



# **RE: MSWD Request for Proposal**

LONG-RANGE FINANCIAL PLAN

MICHAEL DEKERMENJIAN, MANAGING PARTNER



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#### 1) Cover Page

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- Federal Tax ID Number: 85-4039358
- Type of Business: S-Corp
- Number of Years in Business: 2+ Years
- Name, title, telephone number and if different, address of person(s) authorized to represent business entity: Michael Dekermenjian, Managing Partner, (323) 715-8127
- Name, title, telephone number and if different, address of person(s) authorized to sign contracts for the business entity: Michael Dekermenjian, Managing Partner, (323) 715-8127



#### 2) Cover Letter

September 22, 2022

Michael Dekermenjian Managing Partner StragFin Glendale CA 91214

Re: MSWD Request for Proposal – StragFin Long-Range Financial Plan

Dear Arturo Ceja:

After seeing your Request for Proposal (RFP), StragFin is very excited about the opportunity to partner with Mission Springs Water District (MSWD or District) to create a long-range financial plan that will make a lasting impact on financial performance. We understand your need for effective planning during a period of significant capital deployment initiates and evolving economic and market conditions.

To provide you with a brief background on the company and myself, I founded StragFin in 2020 and have worked on every project since the company was founded. We are an independent advisory firm that specializes in not-for-profit institutions and local & state agencies providing finance and strategy services vital to improving financial strength in an ever-changing business environment.

Between our passion and dedication to client success, I am confident we can support MSWD through the District's long-term fiscal sustainability. We understand the importance of integrated financial planning surrounding operations, reserves, debt service coverage, capital improvements, and liquidity strength (days cash on hand). This integrated planning approach serves as the key foundational basis that helps maximize long-term financial strength.

StragFin is enthusiastic at the prospect of partnering with MSWD. We thank you for your time and consideration throughout this process

Sincerely,

Michael Dekermenjian; September 22, 2022



#### 3) Statement of Experience

Below you will find a summary of the company's similar work, strength & stability, staffing capability, and workload that demonstrate our ability as a prospective consultant to perform and excel at the required services. Our experience and success with non-profit institutions and local municipal finances combined with past work that aligns very closely to the scope of services MSWD is seeking position us as the best choice to complete the work.

All work will be performed by StragFin; we don't anticipate any sub-consulting firms that will work on this project.

#### Similar Work

Since the company was founded in 2020, StragFin has offered its defined and structured scope of services to various local municipalities and non-for-profit institutions. With both sectors having a very similar financial operating structure and profile to local utility finances, we are confident our experience gives us the ability to complete the scope of services outlined by MSWD. As with all not-for-profit institutions, upon completion of the work, our goal is to create a pathway that optimizes financial strength while providing the best service to the District's community. As part of our response to the RFP, we will be including a sample of our work in the appendix.

#### Strength and Stability of StragFin

The company has continued to grow at an increasing pace since its founding in 2020. Each project StragFin has been engaged on was completed successfully and have exceeded client expectations. StragFin strives to excel and provide exceptional service to all our clients. As part of this mission, we are very selective when taking on consulting projects and only offer our services to clients that will earn the most benefit from our work and expertise. This has allowed StragFin to maintain an optimal workload throughout the year and ensure the company maintains its stability and strength.

#### Staffing Capability & Workload

If StragFin is awarded the contract, we will be available to kick-off the project on or after November 14, 2022. This timeline will ensure optimum workload levels are attained prior to beginning work.



#### 4) Proposed Staffing and Project Organization:

Project Team

Michael Dekermenjian, Managing Partner

#### 5) Project Understanding:

Our experience and success with non-profit institutions and local municipal finances combined with past work that aligns very closely to the scope of services MSWD is seeking position us as the best choice to complete the work.

Objective 1: Discussion of fiscal issues and potential opportunities

<u>Deliverable 1:</u> Historical financial profile assessment with commentary identifying (a) deteriorating financial metrics, (2) liquidity profile, (3) debt profile (sample work product in appendix)

Objective 2: Establish fiscal policies and goals (including recommended amount of designated funds)

<u>Deliverable 2:</u> Capital planning analysis involving identification of capital needs and funding requirements for optimal deployment

Objective 3: Examine fiscal trends

<u>Deliverable 3:</u> Commentary summarizing historical, current, and future trends related to evolving market conditions and the corresponding effect on the District's financial metrics

Objective 4: Produce a ten-year financial forecast of MSWD's net revenues and debt service coverage that builds on the Integrated Water and Sewer Rate and Fee Study completed in 2015. Deliverable 4: Fully integrated 3-statement financials showing 10-year projections derived from the ten-year projections model developed based on revenue, cost, and volumes assumptions determined through discussions with the District's senior management team (sample work product in appendix)

<u>Objective 5:</u> Provide for optimal strategies (mix of cash/debt) for capital funding. Note: MSWD's typical past practice has been to support on-going refurbishment and replacement on a pay-as-you-go basis and to fund large one-time projects with capital impact fees and debt.

Deliverable 5: Capital position analysis (sample work product in appendix)



<u>Objective 6:</u> Prepare multiple scenarios that evaluate among other things, alternative funding strategies, rate increases, and the variability of key revenues and expenses

<u>Deliverable 6:</u> Scenario and sensitivity analysis showing the impact of changes in assumptions and variables to key financial metrics

<u>Objective 7:</u> Develop user friendly cash flow model to forecast MSWD's liquidity and liquidity requirements.

<u>Deliverable 7:</u> Develop a 30-year projection forecasting cash flow, fund balance, debt service and debt service coverage ratio to identify debt financing needed



### 6) Scope of Services:

As part of the project, StragFin will provide the following services:

Task 💮	Consulting Services	Duration
ong Rang	e Financial Planning	26 Weeks
Phase I		7 Weeks
Task 1	Understand the impact to current operations, market area, and the industry	2 Weeks
Task 2	Historical Credit Profile assessment; measuring key financial metrics	2 Weeks
Task 3	Capital Planning Analysis	2 Weeks
3a	Assess historical capex spend by product category	
3b	Understand the average age of equipment and the replacement cycle	
3с	Determine maintenance capital required	
3d	Align short-term / long-term needs with the organization's strategy to determine optimal timing of capital deployment	
Task 4	Assess affordability and optimal funding options	1 Week
Phase II		19 Weeks
Task 5	Build 10-year financial projections driven by key assumptions arrived through discussions with client's senior exec team.	5 Weeks
Task 6	Develop and ensure key projection assumptions align with the company's future targets and initiatives.	1 Week
Task 7	Development of projected credit profile and comparison to historical assessment.	1 Week
Task 8	Incremental Debt Capacity analysis based on cash flow and balance sheet approach.	4 Weeks
Task 9	10-year Capital position analysis to be based on projections; will provide insight into expected surplus or shortfall of cash based on the company's projections; show scenarios for different levels of (1) Capital spend, (2) Debt Issuance	3 Weeks
Task 10	Develop a Liquidity Model to accommodate a 30-year time horizon that.	2 Weeks
Task 11	Scenario Analysis illustrating the impact of debt issuance, varying levels of capital spend, and profitability improvement initiatives to future financial health/position of the company	3 Weeks
Task 12	Create Long-Range Finance Plan Document	1 Week



The Services do not include (i) audit, legal, tax, environmental, accounting, actuarial, employee benefits, insurance advice or similar specialist and other professional services which are typically outsourced and which shall be obtained directly where required by the Client at Client's expense; or (ii) investment banking, including valuation or securities analysis, including advising any party or representation of the Client on the purchase, sale or exchange of securities or representation of the Client in securities transactions. StragFin is not a registered broker-dealer in any jurisdiction and will not offer advice or its opinion or any testimony on valuation or exchanges of securities or on any matter for which StragFin is not appropriately licensed or accredited. An affiliate of StragFin is a broker-dealer but is not being engaged by the Client to provide any investment banking or broker-dealer services.

#### **Project Timing**

StragFin anticipates the scope of services described above will be completed over a 26-week period, assuming the timely availability of MSWD's internal, State agency, and third-party data.

	StragFin Inc.
Name:	Michael Dekermenjian
Title:	Managing Partner
Date:	September 22, 2022
Signature:	July



### 7) Appendix:

#### Sample work product

- Financial Summary
- Capital Position Analysis
- Income Statement (5-Year Projections)
- Balance Sheet (5-Year Projections)
- Cash Flow Statement (5-Year Projections)



### Financial Summary (\$0000's)



	Actual	Actual	Actual	Base		Projection Year							
	2017	2018	2019	2020		2021	2022	2023	2024	2025			
Key Financial Metrics					1 1								
Total Operating Revenue	\$870,489	\$943,715	\$996,674	\$1,031,137		\$1,051,602	\$1,093,015	\$1,136,182	\$1,181,183	\$1,228,100			
	\$771.030	\$808.422	\$886,409	\$980.368		\$1,001,302	\$1,041,100	\$1,083,440	\$1,181,185				
Operating Expenses	\$771,030	\$808,422	\$886,409	\$980,368		\$1,001,302	\$1,041,100 \$51.915	\$1,083,440 \$52,743	\$1,131,756	\$1,179,818 \$48.282			
Operating Income Net Income													
	\$177,118	\$214,617	\$178,221	\$129,801		\$115,800	\$119,225	\$121,822	\$120,409	\$121,299			
Cash Flow (Net Inc + Depr)	\$225,297	\$264,574	\$230,658	\$183,839		\$167,304	\$174,981	\$182,866	\$187,618	\$195,418			
Margin Analysis													
Operating Margin	11.4%	14.3%	11.1%	4.9%		4.8%	4.7%	4.6%	4.2%	3.9%			
Operating EBIDA Margin	17.7%	20.6%	17.1%	11.4%		12.0%	12.0%	12.0%	12.0%	12.0%			
Liquidity Analysis													
Unrestricted Cash	\$919,065	\$1,085,872	\$1,179,121	\$1,332,655		\$1,414,819	\$1,501,833	\$1,595,369	\$1,695,795	\$1,802,666			
Days Cash on Hand	464	523	516	527		544	556	570	583	595			
Cash to Debt	139.0%	167.2%	184.9%	214.5%		232.7%	253.1%	276.1%	300.6%	327.9%			
Days in Accounts Receivable	48.2	50.6	50.1	48.2		48.2	48.2	48.2	48.2	48.2			
Debt Position													
Total Debt	\$661,332	\$649,395	\$637,873	\$621.373		\$607.953	\$593,473	\$577.808	\$564.115	\$549,797			
Debt Service Coverage	16.6	16.9	11.7	7.5		5.0	5.1	5.7	5.4	5.4			
Debt to Cash Flow	2.9	2.5	2.8	3.4		3.6	3.4	3.2	3.0	2.8			
Debt to Capitalization	40.9%	36.9%	34.2%	31.9%		29.7%	27.6%	25.6%	23.9%	22.2%			
Other Key Metrics													
Capital Spending Ratio	245.7%	321.4%	436.2%	228.7%		135.9%	125.5%	114.7%	104.2%	94.4%			
Average Age of Plant	11.2	11.7	12.0	12.6		14.3	14.2	13.9	13.7	13.4			
Compensation Ratio	51.9%	49.9%	51.2%	52.5%		53.0%	52.8%	52.6%	52.3%	52.1%			

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## Capital Position Analysis (\$000's)



Uses of Cash	2021 - 2025
Capital Expenditures	\$350,000
Principal Payments	\$71,576
Working Capital	\$16,601
Changes in Other Assets / Liabilities	\$0
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Target Year 5 Cash (550 Days)	\$1,666,120
Total Uses of Cash	\$2,104,297

Sources of Cash	2021 - 2025
FY2020 Unrestricted Cash	\$1,332,655
Cash Flow from Operations	\$908,187
New Debt Issuance	\$0
M	
Total Sources of Cash	\$2,240,843

Estimated Total Surplus (Shortfall):	\$136,545	
Average Annual Surplus (Shortfall):	\$27,309	
Target Annual Cash Flow:	\$154,328	
Projected Annual Cash Flow:	\$181,637	

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### Income Statement (\$000's)



						Projection Year:						
	Actual	Actual	Actual	Base	1	2	3	4	5			
	2017	2018	2019	2020	2021	2022	2023	2024	2025			
Total Operating Revenue	870,489	943,715	996,674	1,031,137	1,051,602	1,093,015	1,136,182	1,181,183	1,228,100			
Operating Expenses												
Salaries and Wages	361,133	376,906	408,142	432,807	445,791	461,461	477,681	494,472	511,853			
Employee Benefits	90,283	94,226	102,036	108,202	111,448	115,365	119,420	123,618	127,963			
Professional fees	111,990	120,569	133,807	170,994	157,786	161,757	165,827	169,999	174,276			
Supplies	121,888	128,072	147,284	152,466	160,573	171,667	183,527	196,207	209,763			
Depreciation & Amortization	48,179	49,957	52,437	54,038	51,504	55,757	61,043	67,208	74,120			
Interest	6,697	9,011	8,024	12,879	23,938	23,308	22,585	25,279	25,203			
Other Expense	30,860	29,681	34,679	48,982	50,261	51,785	53,356	54,974	56,641			
Total Operating Expenses	771,030	808,422	886,409	980,368	1,001,302	1,041,100	1,083,440	1,131,756	1,179,818			
Excess of Revenue over Expenses												
from Operations	99,459	135,293	110,265	50,769	50,300	51,915	52,743	49,427	48,282			
Nonoperating Income												
Investment Income	63,465	58,663	54,269	40,854	27,323	29,132	30,902	32,804	34,838			
Other Non-Operating	14,194	20,661	13,687	38,178	38,178	38,178	38,178	38,178	38,178			
Total Nonoperating Revenue	77,659	79,324	67,956	79,032	65,501	67,310	69,080	70,982	73,016			
Excess of Revenue over Expenses	\$ 177,118	\$ 214,617	\$ 178,221	\$ 129,801	\$ 115,800	\$ 119,225	\$ 121,822	\$ 120,409	\$ 121,299			

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### Balance Sheet - Assets (\$000's)



						Projection Year:					
	Actual	Actual	Actual	Base	1	2	3	4	5		
	2017	2018	2019	2020	2021	2022	2023	2024	2025		
Assets											
Current Assets											
Cash	350,689	370,877	393,519	461,221	474,202	491,948	510,447	530,040	552,037		
Current Portion Limited as to Use	13,133	20,963	23,778	26,495	26,495	26,495	26,495	26,495	26,495		
Accounts Receivable Net of Reserves	110,005	124,914	130,702	129,485	132,416	137,757	143,327	148,730	155,198		
Prepaid Expenses and Other	20,817	22,407	30,196	36,464	37,061	38,509	40,021	41,487	43,250		
Total Current Assets	494,644	539,161	578,195	653,665	670,174	694,709	720,290	746,752	776,980		
Assets Limited as to Use											
Trusteed Assets	305,415	218,457	107,101	50,825	50,825	50,825	50,825	50,825	50,825		
Temporary Restricted Cash		-	-		-	-	-	-	-		
Permanent Restricted Cash	400	400	600	600	600	600	600	600	600		
Board Designated Investments	568,376	714,995	785,602	871,434	940,617	1,009,885	1,084,921	1,165,755	1,250,629		
Total Assets Limited as to Use	874,191	933,852	893,303	922,859	992,042	1,061,310	1,136,346	1,217,180	1,302,054		
Gross PP&E	1,210,404	1,284,672	1,334,319	1.358.675	1.428.675	1,498,675	1.568.675	1.638.675	1.708.675		
Accumulated Depreciation	538,809	585,462	628,831	682,487	733,991	789,747	850,791	917,999	992,119		
Construction in Progress	138,016	220,990	391,005	489,848	489,848	489,848	489,848	489,848	489,848		
PP&E Net	809,611	920,200	1,096,493	1,166,036	1,184,532	1,198,776	1,207,732	1,210,524	1,206,404		
Non-Current Assets											
Investment in Subsidiaries	31,262	31,268	29,742	27,449	27,449	27,449	27,449	27,449	27,449		
Other Long-Term Assets	67,793	86,068	80,043	107,664	107,664	107,664	107,664	107,664	107,664		
Total Non-Current Assets	99,055	117,336	109,785	135,113	135,113	135,113	135,113	135,113	135,113		
Total Assets	\$ 2,277,501	\$ 2,510,549	\$ 2,677,776	\$ 2,877,673	\$ 2,981,861	\$ 3,089,907	\$ 3,199,482	\$ 3,309,569	\$ 3,420,551		

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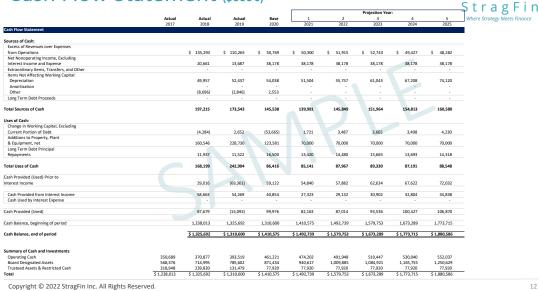
### Balance Sheet - Liabilities & Net Assets (\$000's)

				Base	Projection Year:					
	Actual	Actual	Actual		1	2	3	4	5	
	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Liabilities & Net Assets										
Current Liabilities										
Notes Payable - Line of Credit		-	-	-			-			
Current Maturities of Debt	7,305	7,160	12,430	13,420	14,480	15,665	13,693	14,318	15,441	
A/P and Accrued Expenses	38,986	51,036	57,529	35,465	36,463	37,828	39,250	40,757	42,448	
Third Party Settlements	51,688	54,006	58,941	63,333	64,142	66,079	68,074	69,938	72,248	
Other Accrued Liabilities	26,897	33,312	32,809	109,197	109,197	109,197	109,197	109,197	109,19	
Total Current Liabilities	124,876	145,514	161,709	221,415	224,282	228,769	230,214	234,210	239,33	
Non-Current Liabilities										
Long-Term Debt	654,027	642,235	625,443	607,953	593,473	577,808	564,115	549,797	534,356	
Other Non-Current Liabilities	62,476	83,102	72,705	100,585	100,585	100,585	100,585	100,585	100,585	
Total Non-Current Liabilities	716,503	725,337	698,148	708,538	694,058	678,393	664,700	650,382	634,94	
Total Liabilities	841,379	870,851	859,857	929,953	918,340	907,162	894,914	884,592	874,275	
Net Assets										
Fund Balance (Unrestricted)	954,182	1,110,103	1,227,983	1,323,603	1,439,404	1,558,628	1,680,451	1,800,860	1,922,15	
Temporarily Restricted Fund Balance	466,827	510,225	565,721	595,488	595,488	595,488	595,488	595,488	595,488	
Permanently Restricted Net Assets	15,113	19,370	24,215	28,629	28,629	28,629	28,629	28,629	28,629	
Total Net Assets	1,436,122	1,639,698	1,817,919	1,947,720	2,063,521	2,182,745	2,304,568	2,424,977	2,546,27	
Total Liabilities & Net Assets	\$ 2,277,501	\$ 2,510,549	\$ 2,677,776	\$ 2,877,673	\$ 2.981.861	\$ 3,089,907	\$ 3,199,482	\$ 3,309,569	\$ 3,420,55	

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### Cash Flow Statement (\$000's)



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