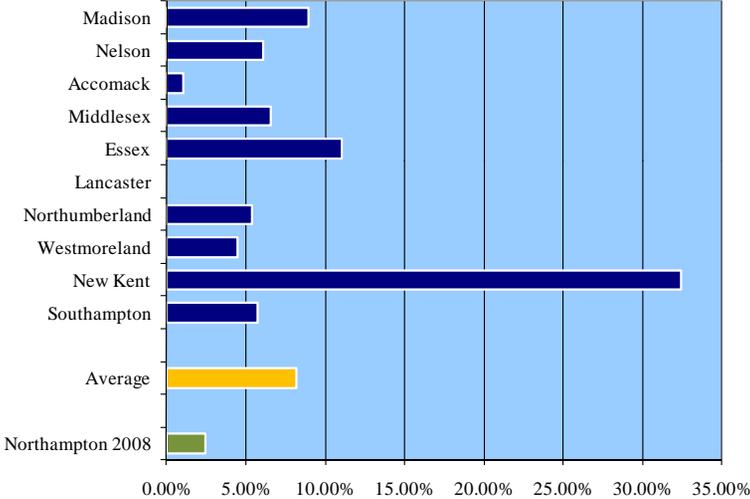
- The selected Peer Group has population between 10,000 and 20,000 (with the exception of Accomack) and Total Assessed Value of at least \$1.5 billion.

	<u>Population</u>
Northampton	13,415
<i>Average</i>	16,867
Madison	13,639
Nelson	15,321
Accomack	38,793
Greene	17,964
Middlesex	10,585
Essex	11,091
Lancaster	11,466
Northumberland	12,915
Westmoreland	17,462
New Kent	17,825
Southampton	18,480

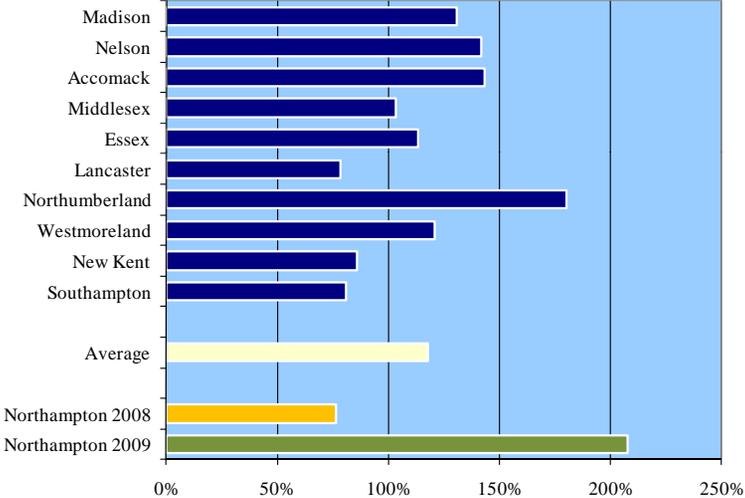


Demographic Profile

Population Growth (2000 - 2008)

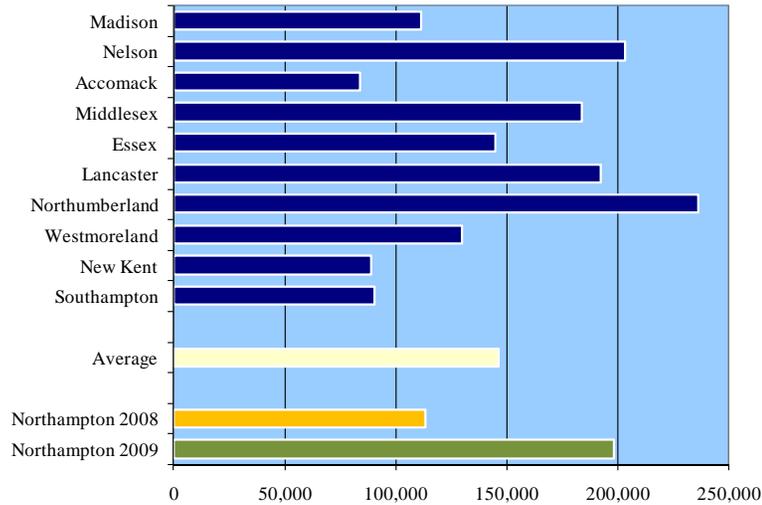


Assessed Value Growth (Past 10 Years)

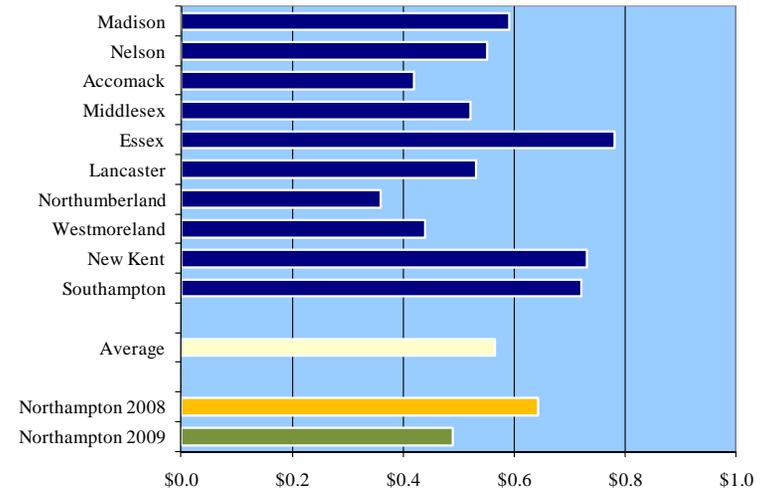


Demographic Profile

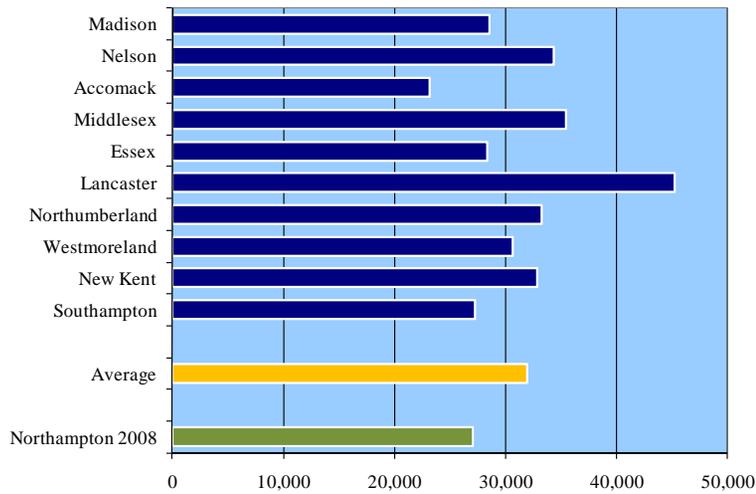
Assessed Value Per Capita



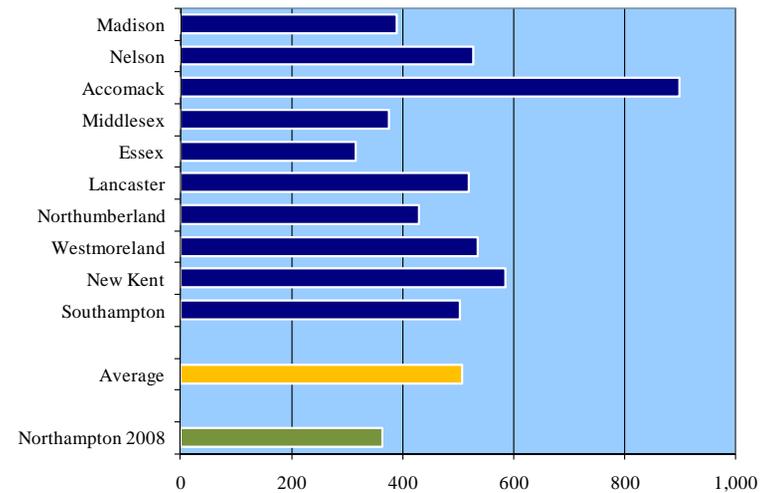
Real Estate Tax Rate



Per Capita Income

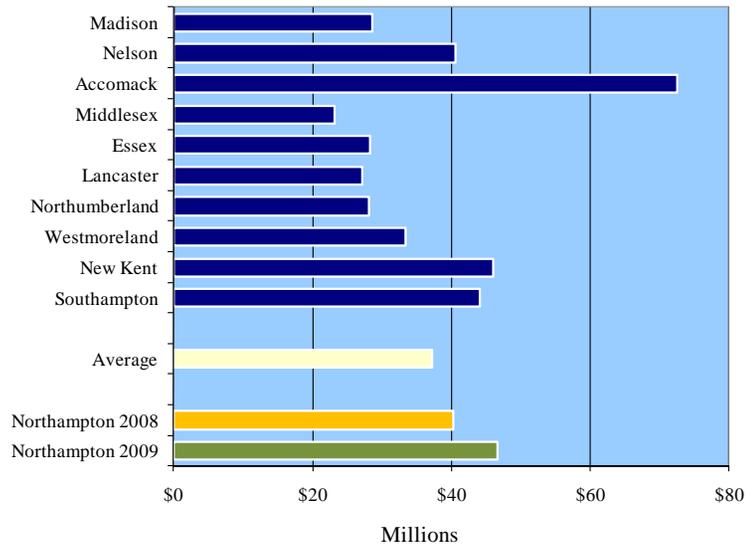


Total Personal Income

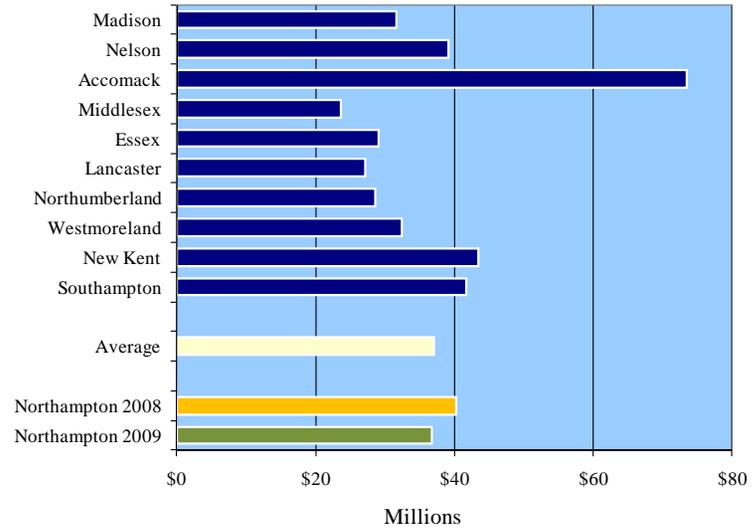


Financial Profile

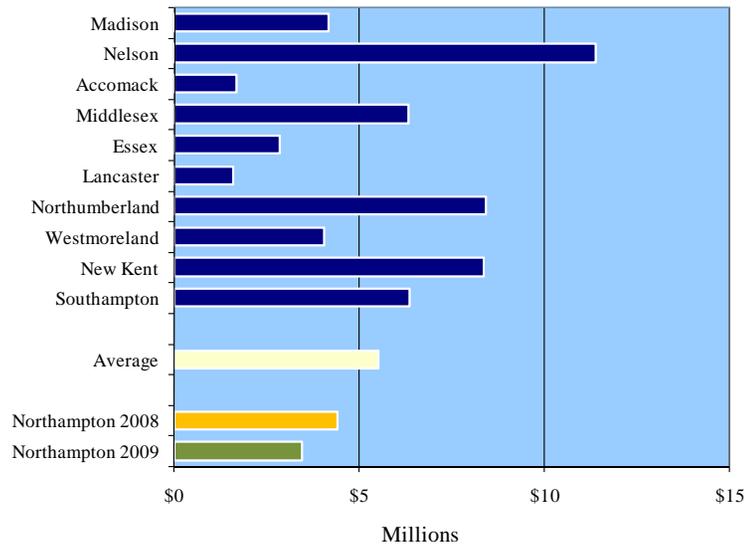
Total Revenues (General Fund & Schools)



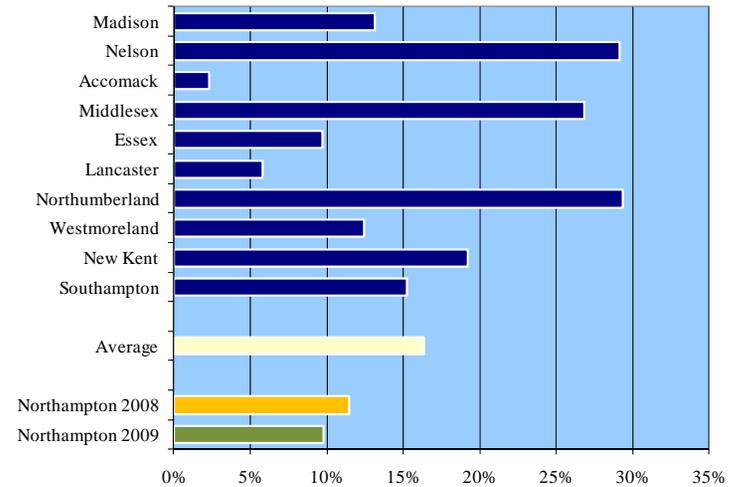
Total Expenditures (General Fund & Schools)



Undesignated Fund Balance

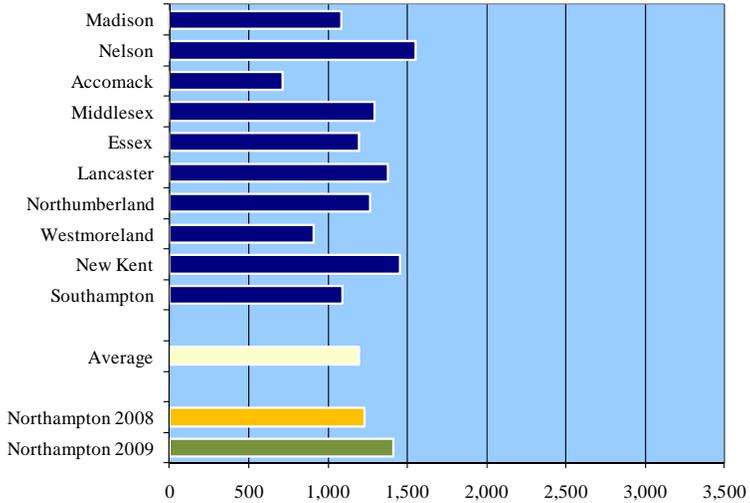


Undesignated Fund Balance vs. Expenditures (%)

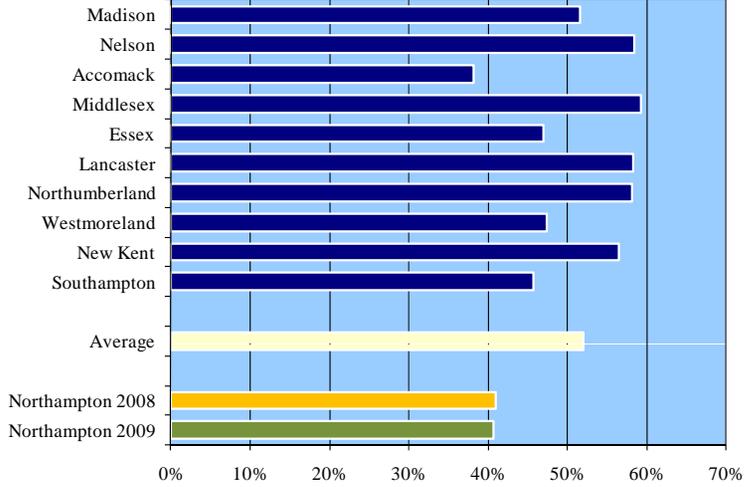


Financial Profile

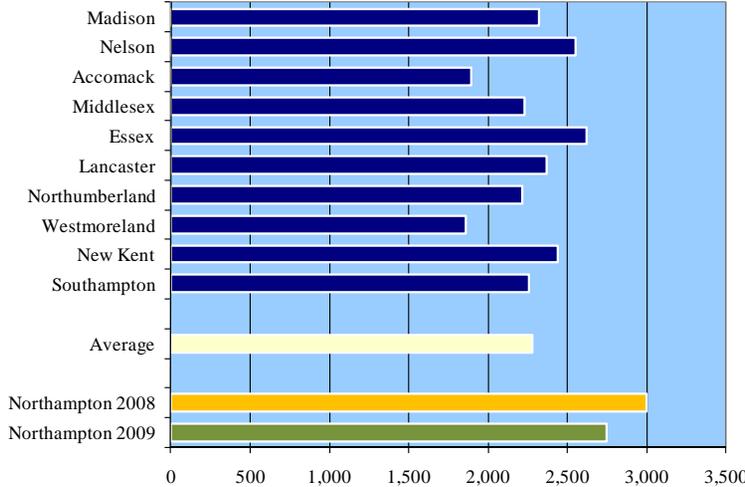
Local Revenues Per Capita



Local Revenues vs. Total Revenues*



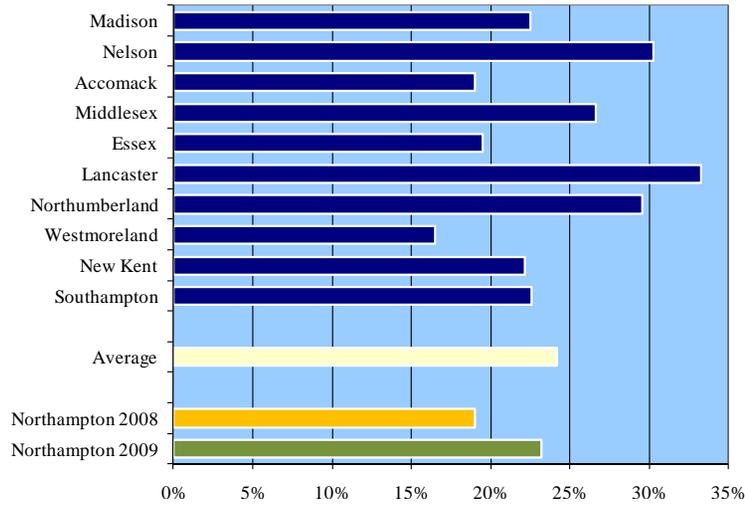
Expenditures* Per Capita



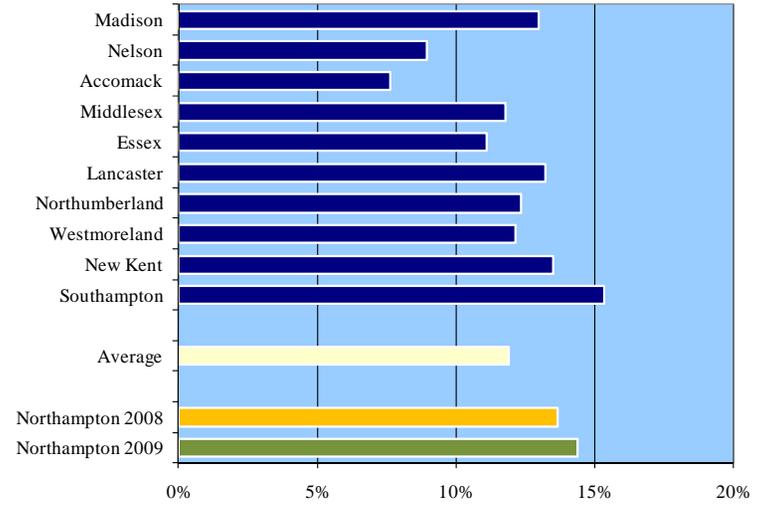
*Total Expenditures and Total Revenues include General Fund and Schools Operating Fund.

Financial Profile

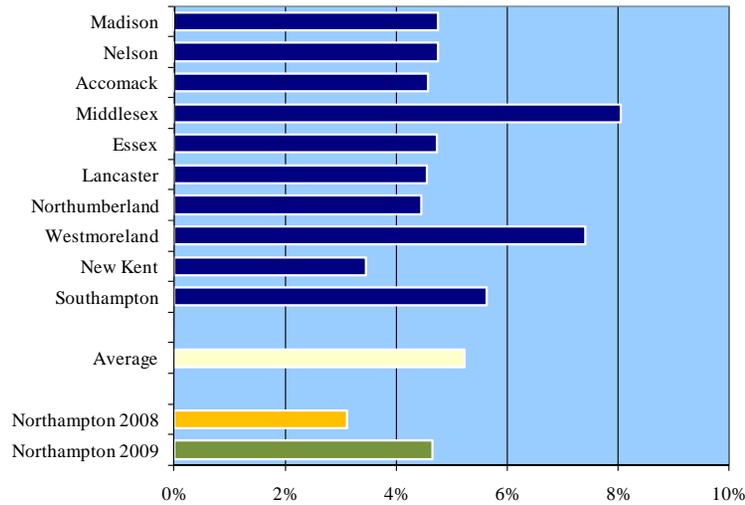
Schools Expenditures vs. Total Expenditures



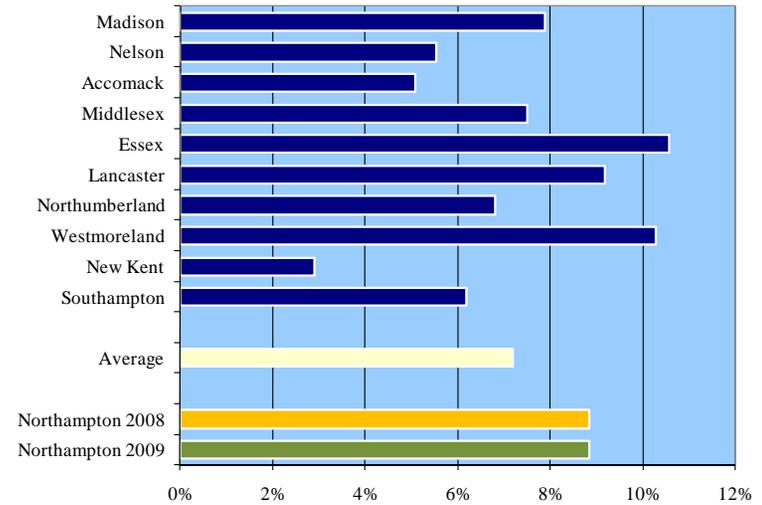
Public Safety Expenditures vs. Total Expenditures



Public Works Expenditures vs. Total Expenditures



Health and Welfare Expenditures vs. Total Expenditures

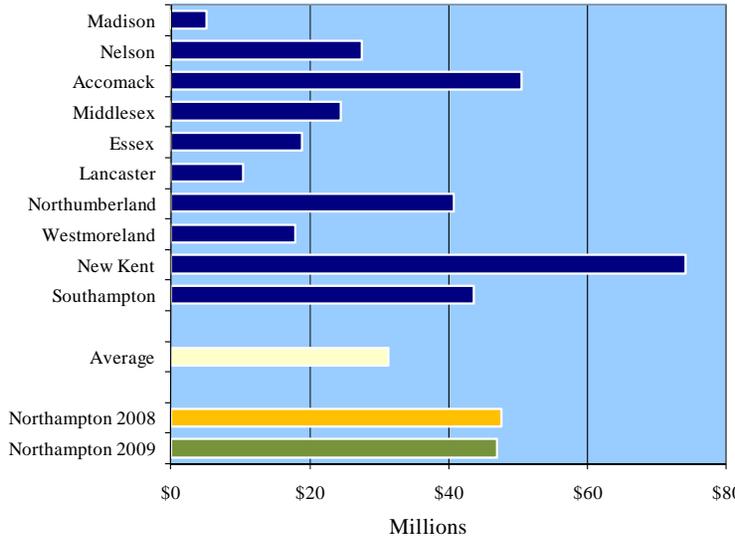


*Total Expenditures and Total Revenues include General Fund and Schools Operating Fund.

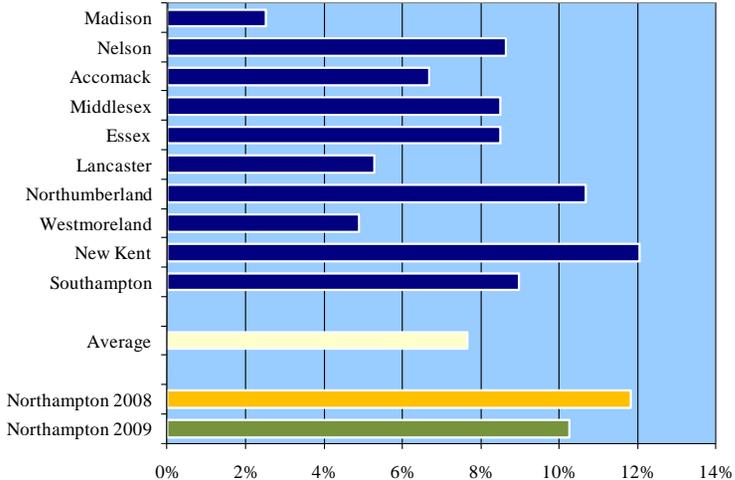
** Public Safety Expenditures include Regional Jail Expenditures.

Debt Ratios

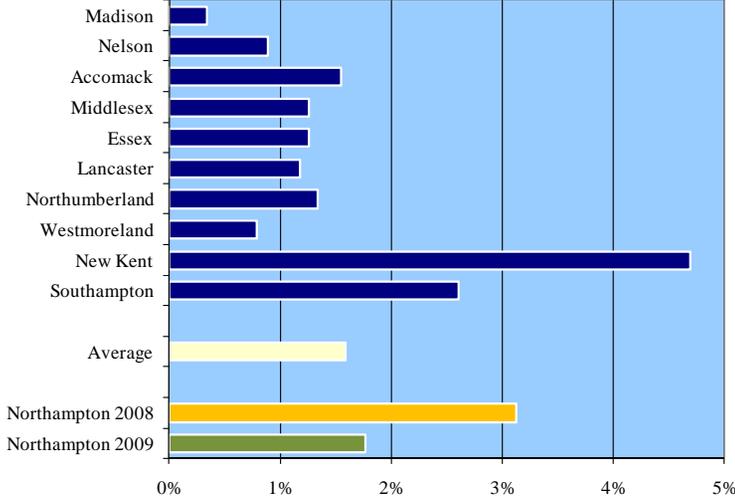
Tax-Supported Outstanding Debt



Debt Service vs. Expenditures



Debt vs. Total Assessed Value



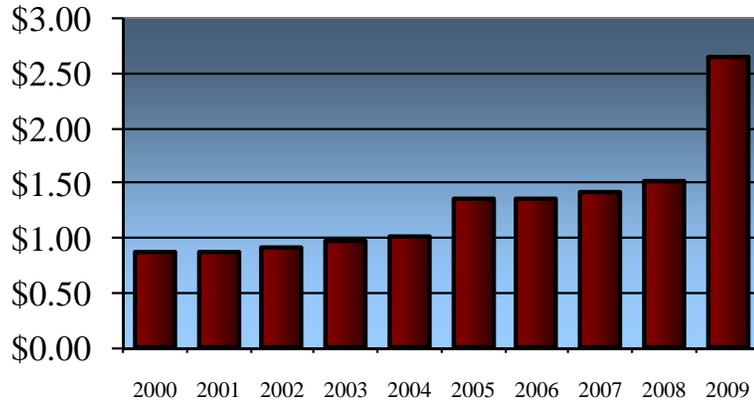
General Government Trends

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>Average Annual Growth</u>
Revenues						
General property taxes	\$10,074,541	\$11,031,798	\$11,798,754	\$12,170,249	\$14,963,530	10%
Other local taxes	3,151,527	3,155,175	2,934,816	3,199,129	2,906,279	-2%
Permits and fees	505,390	336,333	322,274	293,445	238,126	-11%
Fines and forfeitures	55,166	61,393	107,828	136,138	114,630	22%
Revenue from use of money and prope	372,303	804,699	832,703	786,364	213,130	-9%
Charges for services	308,234	146,333	239,436	273,121	560,304	16%
Miscellaneous	135,433	187,918	132,274	122,907	17,302	-17%
Recovered costs	105,276	94,276	61,292	176,043	180,390	14%
Intergovernmental						
Federal	2,386,285	2,540,919	2,598,660	2,429,427	2,871,545	4%
Commonwealth	<u>4,646,118</u>	<u>4,781,814</u>	<u>5,066,851</u>	<u>6,721,225</u>	<u>5,199,290</u>	<u>2%</u>
Total Revenues	21,740,273	23,140,658	24,094,888	26,308,048	27,264,526	5%
Expenditures						
General government administration	1,604,512	1,759,304	1,908,408	2,665,789	1,961,150	4%
Judicial administration	849,032	964,096	913,982	1,054,686	940,492	2%
Public safety	3,374,709	3,587,210	4,547,495	6,007,989	6,135,182	16%
Public works	976,451	1,128,292	1,884,483	1,368,205	1,983,356	21%
Health and welfare	3,500,850	3,353,479	3,695,260	3,891,270	3,776,353	2%
Education	5,724,062	7,218,237	7,363,024	8,361,729	9,903,796	15%
Parks, recreation, and cultural	535,900	336,579	308,779	396,876	273,887	-10%
Community development	1,440,409	1,604,750	1,620,683	1,670,771	1,347,828	-1%
Debt service:						
Principal	1,280,712	1,370,202	1,519,387	1,639,477	2,366,447	17%
Interest	1,026,703	1,524,304	1,916,022	2,310,145	2,039,408	20%
Bond issuance costs	<u>83,922</u>	<u>125,578</u>	<u>87,555</u>	<u>0</u>	<u>33,423</u>	<u>-12%</u>
Total expenditures	20,397,262	22,972,031	25,765,078	29,366,937	30,761,322	10%
Excess of revenues over expenditures	<u>1,343,011</u>	<u>168,627</u>	<u>(1,670,190)</u>	<u>(3,058,889)</u>	<u>(3,496,796)</u>	<u>-72%</u>
Other financial sources						
Sale of capital assets	0	0	0	12,647	263,687	
Capital projects	(5,981,567)	(20,383,413)	(5,730,156)	(2,277,295)	(2,339,000)	-12%
Bond issued	9,822,050	20,000,000	11,345,428	0	1,378,350	-17%
Funds from State for Payoff of Debt	0	0	0	0	9,822,050 ⁽¹⁾	
Payoff of Prior Debt	0	0	0	(1,761,028)	(9,822,050) ⁽¹⁾	
Capital lease	177,950	307,170	394,600	502,116	820,000	72%
Transfers in	2,989,731	3,460,757	3,239,820	6,954,429	5,054,754	14%
Transfers out	(2,989,731)	(3,460,757)	(3,239,820)	(6,954,429)	(5,114,493)	14%
Sale of industrial park property	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,331,860</u>	<u>0</u>	
Total other financial sources	4,018,433	(76,243)	6,009,872	(191,700)	63,298	-20%
Net change in fund balance	<u>5,361,444</u>	<u>92,384</u>	<u>4,339,682</u>	<u>(3,250,589)</u>	<u>(3,433,498)</u>	<u>-33%</u>
Fund balance- beginning	13,291,839	18,653,283	18,745,667	23,085,349	19,834,760	10%
Fund balance- ending	<u>\$18,653,283</u>	<u>\$18,745,667</u>	<u>\$23,085,349</u>	<u>\$19,834,760</u>	<u>\$16,401,262</u>	<u>-2%</u>

(1) \$9,822,050 State Jail reimbursement and subsequent repayment of the note.

Assessed Value Trends

Total Taxable Assessed Value



FY	Real Estate Tax Rate	Change
2000	\$0.61	(\$0.07)
2001	0.61	0.00
2002	0.61	0.00
2003	0.66	0.05
2004	0.67	0.01
2005	0.65	(0.02)
2006	0.70	0.05
2007	0.70	0.00
2008	0.70	0.00
2009	0.49	(0.21)
2010	0.49	0.00

Real Property

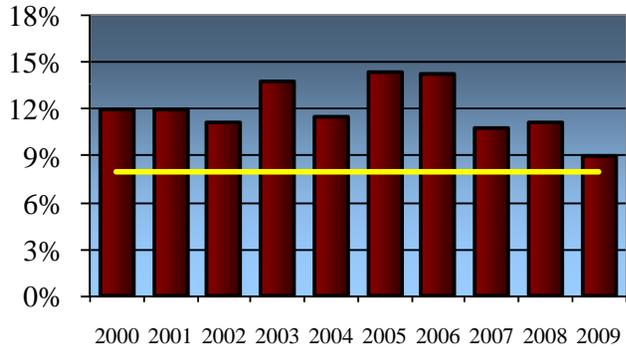
Personal Property

FY	Real Property				Personal Property				Total Taxable Assessed Value									
	Residential	%	Commercial	%	Raw Land	%	Public Service	%	Motor Vehicles	%	Public Service	%	Machinery & Tools	%	Merchants' Capital	%	Total Taxable Assessed Value	%
2000	\$499,449,700		\$69,180,900		\$184,238,300		\$35,475,183		\$70,879,612		\$91,562		\$2,472,200		\$1,237,400		\$863,024,857	
2001	506,955,812	2%	69,180,900	0%	184,238,300	0%	33,531,555	-5%	66,135,900	-7%	70,527	-23%	2,709,800	10%	1,237,400	0%	864,060,194	0%
2002	531,167,400	5%	71,258,300	3%	185,480,700	1%	33,957,066	1%	92,115,512	39%	101,562	44%	2,821,700	4%	1,224,200	-1%	918,126,441	6%
2003	577,957,000	9%	76,215,600	7%	185,509,700	0%	33,440,494	-2%	94,815,640	3%	465,829	359%	3,329,100	18%	1,315,900	7%	973,049,263	6%
2004	607,966,460	5%	76,535,700	0%	186,070,500	0%	34,164,203	2%	102,055,175	8%	134,931	-71%	4,058,200	22%	1,261,600	-4%	1,012,246,769	4%
2005	855,315,500	41%	91,047,000	19%	237,722,500	28%	44,915,633	31%	109,683,570	7%	496,898	268%	4,804,700	18%	1,049,438	-17%	1,345,035,243	33%
2006	872,005,386	2%	94,831,800	4%	232,798,300	-2%	40,121,774	-11%	112,332,279	2%	217,240	-56%	4,033,356	-16%	1,189,900	13%	1,357,530,034	1%
2007	924,544,333	6%	107,725,200	14%	224,584,800	-4%	25,334,451	-37%	118,071,322	5%	25,117	-88%	3,841,317	-5%	1,269,800	7%	1,405,396,339	4%
2008	1,041,162,452	13%	109,343,300	2%	221,384,100	-1%	23,221,600	-8%	121,233,258	3%	380,200	1414%	3,375,700	-12%	1,418,500	12%	1,521,519,124	8%
2009	1,730,453,549	66%	163,617,300	50%	595,142,800	169%	48,255,100	108%	111,995,167	-8%	1,825,600	380%	2,495,150	-26%	1,530,600	8%	2,655,315,273	75%
Average Growth Rate	25%		14%		22%		4%		6%		189%		0%		2%		21%	

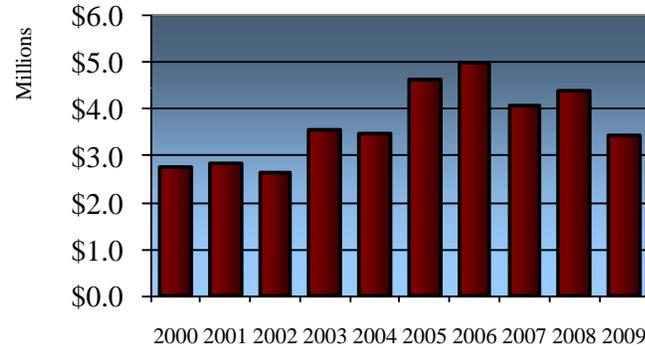
Fund Balance Trends

Current Policy: Unreserved fund balance in the general fund shall be measured annually at June 30th and shall be an amount equal to at least 8% of the combined budgeted expenditures of the General Fund, Social Services Fund, Eastern Shore Regional Jail Fund (net of interfund transfers) for the fiscal year ending on that day

Fund Balance vs. Expenditures



Undesignated Fund Balance



<u>Fiscal Year</u>	<u>Undesignated Fund Balance</u>	<u>Total Expenditures</u>	<u>Ratio</u>
2000	\$2,770,383	\$23,058,052	12.01%
2001	2,843,364	23,679,061	12.01%
2002	2,629,159	23,557,662	11.16%
2003	3,573,885	25,896,420	13.80%
2004	3,472,125	30,260,818	11.47%
2005	4,649,980	32,355,555	14.37%
2006	5,001,533	34,970,148	14.30%
2007	4,072,156	37,626,377	10.82%
2008	4,399,830	39,469,165	11.15%
2009	3,442,641	38,009,610	9.06%

Debt Funded Capital Projects

- 1998 Sustained Technology Industrial Park (\$2,404,000) – A referendum was passed that allowed General Obligation Bonds to be issued for the project. Prior to Davenport’s involvement with the County these bonds were sold publicly. AAA bond insurance was procured with no underlying rating on the County. Interest rates ranged from 4.3% to 5.3%. There was no underlying rating. The remaining amount of bonds (\$1,690,000) were paid off in Fiscal 2008 with proceeds of the sale of the park .
- 1999 and 2001 Qualified Zone Academy Bonds (\$2,529,060) – issued for school projects. These bonds are principal pay back only and can have interest earnings which help reduce the original principal amount.
- 2002 IDA Lease Revenue Financing (\$9,556,726) – General District and Circuit Court Facilities; Solid Waste Convenience Centers, Sheriff’s Dept. Annex, Social Services Building, School Buses, and Jail Engineering Costs. The bonds were sold publicly nationally, regionally and locally using AA bond insurance with no underlying rating on the County (AAA bond insurance was not an option). Interest rates ranged from 1.7% to 5.05%.
- 2003 and 2006 Qualified Zone Academy Bonds (\$4,328,096) – issued for school projects. These bonds are principal pay back only and can have interest earnings which help reduce the original principal amount.

Debt Funded Capital Projects

- 2005/2006/2007 IDA Lease Revenue Financing (\$26,864,099) – Local Portion of Regional Jail Construction, Transfer Station/Convenience Centers, Landfill Closure, Sheriff's office, County Administration Renovation, and J&DR Court Services. The bonds were offered to local and regional banks via Bank Qualified Bonds. Bank Qualified Bonds allow banks to receive a tax-deduction if they purchase these types of bonds. Some of this tax-break is typically passed on to the issuer via lower interest rates. It was estimated that the savings at the time was 50 basis points or ½ of 1%. This private placement method also saved the County over a public sale in that the costs of issuance were less, no formal rating required, no Debt Service Reserve Fund was required, and it took less staff time to issue. At that time the Bank Qualified limit was \$10 million per calendar year. The County issued the maximum amounts in late 2005 and early 2006. In early 2006 the final amount needed to complete the projects was still unknown. Another advantage of this method of financing was that since the last issuance was in early 2007 the County was able to finalize it's project costs and not borrow too much or too little for the project. Interest rates were 3.84%, 4.24% and 4.40% respectively for the long-term bonds. Due to the practice of banks at that time to not extend fixed rates for long term bonds beyond 10 years these rates set for 10 years following each bond's settlement date. The bonds can be prepaid (in whole or in part) or refinance the interest rate beginning in 2011, 2012 and 2013 respectively. At the respective reset dates the County will be borrowing again at 10 year rates instead of higher 20 year rates.

Debt Funded Capital Projects

- 2007/2008/2009 School Bus Leases (\$1,028,928) – The Schools procured this Equipment Purchase Agreement for School Buses with a private placement.
- 2008 Equipment Purchase Agreement (\$703,446 Schools and \$116,554 for General Government) – The County procured this Equipment Purchase Agreement for Two Modular Units and Sheriff’s vehicles with a private placement.
- 2009 Literary Loan Note (\$1,390,000) – issued for the High School rehabilitation project. The note was recently renewed at a rate of 3.03% until January 1, 2013. The Commonwealth has frozen the Literary Loan program in FY 10 and 11. It is not known when the Commonwealth will again direct funds to the program. The current wait list has approximately \$130 million of projects which await funding. Currently the County is 8th on the list with \$50.8 million of projects ahead of it. Once received the repayment is level principal payments over 20 years at 3%. For repayment purposes we have assumed payback begins in 2014.

Capital Projects Funded Since 1998

<u>Projects Funded Since 1998</u>	<u>Economic Dev.</u>	<u>Schools</u>	<u>Gen. Gov't.</u>	<u>Total</u>
1998 Sustained Technology Industrial Park ⁽¹⁾	2,404,000			
1999/2001 QZABs		2,519,060		
2002 Lease Revenue Financing				
General District Court and Circuit Court Facilities				
Solid Waste Convenience Centers				
School Buses				
Sheriff's Department Annex				
Social Services Building				
Engineering Costs for Jail Facilities				
Total Construction Funds			9,556,726	
2003 QZAB for School Projects		2,113,667		
2006 QZAB for School Projects		2,214,429		
2005/2006/2007 Bank Qualified Lease Financing				
Local portion of Jail Construction				
Transfer Station/Convenience Centers				
Landfill Closure				
County Administration Renovation				
Sheriff's Office				
J&DR Court Services				
Total Construction Funds			26,864,099	
2008 Equipment Purchase Agreement		703,446	116,554	
2007/2008/2009 Bus Leases		1,208,928		
2009 Literary Loan Note for School Projects		1,378,350		
Total Construction Funds Since 1998	2,404,000	10,137,880	36,537,379	49,079,259

(1) Debt paid off in FY2008 with sale proceeds.

Existing Tax-Supported Debt Service

Fiscal Year	General Government Debt *			Schools			Leases			Total			Cash Flow Freed Up	Payout Ratio
	Principal	Interest ⁽¹⁾	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total		
2010	\$1,317,245	\$1,563,006	\$2,880,251	\$1,124,654	\$151,645	\$1,276,300	\$480,840	\$50,484	\$531,324	\$2,922,739	\$1,765,136	\$4,687,874		6%
2011	1,396,819	1,510,500	2,907,319	1,150,585	153,118	1,303,703	422,199	43,239	465,438	2,969,603	1,706,856	4,676,459	(\$11,415)	13%
2012	1,482,036	1,454,466	2,936,502	1,178,215	116,669	1,294,885	297,754	27,395	325,148	2,958,005	1,598,529	4,556,535	(131,340)	19%
2013	1,766,921	1,394,670	3,161,591	1,017,513	68,873	1,086,386	251,935	16,641	268,576	3,036,369	1,480,183	4,516,553	(171,322)	26%
2014	1,837,506	1,321,961	3,159,467	296,046	45,659	341,705	172,758	6,708	179,467	2,306,310	1,374,328	3,680,638	(1,007,236)	31%
2015	1,910,820	1,246,337	3,157,157	327,585	44,474	372,059	0	0	0	2,238,405	1,290,811	3,529,216	(1,158,658)	35%
2016	1,993,896	1,167,261	3,161,157	327,585	42,032	369,617	0	0	0	2,321,481	1,209,293	3,530,773	(1,157,101)	40%
2017	2,079,767	1,085,279	3,165,046	303,942	39,590	343,532	0	0	0	2,383,709	1,124,869	3,508,578	(1,179,296)	45%
2018	2,169,469	999,940	3,169,409	303,942	37,148	341,090	0	0	0	2,473,411	1,037,088	3,510,499	(1,177,375)	51%
2019	2,253,038	910,667	3,163,705	303,942	34,706	338,648	0	0	0	2,556,980	945,373	3,502,353	(1,185,521)	56%
2020	2,346,512	817,864	3,164,376	190,717	32,264	222,981	0	0	0	2,537,229	850,127	3,387,357	(1,300,518)	62%
2021	2,449,930	719,290	3,169,220	190,717	29,822	220,539	0	0	0	2,640,647	749,112	3,389,759	(1,298,115)	67%
2022	2,173,335	616,590	2,789,925	190,717	27,380	218,097	0	0	0	2,364,052	643,970	3,008,022	(1,679,852)	72%
2023	2,258,770	368,672	2,627,442	290,360	24,938	315,298	0	0	0	2,549,130	393,610	2,942,741	(1,745,134)	78%
2024	2,214,280	423,605	2,637,885	68,918	22,860	91,777	0	0	0	2,283,198	446,464	2,729,662	(1,958,213)	83%
2025	2,303,912	325,823	2,629,735	68,918	20,781	89,699	0	0	0	2,372,830	346,604	2,719,434	(1,968,441)	88%
2026	1,039,716	224,222	1,263,938	68,918	18,703	87,621	0	0	0	1,108,634	242,925	1,351,559	(3,336,316)	90%
2027	1,093,744	176,194	1,269,938	68,918	16,625	85,543	0	0	0	1,162,662	192,820	1,355,481	(3,332,393)	93%
2028	420,000	125,640	545,640	68,918	14,547	83,465	0	0	0	488,918	140,187	629,104	(4,058,770)	94%
2029	440,000	104,640	544,640	68,918	12,469	81,386	0	0	0	508,918	117,109	626,026	(4,061,848)	95%
2030	460,000	82,640	542,640	68,918	10,391	79,308	0	0	0	528,918	93,030	621,948	(4,065,927)	96%
2031	485,000	59,640	544,640	68,918	8,313	77,230	0	0	0	553,918	67,952	621,870	(4,066,005)	97%
2032	510,000	35,390	545,390	68,918	6,234	75,152	0	0	0	578,918	41,624	620,542	(4,067,333)	99%
2033	535,000	(535,000)	0	68,918	4,156	73,074	0	0	0	603,918	(530,844)	73,074	(4,614,801)	100%
2034	0	0	0	68,918	2,078	70,996	0	0	0	68,918	2,078	70,996	(4,616,879)	100%
TOTAL	\$36,937,716	\$16,199,295	\$53,137,011	\$7,954,615	\$985,475	\$8,940,090	\$1,625,485	\$144,467	\$1,769,952	\$46,517,816	\$17,329,237	\$63,847,053		

* Does not include \$3,166,198 expected to be received from the state for jail reimbursement.

(1) Interest is net of Capitalized interest and Reserve Fund Earnings

The outstanding Literary Loan Note has been assumed to be taken out in FY13 with a first payment in FY14.

‘A’ rated or better localities pay back at least 50% of their debt in 10 years. ‘AA’ rated or better are generally 60% or better.

Debt Capacity and Debt Affordability

- Debt Capacity:
 - The amount of debt a locality can incur while staying within prudent financial guidelines.
 - Think of Debt Capacity as the credit card limit.

- Debt Affordability:
 - The ability of a locality to repay debt obligation with cash flow.
 - Think of Debt Affordability as the checkbook to be able to pay the credit card's monthly bill.

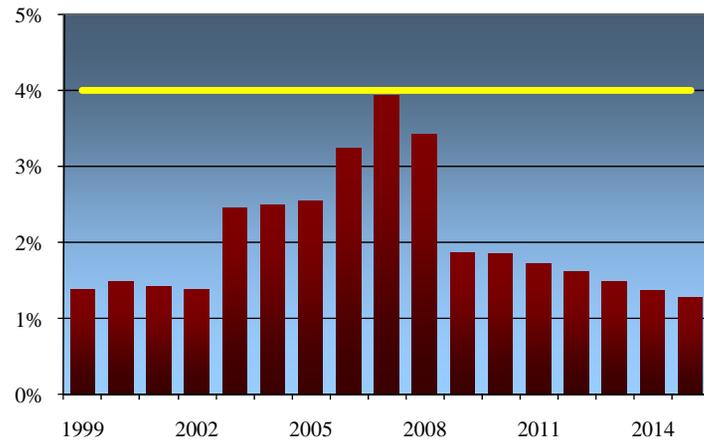
Debt Capacity Trends

Current Policies:

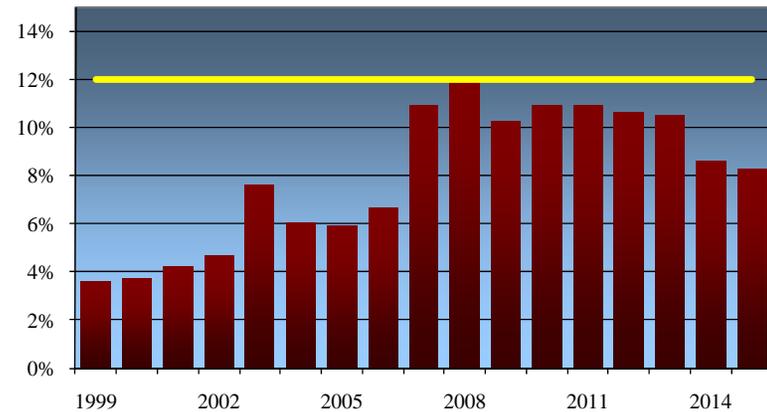
Debt as a percentage of the assessed value of real estate will not exceed 4.0%.

The ratio of debt service expenditures as a percentage of governmental fund expenditures should not exceed 12%.

Debt vs. Assessed Value



Debt Service vs. Expenditures



**Pro-forma assumes 0% growth in Expenditures and Assessed Value.*

Debt Capacity Available

- Of the two key debt ratios, debt service to expenditures is the limiting factor.
- Assuming a 20-year level payment issue at 5%, the County could issue up to the amounts shown below without exceeding prudent financial limits:

	<u>Future Debt Capacity</u>				
	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Annual Debt Service vs. Expenditures	\$5,909,898	\$7,404,422	\$7,902,687	\$18,320,026	\$20,207,082
Cumulative Debt Service vs. Expenditures	5,909,898	13,314,320	21,217,008	39,537,033	59,744,115

Future Debt Capacity

Revenues available for debt service (excluding leases) significantly exceed Existing and Projected debt service for the first time in FY 2015. Therefore there is \$655,379 available for future debt service in that year.

<u>Fiscal Year</u>	<u>Existing Debt Service Excluding Leases</u>	<u>Revenues Budgeted For D.S. Excluding Leases</u>	<u>Debt Service Capacity If Freeze 2011 Revenues</u>
2011	\$4,156,551	\$4,156,551	\$0
2012	4,211,022	4,156,551	(54,471)
2013	4,231,386	4,156,551	(74,836)
2014	4,247,977	4,156,551	(91,426)
2015	3,501,172	4,156,551	655,379
2016	3,529,216	4,156,551	627,335
2017	3,530,773	4,156,551	625,777
2018	3,508,578	4,156,551	647,973
2019	3,510,499	4,156,551	646,051
2020	3,502,353	4,156,551	654,197
2021	3,387,357	4,156,551	769,194
2022	3,389,759	4,156,551	766,791
2023	3,008,022	4,156,551	1,148,529
2024	2,942,741	4,156,551	1,213,810
2025	2,729,662	4,156,551	1,426,889
2026	2,719,434	4,156,551	1,437,117
2027	1,351,559	4,156,551	2,804,992
2028	1,355,481	4,156,551	2,801,070
2029	629,104	4,156,551	3,527,446
2030	626,026	4,156,551	3,530,525
2031	621,948	4,156,551	3,534,603
2032	621,870	4,156,551	3,534,681
2033	620,542	4,156,551	3,536,009
2034	73,074	4,156,551	4,083,477

Closing Observations

- While the County has issued debt to construct a number of capital projects over the last ten years the County's debt ratios are within financially prudent credit limits and are comparable to peers in Virginia.
- The County should consider reviewing financial policy guidelines every couple of years or so to ensure future continued financial integrity.
- The County's undesignated fund balance guideline of 8% is a floor not a target.
- Certain levels of future capital projects can be accommodated within prudent financial ratios and within the County's budget beginning in FY 2015.