



Annual Report of Local Debt Information

Fiscal Year Ended August 31, 2020

Pursuant to Local Government Code, Section 140.008

This report was posted on the District's website on February 26, 2021.



Overview of Certain Financial/Bond Ratings

- ❑ **Overview:** Gregory-Portland Independent School District (the “District”) has been assigned the following independent financial/bond ratings that indicate the relative strength of the District’s financial and debt management:
 - **School Financial Integrity Rating System of Texas (“FIRST”):** Pursuant to Subchapter D, Chapter 39 of the Texas Education Code, the State annually deploys a financial accountability rating system to distinguish the level of a school district’s financial performance based upon certain uniform criteria.
 - ✓ Based on data for year 2018/19, the District was assigned a 2019/20 FIRST Rating of “Superior” and the District’s score was 98 out of a possible 100 points.
 - **Credit Ratings:** The District also maintains independent ratings from certain nationally recognized credit rating agencies, such as Moody’s Investors Service and S&P Global Ratings, that evaluate the District’s financial strength and its ability to pay its existing bonds.
 - ✓ **Moody’s Investors Service:** Assigns a “Aa1” credit rating to the District, defined as “Judged to be of high quality and are subject to very low credit risk.”
 - ✓ **S&P Global Ratings:** Assigns a “AA” credit rating to the District, defined as “Having a very strong capacity to meet its financial commitments. It differs from the highest rating only to a small degree.”

^(A) On January 6, 2021, Moody’s Investors Service upgraded the underlying credit rating of the District from “Aa2” to “Aa1”.

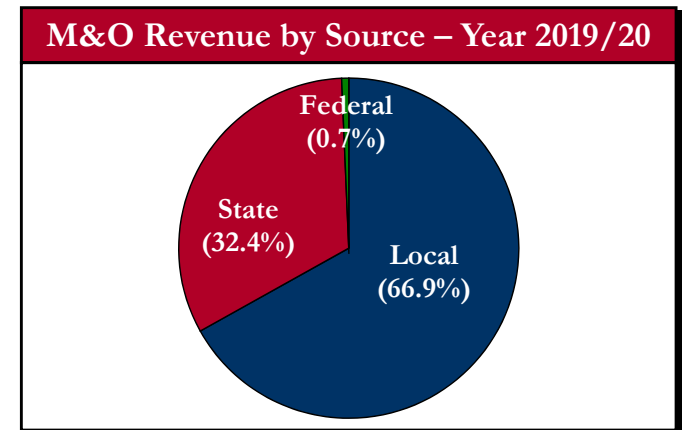


Overview of State Funding System

❑ **State Funding System – Where Do the District’s Revenues Come From:** Gregory-Portland ISD is legally required to operate pursuant to the requirements of the Texas Education Code. In particular, the Texas Education Code determines the District’s ability to generate local tax revenues for maintenance & operation purposes and for the repayment of voter-approved bonds. In this regard, the District annually sets two (2) separate tax rates that are levied upon its certified taxable value that is independently determined by the San Patricio County Appraisal District:

■ **Maintenance & Operations (“M&O”) Tax Rate:** To provide funds for the “day to day” operational expenses of the District, including instructional programs, teacher salaries, instructional supplies, security, student transportation, extracurricular activities, utilities, facility infrastructure/maintenance, etc.

✓ The District’s annual funds for maintenance & operation purposes primarily consist of a combination of State funding and local M&O taxes. In general, the dollar amount of each component is determined by the District’s “Equalized Wealth per Student” (i.e. taxable value / weighted average daily attendance) as set by the State. For year 2019/20, the District’s sources for M&O revenues are summarized to the right.



✓ On October 11, 2008, voters approved a tax ratification election to increase the District’s M&O tax rate to \$1.17. Prior to such ratification, the District was limited to a \$1.04 tax rate for maintenance and operations. Beginning in year 2019/20, the District’s M&O tax rate is subject to compression pursuant to House Bill 3 that was enacted during the 2019 legislative session.



Overview of State Funding System

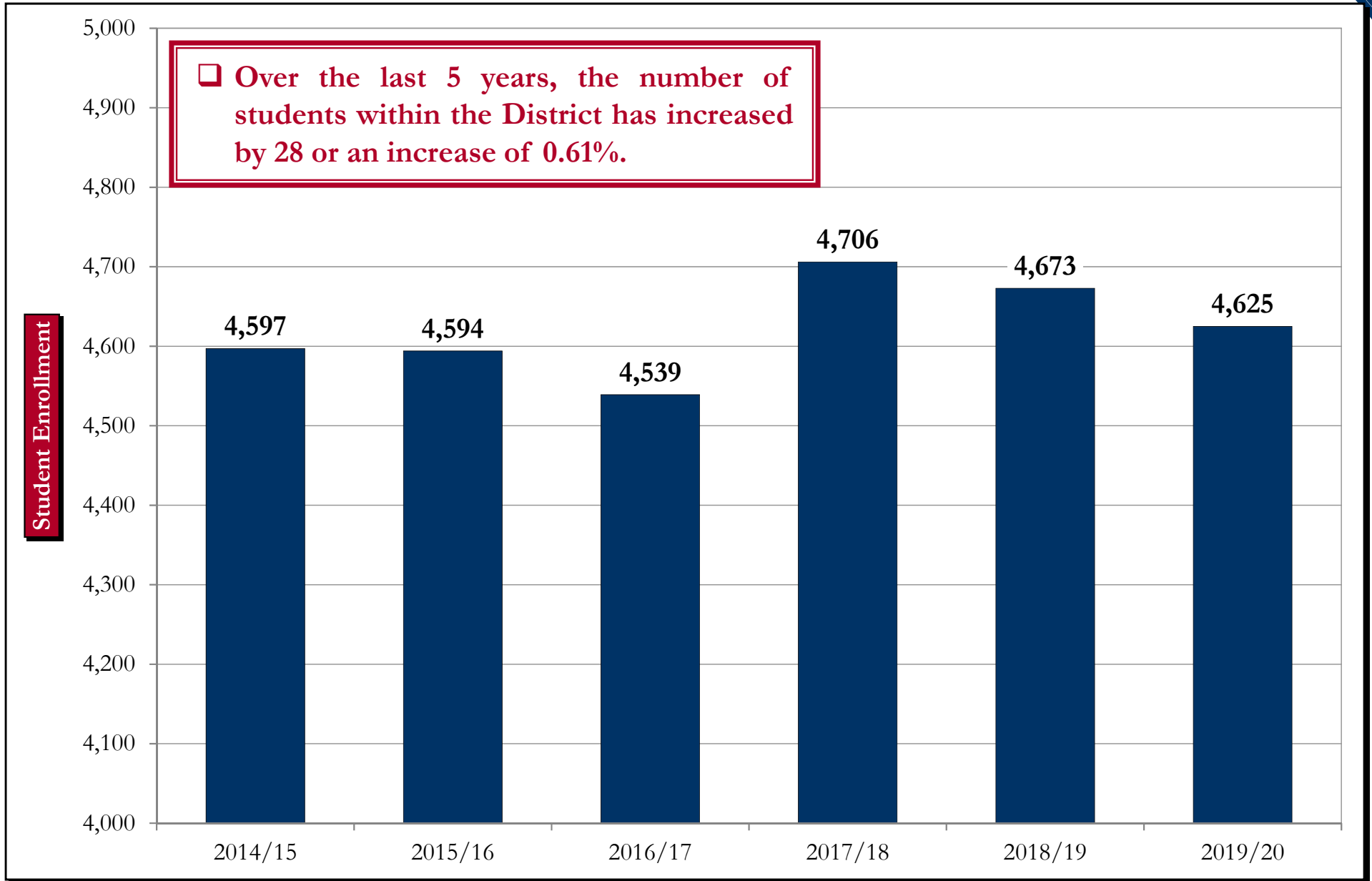
- Interest & Sinking Fund (“I&S”) Tax Rate:** To provide funds to pay the principal and interest on bonds approved by a majority of voters for capital improvements. The District does not receive any facilities funding from the State for the payment of bonds. The following summarizes the District’s bond programs approved by voters over the last 20 years:

District’s Historical Bond Elections Approved By Voters					
Election Date	Purpose	Student Enrollment	Election Amount	Dollar Amount Remaining To Be Issued - As of Aug. 31, 2020	Dollar Amount Remaining To Be Issued - As of Feb. 1, 2021
February 12, 2000	School Building	4,467	\$31,400,000	\$0	\$0
November 6, 2012	School Building	4,495	\$30,400,000	\$0	\$0
May 9, 2015	School Building & Buses	4,597	\$117,000,000	\$0	\$0
November 3, 2020	School Building	4,725	\$98,486,333	\$0	\$0
November 3, 2020	Technology	4,725	\$9,253,667	\$0	\$0
Total Dollar Amount Of Authorized But Unissued Bonds:				\$0	\$0

- ✓ As of fiscal year ended August 31, 2020, the District had \$42,100,946 within its Capital Projects Fund for existing/future projects.
- ✓ On November 3 2020, the District held a successful bond election in the amount of \$107,740,000. Such authorization was issued in January 2021 and no authorized but unissued bonds remained.

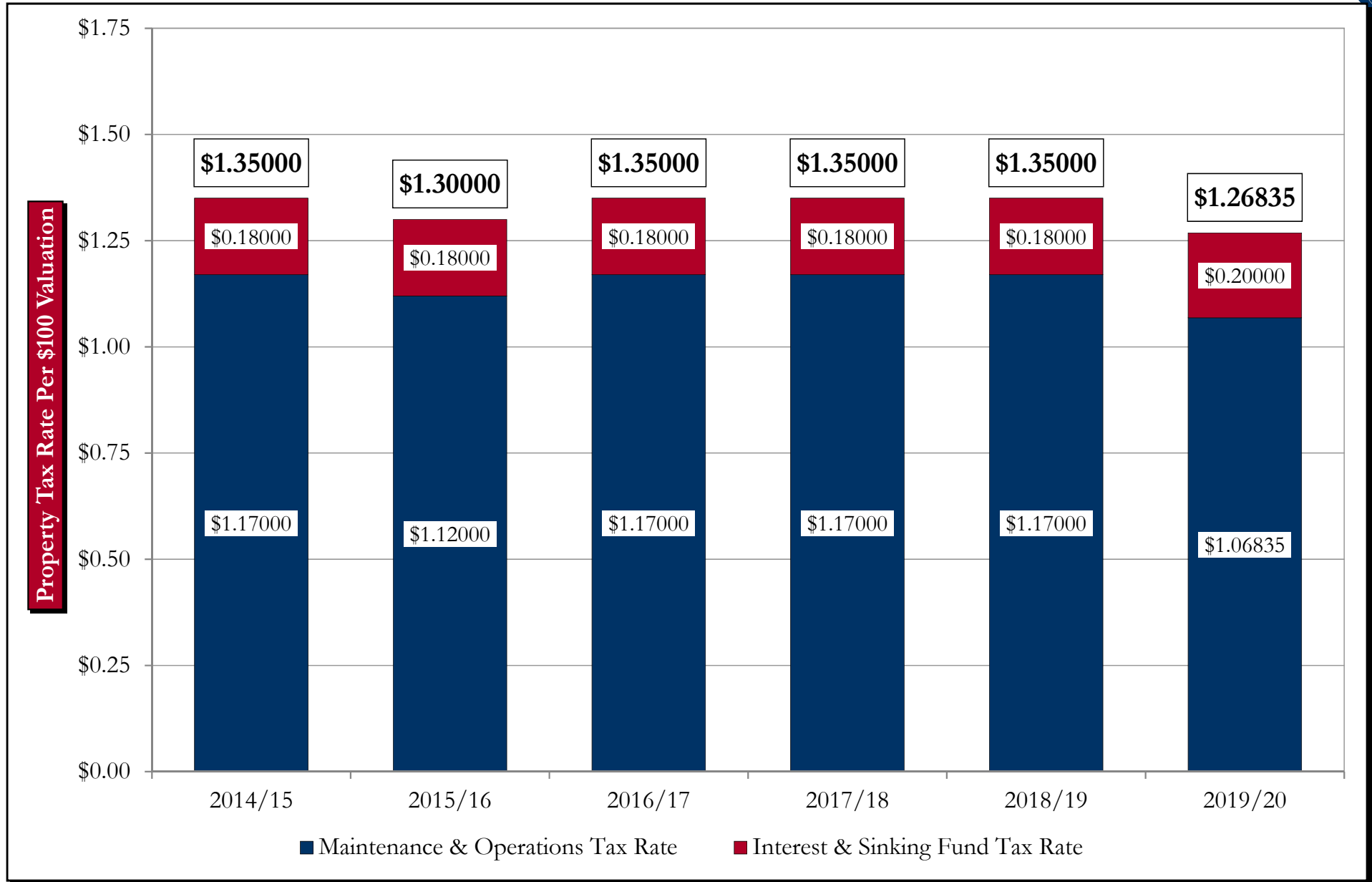


Historical Student Enrollment





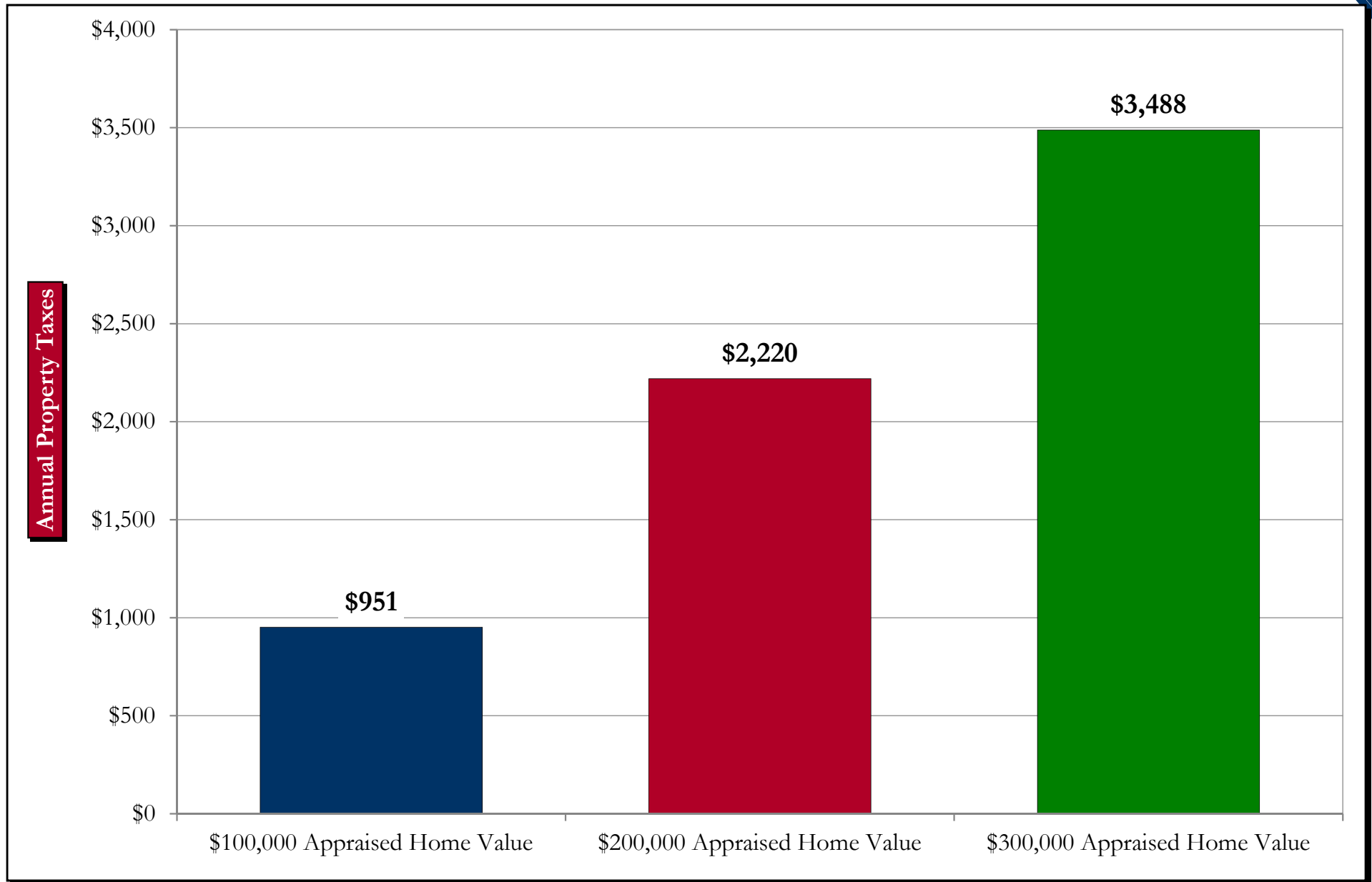
Historical Tax Rates



Source: District's Audited Financial Statements and District records.



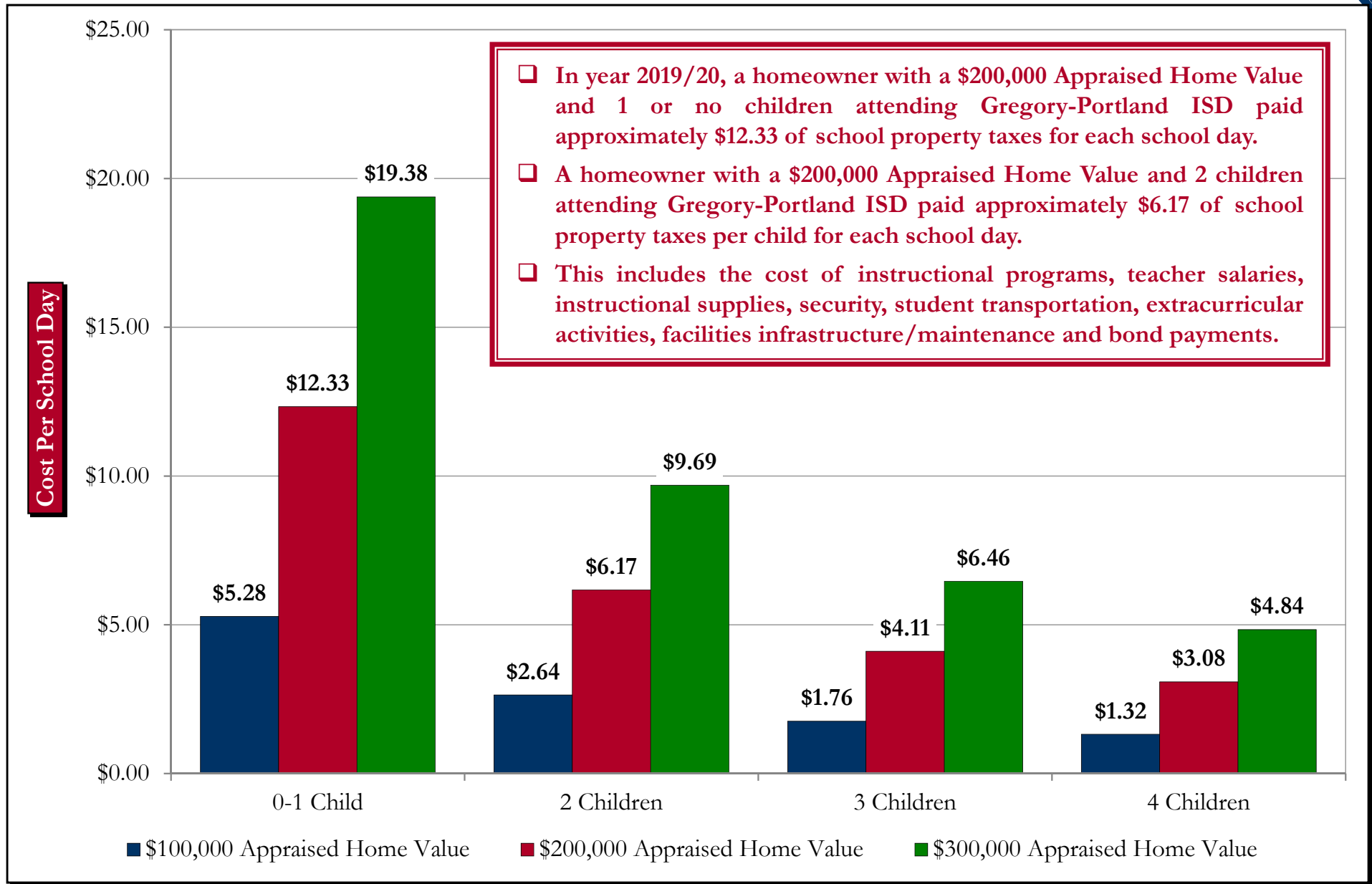
Total Property Taxes For Maintenance and Operations and Voter-Approved Bonds – Year 2019/20



Note: Taxes are net of the \$25,000 State-mandated residential homestead exemption.



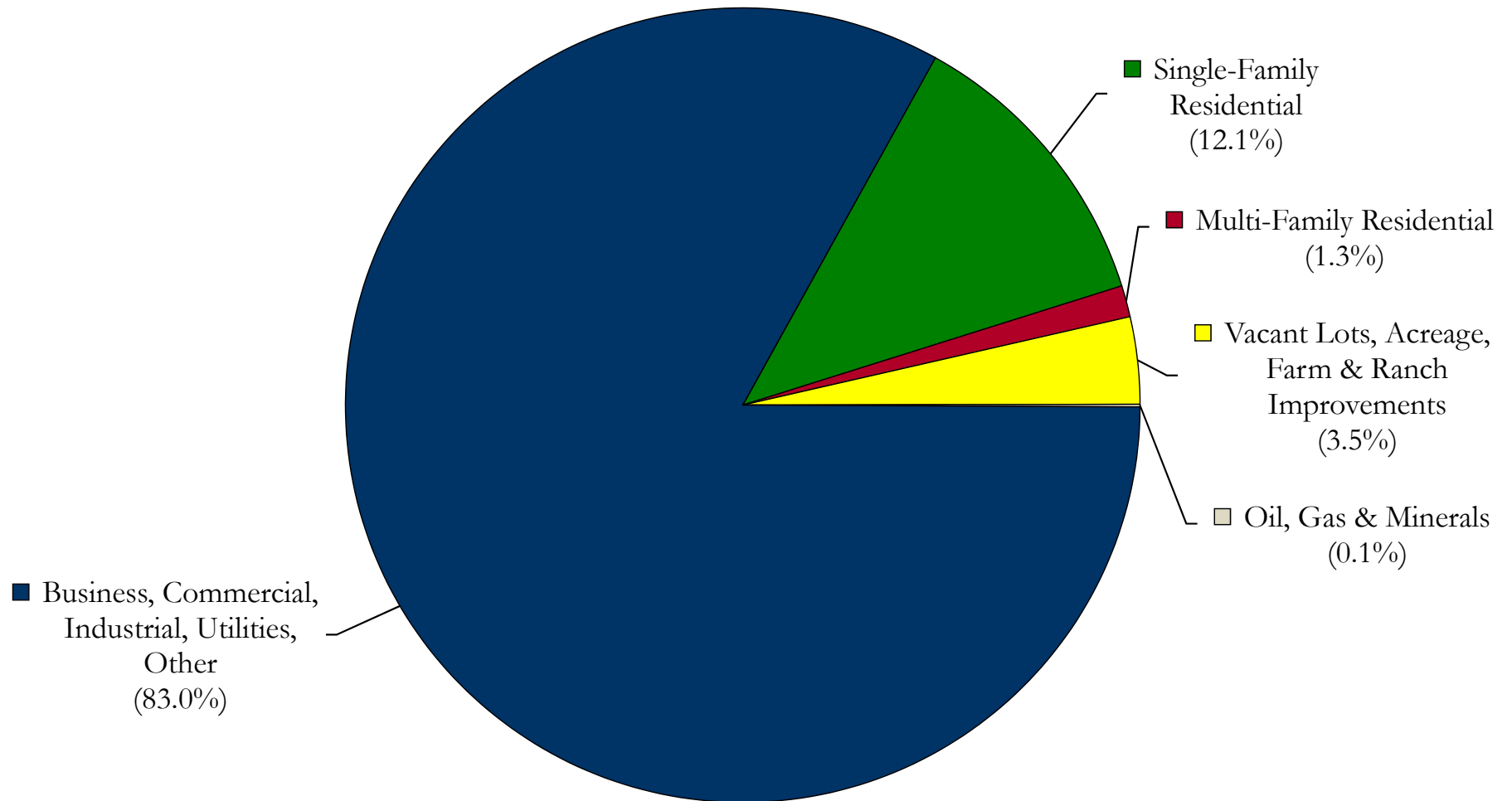
Summary of Property Tax Cost Per School Day – For Various Appraised Home Values – Year 2019/20





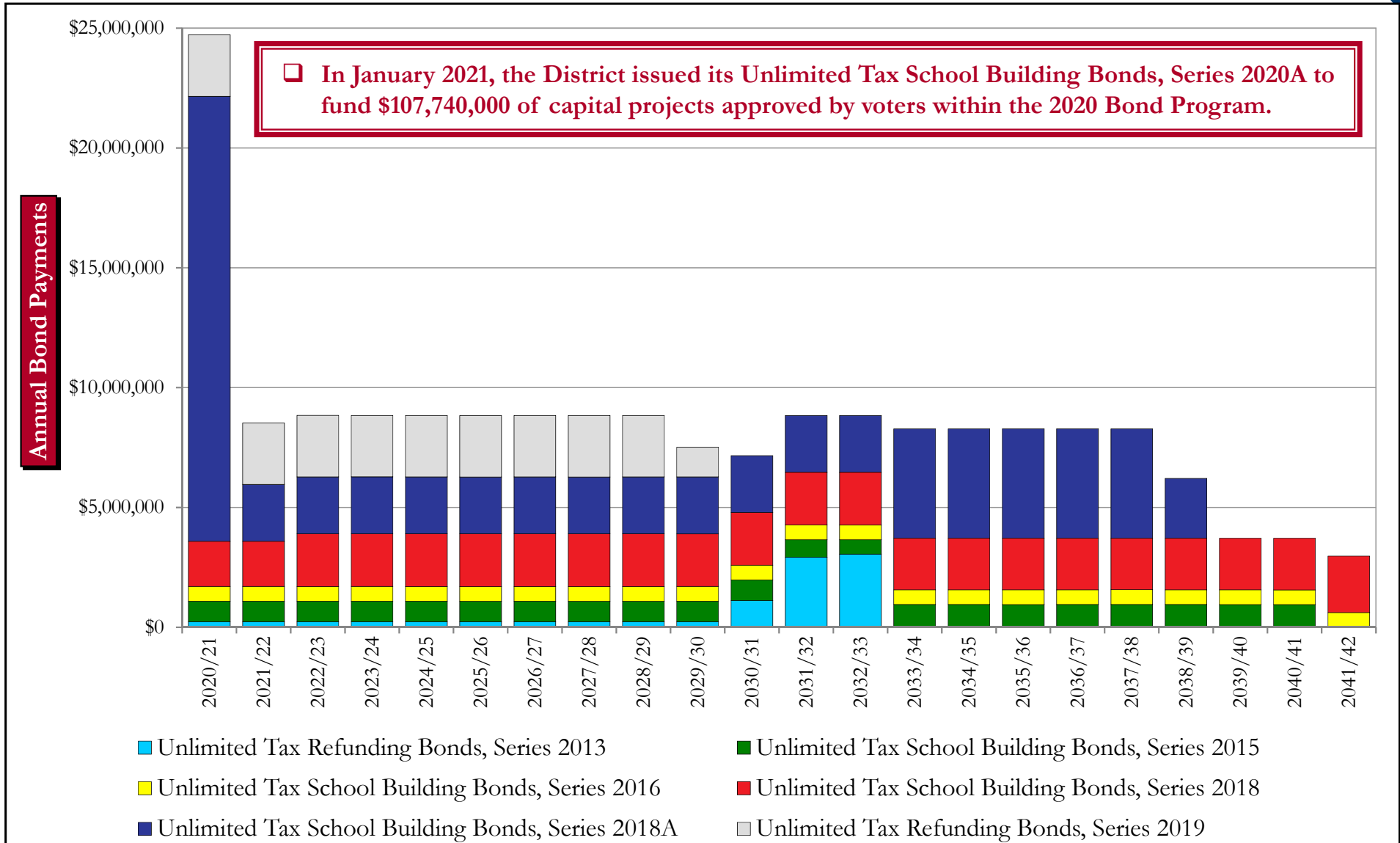
Composition of Total Assessed Valuation – Year 2019/20

For year 2019/20, Single-Family Residential properties comprised 12.1% of the District's total assessed valuation and other property categories comprised 87.9%.





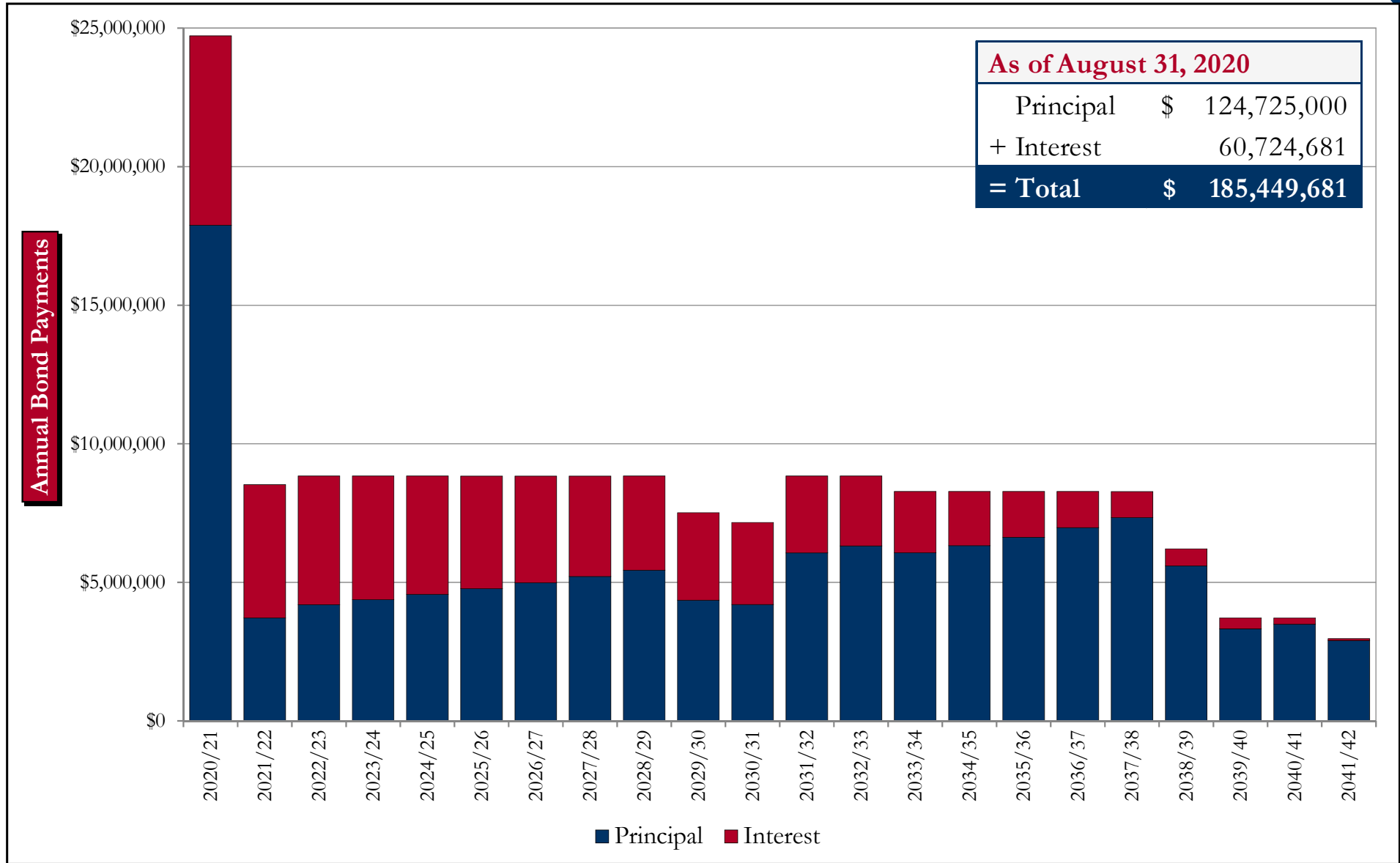
Unlimited Tax Debt Service By Series – Existing Bonds Approved By Voters



Note: Debt service payments reflect payments from September 1 through August 31.



Unlimited Tax Debt Service By Principal and Interest – Existing Bonds Approved By Voters



Note: Debt service payments reflect payments from September 1 through August 31.



Savings from District's Recent Bond Refunding and Prepayment Programs to Lower Interest Costs

- Gregory-Portland ISD has implemented 4 bond refunding programs and prepaid \$21.34 million of existing bonds to reduce the cost of voter-approved bonds – Which have generated more than \$27.89 million of savings for District taxpayers in recent years.

Summary of Interest Cost Savings – Bond Refunding Programs / Prepayment of Bonds			
Issue / Description	Series Refunded / Redeemed	Par Amount Refunded / Redeemed	Total Savings
Unlimited Tax Refunding Bonds, Series 2005	2000	\$ 20,225,000	\$ 1,612,810
Unlimited Tax Refunding Bonds, Taxable Series 2013	2005	13,415,000	1,404,625
Unlimited Tax Refunding Bonds, Series 2019	2013	22,805,000	3,028,718
Unlimited Tax Refunding Bonds, Series 2021B	2013	6,565,000	1,445,474
Total - Bond Refunding Programs at a Lower Interest Rate	---	\$ 63,010,000	\$ 7,491,627
Prepayment of Series 2018A Bonds - August 2020	2018A	\$ 6,845,000	\$ 7,052,850
Prepayment of Series 2018A Bonds - August 2021*	2018A	14,495,000	13,354,425
Total - Prepayment of Bonds Prior to Scheduled Maturity	---	\$ 21,340,000	\$ 20,407,275
Totals	---	\$ 84,350,000	\$ 27,898,902

*Pursuant to an order adopted by the District's Board of Trustees on August 17, 2020. Source: District records.



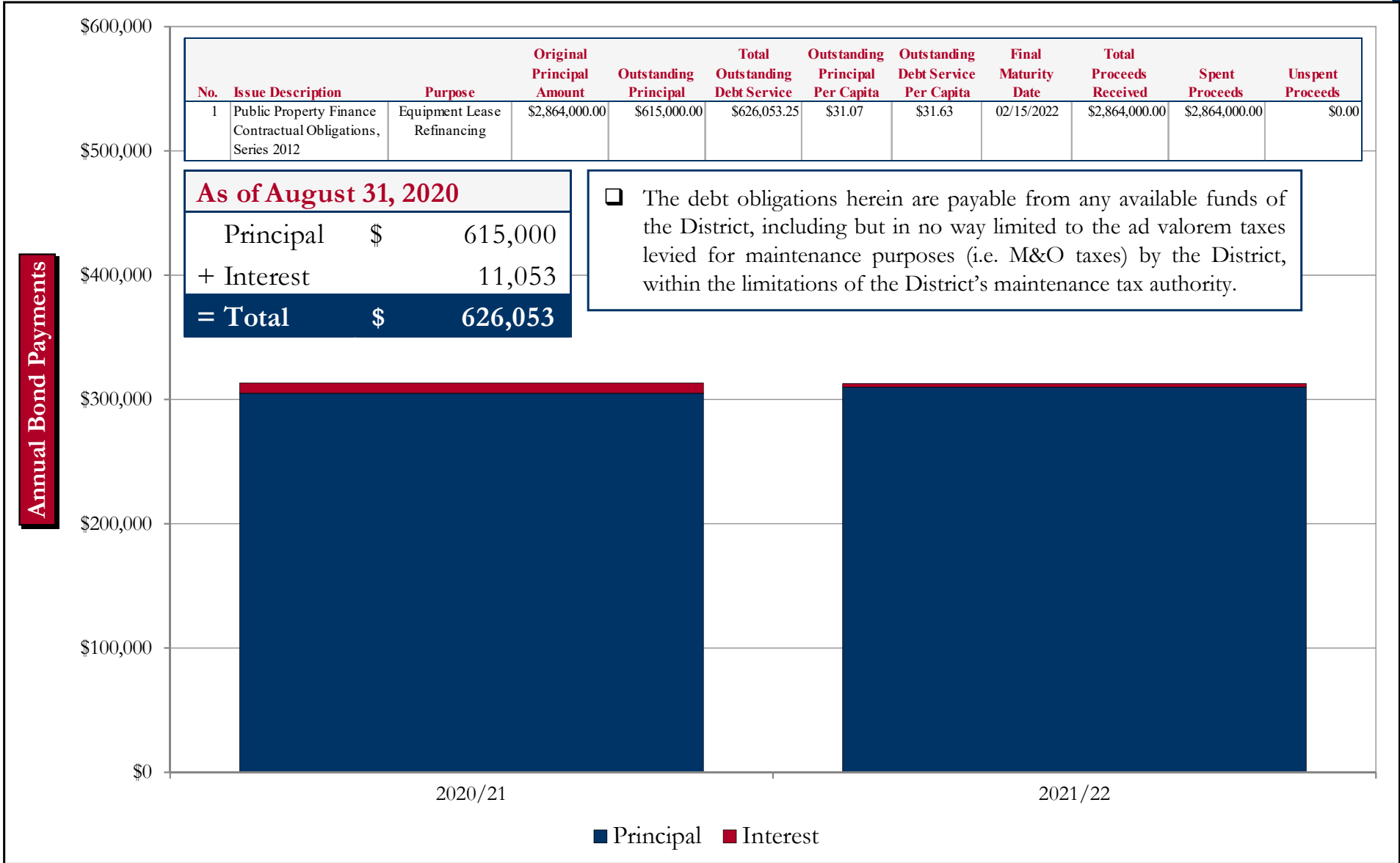
Summary of Unlimited Tax Debt Outstanding By Series – As of Fiscal Year Ended August 31, 2020

- ❑ The following debt obligations are payable from ad valorem taxes (i.e. I&S taxes) levied annually against all taxable property located within the District, without legal limit as to rate or amount.

No.	Issue Description	Purpose	Original Principal Amount	Outstanding Principal	Total Outstanding Debt Service	Outstanding Principal Per Capita	Outstanding Debt Service Per Capita	Final Maturity Date	Total Proceeds Received	Spent Proceeds	Unspent Proceeds
1	Unlimited Tax Refunding Bonds, Series 2013	Refunding at a lower interest rate, etc.	\$6,565,000.00	\$6,565,000.00	\$9,394,400.00	\$331.70	\$474.66	08/15/2033	\$7,087,725.31	\$7,087,725.31	\$0.00
2	Unlimited Tax School Building Bonds, Series 2015	Capital Improvements	\$11,710,000.00	\$11,710,000.00	\$18,363,018.75	\$591.65	\$927.80	02/15/2041	\$12,658,105.50	\$12,658,105.50	\$0.00
3	Unlimited Tax School Building Bonds, Series 2016	Capital Improvements	\$9,050,000.00	\$9,050,000.00	\$13,525,225.00	\$457.26	\$683.37	02/15/2042	\$9,835,546.89	\$9,835,546.89	\$0.00
4	Unlimited Tax School Building Bonds, Series 2018	Capital Improvements	\$30,425,000.00	\$28,660,000.00	\$47,555,550.00	\$1,448.06	\$2,402.77	02/15/2042	\$35,180,982.01	\$23,664,982.01	\$11,516,000.00
5	Unlimited Tax School Building Bonds, Series 2018A	Capital Improvements	\$55,980,000.00	\$48,820,000.00	\$72,293,737.50	\$2,466.65	\$3,652.67	02/15/2039	\$60,740,403.90	\$23,356,403.90	\$37,384,000.00
6	Unlimited Tax Refunding Bonds, Series 2019	Refunding at a lower interest rate, etc.	\$19,920,000.00	\$19,920,000.00	\$24,317,750.00	\$1,006.47	\$1,228.67	08/15/2030	\$23,014,091.62	\$23,014,091.62	\$0.00



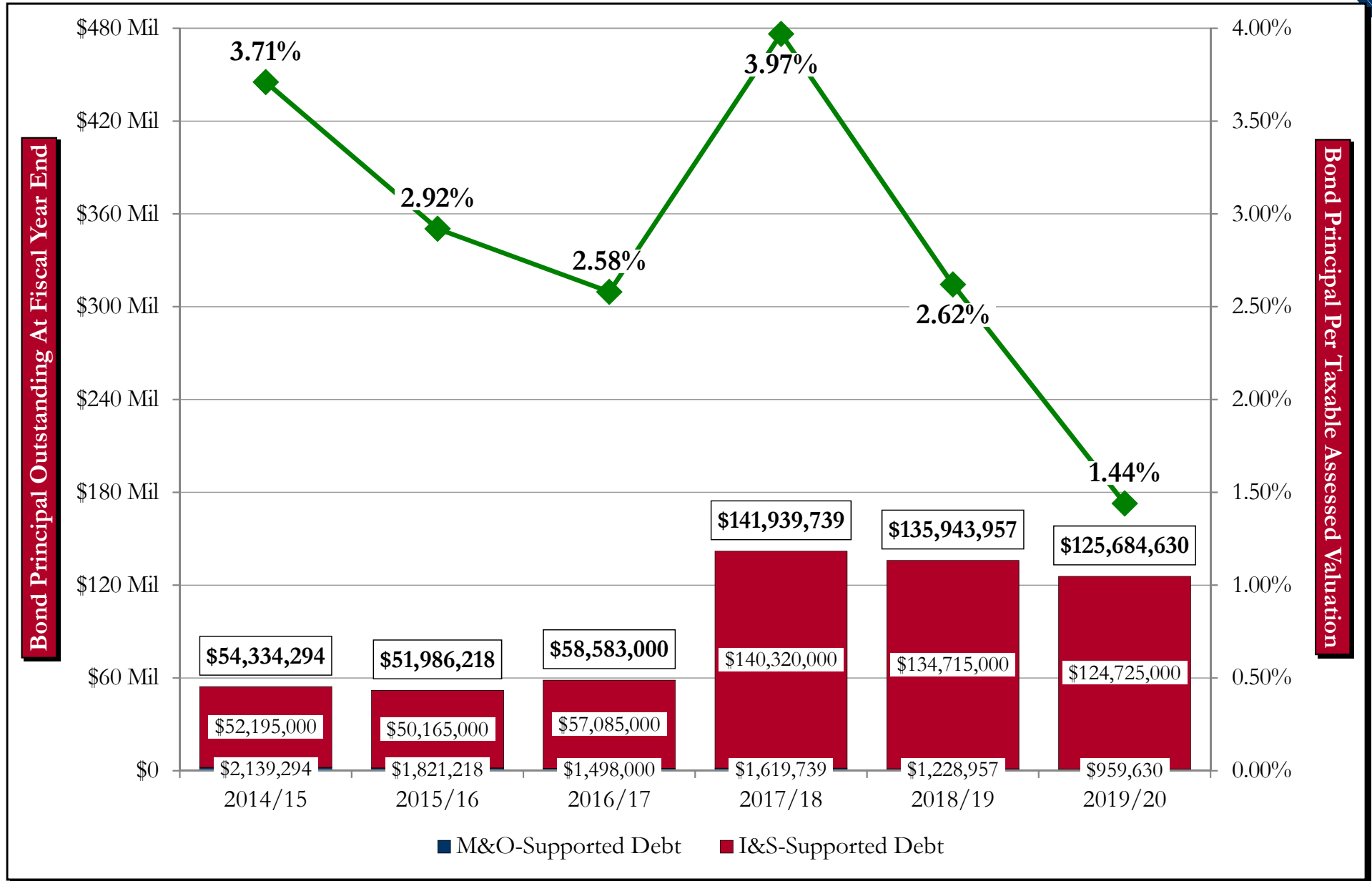
Summary of Maintenance Tax Debt Outstanding – As of Fiscal Year Ended August 31, 2020



Note: Debt service payments reflect payments from September 1 through August 31. Payable from the District's M&O tax rate.



Tax-Supported Debt Obligations At Fiscal Year End and As a Percentage of Taxable Assessed Valuation





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