

Greene County Career Center
Five-Year Forecast
Fiscal Years 2024-2028



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Treasurer/CFO
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OFFICIAL NOTES FOR THE FIVE-YEAR FORECAST

The Greene County Vocational School District known as Greene County Career Center (GCCC), has a 7-member Board of Education. Each member represents one of the Greene County School Districts, which consist of: Beavercreek City Schools; Bellbrook-Sugarcreek School District; Cedar Cliff Local Schools; Fairborn City Schools; Greeneview Local School District; Yellow Springs Exempted Village School District; and Xenia Community Schools.

GCCC is serving 923 juniors and seniors on campus this year. Additionally, there are satellite programs in each of the districts listed above where GCCC is serving those students within their home district. Last school year 3,094 students were served in this capacity. Currently, Peace Officer Basic Training is the only full-time adult education program being offered. This program self-funds and is not a part of the general fund. Therefore, there are no revenues or expenditures associated with it shown in the forecast.

Building Initiatives

In November 2018, the voters approved a bond initiative to allow the District to build a new facility. The District moved to a new main campus to start the 2020-2021 school year. The new campus is 27% larger than the former facility, and offers additional programming.

Construction was also completed at the Greene County Airport to build a 7500 square foot airplane hangar to house an Aviation Maintenance Technician program. The addition of these two facilities created an increase in the budget to cover extra staff, increased utilities, supplies, moving expenses and the like. The district retained possession of the former campus until late in Fiscal Year 2021 and had associated carrying costs for this property. The district also sold the Brush Row Road Property in late Fiscal Year 2021. This property had housed the equine program in which the district has disinvested.

An additional parking lot was installed in Fiscal Year 2023, and completion is nearing on a greenhouse to support the Natural Resources program. The addition of these will have little impact on the five-year forecast with minimal associated increases in utility and maintenance costs.

Revenue Assumptions

REAL ESTATE TAXES

The Greene County Career Center receives property tax revenues from several counties: Greene, Montgomery, Clark, Clinton, Warren and Fayette. 98% of property tax income is derived from Greene County and the property tax assumptions in this forecast will be based mainly on Greene County. Greene County is broad mix of residential, agriculture and commercial businesses. Property tax revenues had begun to show a slight increase rebounding from the recent recession with more notable recovery evident in the 2020 reappraisal.

Property values are established each year by the County Auditor based on new construction and appraisal values. Property tax revenue estimates are based on historical growth patterns for new construction, complete/updated appraisals and current economic conditions. The county underwent a triennial update in 2023. Due to HB920, passed in 1976 current homeowners do not see an increase in school district tax on their real estate tax bill, unless the district has hit the "floor". For vocational school districts the floor is set at 2 mills. Meaning the district's effective tax rate cannot go below 2 mills. Therefore, the tax rate has to be adjusted to collect the minimum 2 mills. The substantial increase in property values, resulting in the district hitting the 2-mill floor, created estimated revenues from property taxes increasing in the 20% range for calendar year 2024. However, as of this writing, there is state legislation pending that would use a three-year average of home values rather than the most recent year. Since the outcome is unknown at this time, a projected increase of 9% is shown for Fiscal Year 2024 to capture the increase of the proposed legislation. For additional years, the forecast assumes .5% annual increase to the property tax revenue to allow for new construction.

SCHOOL FOUNDATION & CASINO REVENUE

Foundation – State Funding

The State biennial budget effective in July of 2021 substantially modified the state funding received. The most recent biennial budget continued the phase-in of the Fair School Funding Plan model. The projections include the expected revenues for Fiscal Years 2024 and 2025. Future years do not indicate any change as there will be a new biennial budget July 2025. The previously mentioned increase in property tax will affect the foundation rate, as the Property Valuation is a factor in the calculation. Of note, beginning in Fiscal Year 2022 the amount received for Open Enrollment students, per the budget, has been moved from line 1.060 to line 1.035. The District receives Student Wellness and Success Funds from the State. For Fiscal Years 2020 and 2021 these funds were outside of the Five-Year Forecast. However, the funds were used to cover costs generally covered by the general fund. The availability and use of these funds reduced general fund costs. These funds were not fully expended until Fiscal Year 2022. Beginning with 2023 all of the expenses previously covered by these funds outside of the Five-Year Forecast are once again included in the forecast. Fiscal year 2023 state funding totaled \$7,608,690.67.

Casino Revenue

A portion of the tax revenues generated by casinos is allocated to school districts. There are two disbursements annually. This amount fluctuates based on the casino tax revenue received by the state and our student headcount. Revenue projections are based on actual past amounts received. After a significant decline in Fiscal Year 2021 due to the pandemic this revenue has rebounded.

ALL OTHER REVENUES

Other Local Revenues include building and grounds rentals, student/class fees, and interest on investments. Interest has become a significant income source. The projection shows this slowing some in Fiscal Year 2025, and further in Fiscal Year 2026. As previously stated, Open Enrollment was included in this category, but with the budget changes these funds have been moved to Unrestricted State Grants-in-Aid beginning with Fiscal Year 2022.

ALL FINANCING SOURCES

A transfer-in of \$36,428 is shown for Fiscal Year 2022 as stale accounts were closed and transferred to the General Fund. Other amounts shown in this section are for a refund of a prior year's expense.

Expenditure Assumptions

SALARIES

Salaries are calculated using salary schedule step increases, negotiated raises, and anticipated staffing levels. Collective bargaining agreements with the Certified and Classified staff are in place as well as administrative and classified exempt staff salary schedules through Fiscal Year 2025. Step movements and raises are included as follows: Fiscal Year 2024, 2.75%, Fiscal Year 2025, 2.5%. Fiscal Years 2026 through 2028 project step movements only.

Staff are paid on a biweekly basis. Typically there are 26 pay dates in each fiscal year. However, Fiscal Year 2023 includes twenty-seven, Fiscal Year 2025, twenty-five and Fiscal Year 2028, twenty-seven pay dates. The remaining years reflect twenty-six pay dates.

In Fiscal Year 2024 five new teaching positions and one new classified position were added. Additionally, one administrative position was added. Unprecedented enrollment was realized for Fiscal Year 2024 bringing the campus to near capacity. An additional six teaching positions are expected to start the 2024-2025 school year to cover new programming and increasing enrollment.

BENEFITS

The largest expenditure in employee benefits is employer retirement contributions to the State Teachers Retirement System (STRS) and School Employees Retirement System (SERS). The employer contribution is 14% of wages paid for STRS and SERS, plus an additional 1.5% (surcharge) to SERS for employees earning less than \$30,000.

Employees hired by the District after April 1, 1986 are required to pay Medicare taxes. The District is required to pay a matching 1.45% on all salaries and wages for these employees.

Insurance costs (Medical, Dental, and Vision) are of constant concern. The insurance year begins on January 1. Calendar Year 2024 includes a 5.5% increase on Medical and a 1.5% increase on Dental and Vision. Bargained agreements limit the Board's increase in contribution to 10%. Therefore, the projections include 10% for health insurance and 5% for dental and vision for Fiscal Years 2025-2028. Life insurance increased mid-year Fiscal Year 2023, 5.3%. This was the first increase in several years. Future year increases are for additional staff only in the projections.

The District maintains a termination benefits fund to cover severance costs and a worker's compensation fund to cover premiums. 1% of payroll is deducted and paid to the termination fund on a monthly basis. Prior to Fiscal Year 2015, the Worker's Compensation Fund was funded similarly. However, beginning that year the balance was sufficient to allow the District to stop the transfer. Since that time the District has continued to receive refunds of Worker's Compensation premiums. Therefore, the fund remains adequate to cover premiums throughout the forecast.

PURCHASED SERVICES

This category includes utilities, consultants, rentals, leases (postage machine, gas cylinders), data processing services, trash collection, equipment repairs, legal costs, transportation, substitute teachers, College Credit Plus tuition, professional meeting expenses and more. Projections in this line include an inflationary impact and increased enrollment for the current year. Fiscal Years 2025 and 2026 show an increase of 7.5%, with remaining years showing 5%.

SUPPLIES & MATERIALS

This category includes all consumable supplies that are purchased to operate the school district. Specific examples of purchases made within the category include textbooks, paper, software, instructional supplies, periodicals, magazines, cleaning/custodial supplies, building supplies for repair and maintenance, fuel, tires, parts and supplies for district vehicles, etc. A significant increase is shown in Fiscal Year 2024 for inflation and enrollment increases. Fiscal Years 2025 and 2026 show an increase of 7.5%, with remaining years showing 5%.

CAPITAL OUTLAY

Currently all capital purchases are made out of the Permanent Improvement fund, and are therefore not included in this forecast.

OTHER EXPENDITURES

Miscellaneous expenditures are those not accounted for in the categories previously mentioned. Expenditures in this category include County Auditor and Treasurer fees for tax collections, organization dues and memberships, audit costs, bank charges, and property and liability insurance. Beginning with Fiscal Year 2018, the Board began paying some state recognized credentials for all our secondary students. However, beginning with Fiscal Year 2020 schools are required to pay for *all* credential attempts and will be eligible to receive partial state reimbursement for successful completion. Prior to the current requirement this cost was just over 11%. Following the implementation of this state mandate, the amount of this line for credentials has fluctuated between 13% and 22% of the total of this line item, projection for Fiscal Year 2024 is 18%. Property and Liability insurance has increased with the new main campus, the addition of the airport facility, and additional equipment and programs. Expenses for Social Work service which had been

drawn from Student Wellness & Success Funds, and not included in the Five-Year Forecast, have been returned beginning with Fiscal Year 2023. Additional Social Work has been contracted further increasing the amount of this line. All other items assume an inflationary growth rate of 5% for planning purposes.

TRANSFERS/ADVANCES OUT

Transfers out reflect funds permanently paid from the General Fund. Historically transfers have been needed to offset deficit balances in the Food Service, Consumer Activity, and Adult Education funds. However, since 2016, no transfers have been needed to cover deficits. Transfers of five-million dollars were made to fund 070, Capital Improvement Fund in Fiscal Years 2018 and 2022 to support capital endeavors of the district. An additional Capital Improvement Fund transfer of five-million dollars is forecast for Fiscal Year 2024.

The transfer out line also includes funds to the “Bond pay-off” fund the Board established. The District has developed a plan to pay off the bond debt for the Bond Levy at call in 2028. This will save the property tax payers in Greene County over \$8.6 Million in interest. These transfers include: two-million dollars in Fiscal Year 2022; one-million, one hundred fifty-thousand in Fiscal Year 2023; two-million in Fiscal Years 2024 and 2025; one-million, two-hundred fifty-thousand in Fiscal Year 2026. The transfer in Fiscal Year 2028, would be to the bond debt retirement fund. This transfer allows for the property tax assessed to the county property owners for the bond levy to stop one-year prior to the bond call and the cease of collections on this levy.

RESERVATION OF FUND BALANCE

Budget Reserve

Line 9.030 includes a budget reserve of \$496,191. This amount has been static and in place for over 10 years.

Greene County Career Center

Greene

Schedule of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Years Ended June 30, 2021, 2022 and 2023 Actual;
Forecasted Fiscal Years Ending June 30, 2024 Through 2028

	Actual				Forecasted				
	Fiscal Year 2021	Fiscal Year 2022	Fiscal Year 2023	Average Change	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028
Revenues									
1.010 General Property Tax (Real Estate)	\$8,287,961	\$8,708,327	\$8,997,105	4.2%	\$9,781,787	9,830,696	9,879,849	9,929,249	9,978,895
1.020 Tangible Personal Property Tax	0	0	0	0.0%	-	-	-	-	-
1.030 Income Tax	0	0	0	0.0%	-	-	-	-	-
1.035 Unrestricted State Grants-in-Aid	3,725,449	4,371,110	5,455,630	21.1%	6,780,428	8,084,975	8,084,975	8,084,975	8,084,975
1.040 Restricted State Grants-in-Aid	1,711,124	2,177,769	2,564,049	22.5%	3,186,342	3,259,933	3,259,933	3,259,933	3,259,933
1.045 Restricted Federal Grants-in-Aid - SFSF	0	0	0	0.0%	-	-	-	-	-
1.050 State Share of Local Property Taxes	1,016,242	1,061,935	1,073,876	2.8%	1,103,945	1,103,945	1,103,945	1,103,945	1,103,945
1.060 All Other Revenues	855,774	338,254	750,442	30.7%	2,280,314	900,000	500,000	500,000	350,000
1.070 Total Revenues	15,596,550	16,657,395	18,841,102	10.0%	23,132,815	23,179,548	22,828,702	22,878,101	22,777,747
Other Financing Sources									
2.010 Proceeds from Sale of Notes	0	0	0	0.0%	-	-	-	-	-
2.020 State Emergency Loans and Advancements (Approved)	0	0	0	0.0%	-	-	-	-	-
2.040 Operating Transfers-In	0	36,428	0	0.0%	-	-	-	-	-
2.050 Advances-In	0	0	0	0.0%	-	-	-	-	-
2.060 All Other Financing Sources	2,795	1,094	1,237	-23.9%	1,237	1,237	1,237	1,237	1,237
2.070 Total Other Financing Sources	2,795	37,522	1,237	572.9%	1,237	1,237	1,237	1,237	1,237
2.080 Total Revenues and Other Financing Sources	15,599,345	16,694,917	18,842,339	9.9%	23,134,052	23,180,785	22,829,939	22,879,338	22,778,984
Expenditures									
3.010 Personal Services	7,998,605	8,675,644	9,403,876	8.4%	10,027,599	11,020,047	11,369,026	11,963,061	12,355,071
3.020 Employees' Retirement/Insurance Benefits	3,414,932	3,591,431	3,682,314	3.8%	4,267,432	4,793,726	5,116,145	5,499,526	5,879,826
3.030 Purchased Services	1,212,746	1,210,869	1,393,648	7.5%	1,906,574	2,049,567	2,203,285	2,313,449	2,429,121
3.040 Supplies and Materials	643,452	875,202	860,829	17.2%	1,418,036	1,524,389	1,638,718	1,720,654	1,806,686
3.050 Capital Outlay	0	0	0	0.0%	-	-	-	-	-
3.060 Intergovernmental	0	0	0	0.0%	-	-	-	-	-
Debt Service:									
4.010 Principal-All (Historical Only)	0	0	0	0.0%	-	-	-	-	-
4.020 Principal-Notes	0	0	0	0.0%	-	-	-	-	-
4.030 Principal-State Loans	0	0	0	0.0%	-	-	-	-	-
4.040 Principal-State Advancements	0	0	0	0.0%	-	-	-	-	-
4.050 Principal-HB 264 Loans	0	0	0	0.0%	-	-	-	-	-
4.055 Principal-Other	0	0	0	0.0%	-	-	-	-	-
4.060 Interest and Fiscal Charges	0	0	0	0.0%	-	-	-	-	-
4.300 Other Objects	241,278	224,427	472,493	51.8%	603,591	633,771	665,459	698,732	733,669
4.500 Total Expenditures	13,511,013	14,577,573	15,813,160	8.2%	18,223,232	20,021,499	20,992,633	22,195,422	23,204,373
Other Financing Uses									
5.010 Operating Transfers-Out	0	7,000,000	1,150,000	0.0%	7,000,000	2,000,000	1,250,000	-	4,261,875
5.020 Advances-Out	0	0	0	0.0%	-	-	-	-	-
5.030 All Other Financing Uses	0	0	0	0.0%	-	-	-	-	-
5.040 Total Other Financing Uses	0	7,000,000	1,150,000	0.0%	7,000,000	2,000,000	1,250,000	-	4,261,875
5.050 Total Expenditures and Other Financing Uses	13,511,013	21,577,573	16,963,160	19.2%	25,223,232	22,021,499	22,242,633	22,195,422	27,466,248
6.010 Excess of Revenues and Other Financing Sources over (under) Expenditures and Other Financing Uses	2,088,332	4,882,656-	1,879,179	-236.1%	2,089,180-	1,159,287	587,306	683,916	4,687,263-
7.010 Cash Balance July 1 - Excluding Proposed Renewal/Replacement and New Levies	12,829,414	14,917,746	10,035,090	-8.2%	11,914,269	9,825,089	10,984,376	11,571,682	12,255,598
7.020 Cash Balance June 30	14,917,746	10,035,090	11,914,269	-7.0%	9,825,089	10,984,376	11,571,682	12,255,598	7,568,335
8.010 Estimated Encumbrances June 30	0	0	0	0.0%	5,000	5,000	5,000	5,000	5,000
Reservation of Fund Balance									
9.010 Textbooks and Instructional Materials				0.0%	-	-	-	-	-
9.020 Capital Improvements				0.0%	-	-	-	-	-
9.030 Budget Reserve	496,191	496,191	496,191	0.0%	496,191	496,191	496,191	496,191	496,191
9.040 DPIA				0.0%	-	-	-	-	-
9.045 Fiscal Stabilization				0.0%	-	-	-	-	-
9.050 Debt Service				0.0%	-	-	-	-	-
9.060 Property Tax Advances				0.0%	-	-	-	-	-
9.070 Bus Purchases				0.0%	-	-	-	-	-
9.080 Subtotal	496,191	496,191	496,191	0.0%	496,191	496,191	496,191	496,191	496,191
10.010 Fund Balance June 30 for Certification of Appropriations	14,421,555	9,538,899	11,418,078	-7.1%	9,323,898	10,483,185	11,070,491	11,754,407	7,067,144
Revenue from Replacement/Renewal Levies									
11.010 Income Tax - Renewal				0.0%	-	-	-	-	-
11.020 Property Tax - Renewal or Replacement	0	0		0.0%	-	-	-	-	-
11.300 Cumulative Balance of Replacement/Renewal Levies	0	0	0	0.0%	-	-	-	-	-
12.010 Fund Balance June 30 for Certification of Contracts, Salary Schedules and Other Obligations	14,421,555	9,538,899	11,418,078	-7.1%	9,323,898	10,483,185	11,070,491	11,754,407	7,067,144
Revenue from New Levies									
13.010 Income Tax - New				0.0%	-	-	-	-	-
13.020 Property Tax - New				0.0%	-	-	-	-	-
13.030 Cumulative Balance of New Levies	0	0	0	0.0%	-	-	-	-	-
14.010 Revenue from Future State Advancements				0.0%					
15.010 Unreserved Fund Balance June 30	14,421,555	9,538,899	11,418,078	-7.1%	9,323,898	10,483,185	11,070,491	11,754,407	7,067,144