

Portland Public Schools

Preliminary Financial Report

Fiscal Year 2021-22

For the Period Ended March 31, 2022





DATE: May 24, 2022
TO: Portland Public Schools Board of Education
FROM: Nolberto Delgadillo, Chief Financial Officer
SUBJECT: Preliminary Financial Update for the Period Ended March 31, 2022

This Preliminary Financial Update is an overview of Portland Public School's financial operations for the **Period Ended March 31, 2022**.

Included in this report:

- **Financial Schedules**
 - General Funds
 - Special Revenue Funds
 - Debt Service Funds
 - Capital Project Funds
 - Internal Service Funds
- **Cash Management and Investment Update**
- **Real Estate Report**

This report provides an overview of financial operations of District funds for the nine months ended March 31, 2022. Amounts reported are from the financial records of the District and are unaudited.

As you review the Third Quarter Financial Schedules, please keep in mind that the "Annual Forecast" column for each fund includes our current estimate of final revenues and expenditures, utilizing the best information available at this point in time.

Fund 100 GENERAL FUND

The General Fund includes all activities of the District that are supported by the State School Fund, including Property Taxes. The General Fund is considered a Major Governmental Fund and is unrestricted.

Fund 200 SPECIAL REVENUE FUND

The Special Revenue Fund includes Federal and State grants, as well as Student Body Funds. The Special Revenue Fund is a restricted fund.

Fund 300 DEBT SERVICE FUND

The Debt Service Fund accounts for the accumulation of financial resources to pay long-term debt principal, interest and related costs. The Debt Service Fund is a restricted fund.

Fund 400 CAPITAL PROJECTS FUND

The Capital Projects Fund accounts for financial resources used to acquire technology or for major renovation or construction of capital facilities. The Capital Projects Fund is a restricted fund.

Fund 600 INTERNAL SERVICE FUND

The Internal Service Fund accounts for all workers' compensation activities, as well as risk management. The Internal Service Fund is a restricted fund.

General Funds | By Function

For the Period Ending March 31, 2022



	Prior YTD	Current Year Budget	Current YTD	% of Budget	Annual Forecast	Variance Over / (Under)
Operating Revenues						
Local Sources	378,893,472	411,826,100	403,080,529	97.9%	420,074,974	8,248,874
Intermediate Sources	8,089,324	12,761,741	4,853,933	38.0%	12,745,896	(15,845)
State Sources	216,276,775	261,464,867	208,710,940	79.8%	265,007,340	3,542,473
Federal Sources	1,244	15,000	-	0.0%	15,000	-
Other Sources	44,854	401,888,600	400,880,316	99.7%	400,900,594	(988,006)
Total Operating Revenue	603,305,669	1,087,956,308	1,017,525,718	93.5%	1,098,743,804	10,787,496
Beginning Fund Balance	64,473,866	88,691,190	88,691,190	100.0%	88,691,190	0
Operating Expenditures						
Instruction	251,349,237	388,858,382	261,357,607	67.2%	372,166,760	(16,691,622)
Support Services	198,754,396	332,885,695	217,386,672	65.3%	311,342,557	(21,543,138)
Enterprise and Community Services	2,434,335	2,993,069	1,587,278	53.0%	1,557,737	(1,435,332)
Facilities Acquisition and Construction	17,919	-	-	0.0%	-	-
Other Uses	1,133,096	403,297,800	401,966,992	99.7%	402,390,419	(907,381)
Total Operating Expenditures	453,688,983	1,128,034,946	882,298,549	78.2%	1,087,457,473	(40,577,473)
Contingencies		48,612,542				(48,612,542)
OPERATING SURPLUS / (DEFICIT)	149,616,686	(40,078,638)	135,227,169		11,286,331	51,364,969
Ending Fund Balance	214,090,552	-	223,918,359		99,977,521	99,977,511
EFB as % of Total Operating Revenues		0.0%			14.3%	

* Percentage Calculation excludes Bond Proceeds of \$400,838,594

General Funds | By Object

For the Period Ending March 31, 2022



	Prior YTD	Current Year Budget	Current YTD	% of Budget	Annual Forecast	Variance Over / (Under)
Operating Revenues						
Local Sources	378,893,472	411,826,100	403,080,529	97.9%	420,074,974	8,248,874
Intermediate Sources	8,089,324	12,761,741	4,853,933	38.0%	12,745,896	(15,845)
State Sources	216,276,775	261,464,867	208,710,940	79.8%	265,007,340	3,542,473
Federal Sources	1,244	15,000	-	0.0%	15,000	-
Other Sources	44,854	401,888,600	400,880,316	99.7%	400,900,594	(988,006)
Total Operating Revenue	603,305,669	1,087,956,308	1,017,525,718	93.5%	1,098,743,804	10,787,496
Beginning Fund Balance	64,473,866	88,691,190	88,691,190	100.0%	88,691,190	0
Operating Expenditures						
Salaries	255,380,856	397,398,167	273,719,541	68.9%	385,391,828	(12,006,339)
Associated Payroll Costs	133,022,717	193,629,212	131,021,434	67.7%	182,866,054	(10,763,158)
Purchased Services	46,112,887	103,796,930	56,665,377	54.6%	88,762,237	(15,034,693)
Supplies and Materials	12,491,186	18,599,838	11,346,659	61.0%	19,038,560	438,722
Capital Outlay	693,640	3,011,067	1,320,392	43.9%	1,516,350	(1,494,717)
Other Objects	4,854,601	410,363,732	407,090,789	99.2%	408,648,087	(1,715,645)
Transfers	1,133,096	1,236,000	1,134,357	91.8%	1,234,357	(1,643)
Total Operating Expenditures	453,688,983	1,128,034,946	882,298,549	78.2%	1,087,457,473	(40,577,473)
Contingencies		48,612,542				(48,612,542)
OPERATING SURPLUS / (DEFICIT)	149,616,686	(40,078,638)	135,227,169		11,286,331	51,364,969
Ending Fund Balance	214,090,552	-	223,918,359		99,977,521	99,977,511
EFB as % of Total Operating Revenues		0.0%			14.3%	

* Percentage Calculation excludes Bond Proceeds of \$400,838,594

General Funds | By Object

For the Period Ending March 31, 2022



	Prior YTD	Current YTD	Variance Amount	Variance Percentage	Primary Change Drivers
Operating Revenues					
Local Sources	378,893,472	403,080,529	24,187,057	6.4%	Increase in Property Tax Collections
Intermediate Sources	8,089,324	4,853,933	(3,235,391)	-40.0%	MESD Transit Dollars: requested \$1M less this year
State Sources	216,276,775	208,710,940	(7,565,835)	-3.5%	State School Fund: Enrollment Decreases
Federal Sources	1,244	-	(1,244)	-100.0%	
Other Sources	44,854	400,880,316	400,835,462	893644.9%	Issuance of PERS bonds in current year
Total Operating Revenue	603,305,669	1,017,525,718	414,220,049	68.7%	
Beginning Fund Balance	64,473,866	88,691,190	24,217,324	37.6%	
Operating Expenditures					
Salaries	255,380,856	273,719,541	18,338,685	7.2%	COLA's, plus increases in subs, ER, OT, and PAT overload stipends. Increases to High School/Athletics, Custodial, School Admins, Kellogg opening
Associated Payroll Costs	133,022,717	131,021,434	(2,001,283)	-1.5%	Increases held in check by issuance of PERS bonds, decreases in Workers Comp, Unemployment. Prior year Health Insurance included \$3.3M extra payment to increase H&W Trust Reserves
Purchased Services	46,112,887	56,665,377	10,552,490	22.9%	Increases to Transportation, Utilities, Property/HVAC services, consumable supplies; offset by decreases to legal and other professional services
Supplies and Materials	12,491,186	11,346,659	(1,144,527)	-9.2%	Reductions to Computer Software/Equipment Purchases offset by increase in consumable supplies. Several new curriculum software purchases funded by GO Bond in current year
Capital Outlay	693,640	1,320,392	626,752	90.4%	Increased improvement expenditures and bus purchases
Other Objects	4,854,601	407,090,789	402,236,188	8285.7%	Issuance of PERS Bonds
Transfers	1,133,096	1,134,357	1,261	0.1%	
Total Operating Expenditures	453,688,983	882,298,549	428,609,566	94.5%	
Contingencies					
OPERATING SURPLUS / (DEFICIT)	149,616,686	135,227,169	(14,389,517)	-9.6%	
Ending Fund Balance	214,090,552	223,918,359	9,827,807	4.6%	

General Funds | By Function

For the Period Ending March 31, 2022



Operating Revenues

	Prior YTD	Current YTD	Variance Amount	Variance Percentage	Primary Change Drivers
Local Sources	378,893,472	403,080,529	24,187,057	6.4%	Increase in Property Tax Collections
Intermediate Sources	8,089,324	4,853,933	(3,235,391)	-40.0%	MESD Transit Dollars: requested \$1M less this year
State Sources	216,276,775	208,710,940	(7,565,835)	-3.5%	State School Fund: Enrollment Decreases
Federal Sources	1,244	-	(1,244)	-100.0%	
Other Sources	44,854	400,880,316	400,835,462	893644.9%	Issuance of PERS bonds in current year

Total Operating Revenue

603,305,669	1,017,525,718	414,220,049	68.7%	
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Beginning Fund Balance

64,473,866	88,691,190	24,217,324	37.6%	
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Operating Expenditures

Instruction	251,349,237	261,357,607	10,008,370	4.0%	Increases for Subs, High School/Athletics, Kellogg opening, offset by decreases from shifting K-5 curriculum purchases to bond funding
Support Services	198,754,396	217,386,672	18,632,276	9.4%	Increases for Counselors, Curriculum Development, School Administration, Custodians, Utilities Transportation, HR, Insurance Premiums; offset by decrease in Instructional Staff Development and Purchasing
Enterprise and Community Services	2,434,335	1,587,278	(847,057)	-34.8%	CBO expenditures shifted to SIA, M98, Summer Enrichment Grants
Facilities Acquisition and Construction	17,919	-	(17,919)	-100.0%	
Other Uses	1,133,096	401,966,992	400,833,896	35375.1%	Issuance of PERS bonds in current year

Total Operating Expenditures

453,688,983	882,298,549	428,609,566	94.5%	
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Contingencies

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OPERATING SURPLUS / (DEFICIT)

149,616,686	135,227,169	(14,389,517)	-9.6%	
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Ending Fund Balance

214,090,552	223,918,359	9,827,807	4.6%	
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Special Revenue Funds | By Function

For the Period Ending March 31, 2022



	Prior YTD	Current Year Budget	Current YTD	% of Budget	Annual Forecast	Variance Over / (Under)
Operating Revenues						
Local Sources	6,919,113	21,118,500	7,478,244	35.4%	18,792,582	(2,325,918)
Intermediate Sources	-	-	-	0.0%	-	-
State Sources	15,915,293	85,081,613	48,873,913	57.4%	77,353,067	(7,728,546)
Federal Sources	26,770,328	179,990,044	37,476,192	20.8%	97,436,135	(82,553,908)
Other Sources	-	100,000	-	0.0%	67,569	(32,431)
Total Operating Revenue	49,604,733	286,290,156	93,828,349	32.8%	193,649,353	(92,640,803)
Beginning Fund Balance	35,789,940	28,222,062	28,222,061	100.0%	28,222,061	(1)
Operating Expenditures						
Instruction	29,299,428	141,431,322	52,624,228	37.2%	87,356,072	(54,075,250)
Support Services	32,331,165	89,508,034	45,881,517	51.3%	59,534,417	(29,973,617)
Enterprise and Community Services	11,271,943	49,899,000	16,925,016	33.9%	30,628,128	(19,270,872)
Facilities Acquisition and Construction	11,955	69,000	266	0.4%	-	(69,000)
Other Uses	-	-	-	0.0%	-	-
Total Operating Expenditures	72,914,492	280,907,356	115,431,026	41.1%	177,518,617	(103,388,739)
Contingencies		1,383,580				(1,383,580)
OPERATING SURPLUS / (DEFICIT)	(23,309,758)	5,382,800	(21,602,677)		16,130,736	10,747,936
Ending Fund Balance	12,480,182	32,221,283	6,619,384		44,352,798	12,131,516

Special Revenue Funds | By Object

For the Period Ending March 31, 2022



	Prior YTD	Current Year Budget	Current YTD	% of Budget	Annual Forecast	Variance Over / (Under)
Operating Revenues						
Local Sources	6,919,113	21,118,500	7,478,244	35.4%	18,792,582	(2,325,918)
Intermediate Sources	-	-	-	0.0%	-	-
State Sources	15,915,293	85,081,613	48,873,913	57.4%	77,353,067	(7,728,546)
Federal Sources	26,770,328	179,990,044	37,476,192	20.8%	97,436,135	(82,553,908)
Other Sources	-	100,000	-	0.0%	67,569	(32,431)
Total Operating Revenue	49,604,733	286,290,156	93,828,349	32.8%	193,649,353	(92,640,803)
Beginning Fund Balance	35,789,940	28,222,062	28,222,061	100.0%	28,222,061	(1)
Operating Expenditures						
Salaries	33,986,377	75,427,840	52,428,445	69.5%	75,014,687	(413,153)
Associated Payroll Costs	18,478,176	36,345,013	25,535,310	70.3%	36,020,271	(324,741)
Purchased Services	4,430,862	124,312,300	20,670,901	16.6%	25,314,465	(98,997,835)
Supplies and Materials	11,431,138	37,825,722	11,640,769	30.8%	35,098,777	(2,726,945)
Capital Outlay	1,484,972	1,294,970	535,138	41.3%	151,408	(1,143,562)
Other Objects	3,102,967	5,701,513	4,620,462	81.0%	5,919,009	217,497
Transfers	-	-	-	0.0%	-	-
Total Operating Expenditures	72,914,492	280,907,356	115,431,026	41.1%	177,518,617	(103,388,739)
Contingencies		1,383,580				(1,383,580)
OPERATING SURPLUS / (DEFICIT)	(23,309,758)	5,382,800	(21,602,677)		16,130,736	10,747,936
Ending Fund Balance	12,480,182	32,221,283	6,619,384		44,352,798	12,131,516

Debt Service Funds | By Function

For the Period Ending March 31, 2022



	Prior YTD	Current Year Budget	Current YTD	% of Budget	Annual Forecast	Variance Over / (Under)
Operating Revenues						
Local Sources	165,708,152	216,082,000	191,150,170	88.5%	218,086,569	2,004,569
Intermediate Sources	-	-	-	0.0%	-	-
State Sources	-	-	-	0.0%	-	-
Federal Sources	29,583	30,000	18,220	60.7%	30,000	-
Other Sources	57,345,775	1,754,000	1,751,945	99.9%	1,754,000	-
Total Operating Revenue	223,083,510	217,866,000	192,920,335	88.5%	219,870,569	2,004,569
Beginning Fund Balance	13,823,216	11,672,090	11,672,090	100.0%	11,672,090	0
Operating Expenditures						
Instruction	-	-	-	0.0%	-	-
Support Services	-	-	-	0.0%	-	-
Enterprise and Community Services	-	-	-	0.0%	-	-
Facilities Acquisition and Construction	-	-	-	0.0%	-	-
Other Uses	86,702,191	218,401,977	39,313,070	18.0%	218,399,037	(2,940)
Total Operating Expenditures	86,702,191	218,401,977	39,313,070	18.0%	218,399,037	(2,940)
Contingencies		-				-
OPERATING SURPLUS / (DEFICIT)	136,381,319	(535,977)	153,607,265		1,471,532	2,007,509
Ending Fund Balance	150,204,536	11,136,113	165,279,356		13,143,622	2,007,509

Debt Service Funds | By Object

For the Period Ending March 31, 2022



	Prior YTD	Current Year Budget	Current YTD	% of Budget	Annual Forecast	Variance Over / (Under)
Operating Revenues						
Local Sources	165,708,152	216,082,000	191,150,170	88.5%	218,086,569	2,004,569
Intermediate Sources	-	-	-	0.0%	-	-
State Sources	-	-	-	0.0%	-	-
Federal Sources	29,583	30,000	18,220	60.7%	30,000	-
Other Sources	57,345,775	1,754,000	1,751,945	99.9%	1,754,000	-
Total Operating Revenue	223,083,510	217,866,000	192,920,335	88.5%	219,870,569	2,004,569
Beginning Fund Balance	13,823,216	11,672,090	11,672,090	100.0%	11,672,090	0
Operating Expenditures						
Salaries	-	-	-	0.0%	-	-
Associated Payroll Costs	-	-	-	0.0%	-	-
Purchased Services	-	-	-	0.0%	-	-
Supplies and Materials	-	-	-	0.0%	-	-
Capital Outlay	-	-	-	0.0%	-	-
Other Objects	86,702,191	218,401,977	39,313,070	18.0%	218,399,037	(2,940)
Transfers	-	-	-	0.0%	-	-
Total Operating Expenditures	86,702,191	218,401,977	39,313,070	18.0%	218,399,037	(2,940)
Contingencies		-				-
OPERATING SURPLUS / (DEFICIT)	136,381,319	(535,977)	153,607,265		1,471,532	2,007,509
Ending Fund Balance	150,204,536	11,136,113	165,279,356		13,143,622	2,007,509

Capital Projects Funds | By Function

For the Period Ending March 31, 2022



	Prior YTD	Current Year Budget	Current YTD	% of Budget	Annual Forecast	Variance Over / (Under)
Operating Revenues						
Local Sources	4,381,236	7,425,000	5,409,895	72.9%	8,625,000	1,200,000
Intermediate Sources	75,000	-	543,518	0.0%	1,000,000	1,000,000
State Sources	833,230	6,544,000	1,934,201	29.6%	3,000,000	(3,544,000)
Federal Sources	-	-	-	0.0%	-	-
Other Sources	395,038,945	-	-	0.0%	-	-
Total Operating Revenue	400,328,412	13,969,000	7,887,613	56.5%	12,625,000	(1,344,000)
Beginning Fund Balance	663,007,183	771,590,219	771,590,215	100.0%	771,590,215	(4)
Operating Expenditures						
Instruction	-	-	-	0.0%	-	-
Support Services	5,664,162	2,340,000	1,177,269	50.3%	2,340,000	-
Enterprise and Community Services	-	-	-	0.0%	-	-
Facilities Acquisition and Construction	198,297,093	459,791,219	180,567,798	39.3%	261,710,132	(198,081,087)
Other Uses	616,558	618,000	617,588	99.9%	618,000	-
Total Operating Expenditures	204,577,813	462,749,219	182,362,656	39.4%	264,668,132	(198,081,087)
Contingencies		-				-
OPERATING SURPLUS / (DEFICIT)	195,750,598	(448,780,219)	(174,475,042)		(252,043,132)	196,737,087
Ending Fund Balance	858,757,781	322,810,000	597,115,173		519,547,083	196,737,083

Capital Projects Funds | By Object

For the Period Ending March 31, 2022



	Prior YTD	Current Year Budget	Current YTD	% of Budget	Annual Forecast	Variance Over / (Under)
Operating Revenues						
Local Sources	4,381,236	7,425,000	5,409,895	72.9%	8,625,000	1,200,000
Intermediate Sources	75,000	-	543,518	0.0%	1,000,000	1,000,000
State Sources	833,230	6,544,000	1,934,201	29.6%	3,000,000	(3,544,000)
Federal Sources	-	-	-	0.0%	-	-
Other Sources	395,038,945	-	-	0.0%	-	-
Total Operating Revenue	400,328,412	13,969,000	7,887,613	56.5%	12,625,000	(1,344,000)
Beginning Fund Balance	663,007,183	771,590,219	771,590,215	100.0%	771,590,215	(4)
Operating Expenditures						
Salaries	2,086,489	4,011,507	3,251,945	81.1%	4,200,000	188,493
Associated Payroll Costs	851,853	1,708,678	1,204,161	70.5%	1,680,000	(28,678)
Purchased Services	18,910,284	66,254,271	15,209,145	23.0%	22,695,312	(43,558,959)
Supplies and Materials	4,798,353	806,334	45,333,018	5622.1%	68,085,936	67,279,602
Capital Outlay	168,029,150	379,148,562	113,292,677	29.9%	161,388,884	(217,759,678)
Other Objects	9,285,126	10,201,867	3,454,122	33.9%	6,000,000	(4,201,867)
Transfers	616,558	618,000	617,588	99.9%	618,000	-
Total Operating Expenditures	204,577,813	462,749,219	182,362,656	39.4%	264,668,132	(198,081,087)
Contingencies		-				-
OPERATING SURPLUS / (DEFICIT)	195,750,598	(448,780,219)	(174,475,042)		(252,043,132)	196,737,087
Ending Fund Balance	858,757,781	322,810,000	597,115,173		519,547,083	196,737,083

Internal Service Funds | By Function

For the Period Ending March 31, 2022



	Prior YTD	Current Year Budget	Current YTD	% of Budget	Annual Forecast	Variance Over / (Under)
Operating Revenues						
Local Sources	1,422,373	2,607,000	620,162	23.8%	839,553	(1,767,447)
Intermediate Sources	-	-	-	0.0%	-	-
State Sources	129,173	100,000	203,461	203.5%	410,646	310,646
Federal Sources	-	-	-	0.0%	-	-
Other Sources	-	-	-	0.0%	-	-
Total Operating Revenue	1,551,546	2,707,000	823,623	30.4%	1,250,199	(1,456,801)
Beginning Fund Balance	5,857,722	6,549,022	6,549,022	100.0%	6,549,022	0
Operating Expenditures						
Instruction	-	-	-	0.0%	-	-
Support Services	1,231,869	3,778,000	2,112,119	55.9%	3,957,528	179,528
Enterprise and Community Services	-	-	-	0.0%	-	-
Facilities Acquisition and Construction	-	-	-	0.0%	-	-
Other Uses	-	-	-	0.0%	-	-
Total Operating Expenditures	1,231,869	3,778,000	2,112,119	55.9%	3,957,528	179,528
Contingencies		5,478,022				(5,478,022)
OPERATING SURPLUS / (DEFICIT)	319,677	(1,071,000)	(1,288,496)		(2,707,329)	(1,636,329)
Ending Fund Balance	6,177,399	-	5,260,526		3,841,693	3,841,693

Internal Service Funds | By Object

For the Period Ending March 31, 2022



	Prior YTD	Current Year Budget	Current YTD	% of Budget	Annual Forecast	Variance Over / (Under)
Operating Revenues						
Local Sources	1,422,373	2,607,000	620,162	23.8%	839,553	(1,767,447)
Intermediate Sources	-	-	-	0.0%	-	-
State Sources	129,173	100,000	203,461	203.5%	410,646	310,646
Federal Sources	-	-	-	0.0%	-	-
Other Sources	-	-	-	0.0%	-	-
Total Operating Revenue	1,551,546	2,707,000	823,623	30.4%	1,250,199	(1,456,801)
Beginning Fund Balance	5,857,722	6,549,022	6,549,022	100.0%	6,549,022	0
Operating Expenditures						
Salaries	145,094	307,413	174,959	56.9%	243,572	(63,841)
Associated Payroll Costs	58,898	117,292	65,182	55.6%	90,257	(27,035)
Purchased Services	167,832	442,876	280,141	63.3%	351,342	(91,534)
Supplies and Materials	25,433	71,479	15,421	21.6%	15,421	(56,058)
Capital Outlay	-	-	-	0.0%	-	-
Other Objects	834,612	2,838,940	1,576,416	55.5%	3,256,936	417,996
Transfers	-	-	-	0.0%	-	-
Total Operating Expenditures	1,231,869	3,778,000	2,112,119	55.9%	3,957,528	179,528
Contingencies		5,478,022				(5,478,022)
OPERATING SURPLUS / (DEFICIT)	319,677	(1,071,000)	(1,288,496)		(2,707,329)	(1,636,329)
Ending Fund Balance	6,177,399	-	5,260,526		3,841,693	3,841,693

Cash Management and Investment Update

The PPS investment portfolio as of March 31, 2022 continues to reflect the high-grade characteristics of the portfolio within the tolerances authorized in the Board approved policy and Oregon Revised Statutes. The Portfolio consists of 40% Treasury and government agency securities, which is greater than December 2021 (31%). The cash and cash equivalent portion of the portfolio decreased to 26% of the total portfolio from December 2021 of 29% (Vs 32% March prior FY). The decrease in cash and equivalents during this quarter is due to investing activity of tax revenues this quarter and operating costs.

Market rates in general have shifted upward and a created a steeper yield curve from December with 90-day Treasury securities increasing by 0.46% and the 1-year Treasury securities increasing by 1.24% and 2 year increasing by 1.55%. The rising rate environment reflects Federal Reserve rate increases, inflation concerns and the Ukraine War impact on the economy. Similarly, rates have shifted from prior year with 1-year increasing by 0.49% and 2-year Treasury securities increasing by 2.12%.

US Treasury Rates			
	3/31/2021	12/31/2021	3/31/2022
90 Day T-Bill	0.03%	0.06%	0.52%
1 Year T-Bill	0.07%	0.39%	1.63%
2 Year Note	0.16%	0.73%	2.28%
Source: Federal Reserve H15 Constant Maturity Treasury Securities			

Securities purchased since December (\$195 million) were primarily reinvestments of Capital Funds not spent during the quarter (\$155 million) and tax revenues not expended during the quarter (\$40 million). We also continue to maximize the use of the LGIP account as that continues to provide a high rate of return on alternative short-term investments (0.55% rate at 3/31/22). No securities were sold prior to maturity during the quarter.

The total portfolio of Cash and Investments (\$275 million) decreased by \$71 million since December 2021 from operating costs. The LGIP and US Bank PERS balance of \$56.7 million increased by \$21.8 million from December 2021.

We continue to maintain adequate cash and equivalent balances to meet our ongoing obligations and monitor the balances of the various Fund's cash position. We have regular meetings with the Facilities Asset Management team regarding guidance on expected expenditures and cash balances and the need to sell additional securities.



Portland Public Schools
Total Cash and Investments
March 31, 2022
(\$ in thousands)

Investments	Cost Value	Par Value	Market Value	Book Value	% of Portfolio	Maximum % Allowed per Policy*	Average Days Term	Yield to Maturity
Corporate Notes	\$ 302,456	\$ 299,882	\$ 300,145	\$ 300,850	28.7%	35%	90	0.25%
Federal Agencies								
Federal Agricultural Mortgage Corp (FarmerMac)	\$ 78,009	\$ 78,000	\$ 77,850	\$ 77,998	7.4%	50%	94	0.15%
Federal Farm Credit Banks	18,499	18,500	18,441	18,499	1.8%	50%	87	0.11%
Federal Home Loan Banks	131,480	130,750	130,840	131,279	12.5%	50%	182	0.38%
Federal National Mortgage Association (FannieMae)	13,685	13,543	13,633	13,676	1.3%	50%	294	1.14%
Tennessee Valley Authority (TVA)	11,526	11,518	11,528	11,561	1.1%	50%	141	0.60%
Sub Total Federal Agencies	<u>\$ 253,199</u>	<u>\$ 252,311</u>	<u>\$ 252,292</u>	<u>\$ 253,013</u>	24.2%	100%	152	0.34%
US Treasury Securities	\$ 170,007	\$ 171,000	\$ 169,664	\$ 170,055	16.2%	100%	224	0.72%
Municipal Bonds	<u>\$ 49,284</u>	<u>\$ 49,045</u>	<u>\$ 48,894</u>	<u>\$ 49,170</u>	4.7%	30%	172	0.15%
Sub Total Investments	<u>\$ 774,946</u>	<u>\$ 772,238</u>	<u>\$ 770,995</u>	<u>\$ 773,088</u>				
Cash and Equivalents								
Cash and Cash Equivalents	217,836	217,836	217,836	217,836	20.8%	100%	1	0.30%
LGIP & US Bank PERS (Restricted)**	56,743	56,743	56,743	56,743	5.4%	N/A	1	0.43%
Sub Total Cash and Equivalents	<u>\$ 274,579</u>	<u>\$ 274,579</u>	<u>\$ 274,579</u>	<u>\$ 274,579</u>				
Total Cash and Investments	<u><u>\$ 1,049,525</u></u>	<u><u>\$ 1,046,817</u></u>	<u><u>\$ 1,045,574</u></u>	<u><u>\$ 1,047,667</u></u>	100%		107	0.36%

*Board Policy 8.20.010-P restricts investments in single entity- Government Agencies (50%), Corporates (5%) and Banks (10%) in addition to category total

**LGIP Public Employees Retirement System account and US Bank Account is used to pay pension debt obligations only by a Trustee Bank not available for operating or capital needs

Definitions:

Cost Value is the price paid at purchase for the Principal amount of the bond or fixed income security

Par Value is the amount of money repaid to bondholders at the maturity of the bond and the dollar value the coupon payments are based.

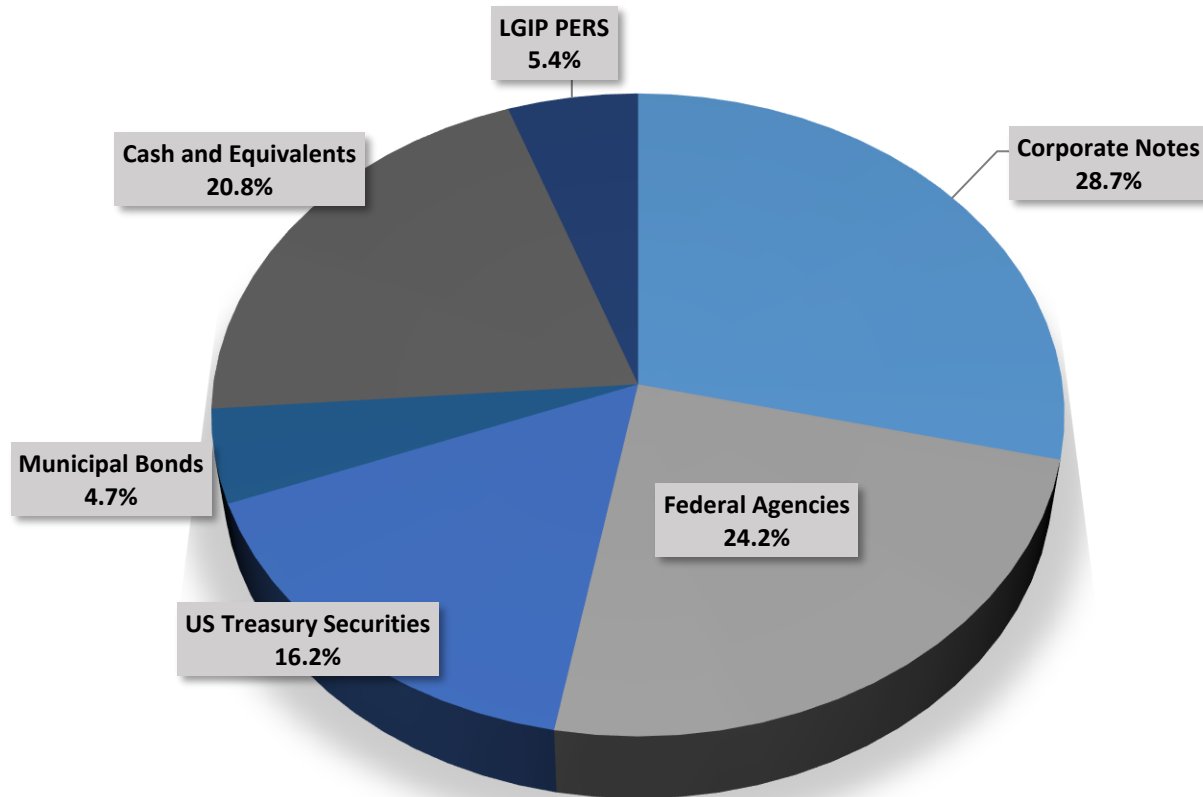
Market Value is an estimate of the price at which a bond would trade in a competitive marketplace.

Book Value is the balance sheet account balance based on the original cost adjusted for amortization of any purchase premium or discount over its expected maturity.

Yield to Maturity is the expected total return on a bond held to maturity based on the purchase price paid and coupon interest rate to be received until maturity



Portland Public Schools
Total Cash and Investments
March 31, 2022



Real Estate Update

The Real Estate Report gives the Board an overview of the existing contracts that provide dedicated PPS facilities (both in schools and in administrative buildings) to non-PPS entities during school hours. These contracts range from Real Property Leases and Licenses that provide dedicated space (often in exchange for rent) to Intergovernmental Agreements that provide dedicated space for non-PPS staff who provide services to our PPS students.

Most of these contracts are multi-year agreements and will not change substantially from quarter to quarter. Any changes that do occur are shown in red. Such changes include the extension or expiration of existing contracts and the addition of new contracts.

Since the last report, the only activity has been the License of a portion of Whitaker field to Andersen Construction for temporary (through June of 2023) parking during the construction of PCC's new Workforce Center.

Portland Public Schools: Real estate contracts for dedicated space during school hours (Excludes Civic Use of Buildings Permits)

04/01/2022 - (CONTRACT/RELATIONSHIP OWNER) shown in parenthesis. **Changes since last report shown in red.**

LEASE (PPS REAL ESTATE MANAGER)

Building	Tenant	Tenant Type	Square Feet	Initial Lease Commencement	Current Contract Expiration*	30 Day Termination Notice	Current Monthly Rent	Contract Type	Comments
BESC	Multnomah County	Office	38,250	2000	2099	N	Rent Prepaid	Lease	Pays 11.9% of monthly BESC operating costs and capital improvements.
COLLINS VIEW	Riverdale SD, Land lease only	School	6.02 acres	2001	2026	N	\$ 19,496	Land Lease	Termination on June 30 with 5 year notice. PPS pays FMV of improvements exclusive of land.
EDWARDS	Trillium Family Services	Clinic/School	20,500	2011	2026	N	\$ 11,610	Master Lease	
FOSTER	NAYA	Affordable Housing	3.57 acres	2013	2078	N	\$ 1	Land Lease	
HUMBOLDT	KairosPDX	PPS Charter School	43,141	2016	2030	N	\$ 1	Master Lease	
LANE	Multnomah County	Office	1.24 acres	1994	2034	N	\$ 1	Land Lease	
SKYLINE	City of Portland	COP Antenna	NA	1997	2027	N	\$ 796	Telecommunication Lease	180 day termination notice by PPS.

Portland Public Schools: Real estate contracts for dedicated space during school hours (Excludes Civic Use of Buildings Permits)

04/01/2022 - (CONTRACT/RELATIONSHIP OWNER) shown in parenthesis. Changes since last report shown in red.

LICENSE - Simple lease for small amount of space and small contract value. (PPS REAL ESTATE MANAGER)

Building	Tenant	Tenant Type	Square Feet or Number of Rooms	Initial License Commencement	Current Contract Expiration	30 Day Termination Notice	Current Monthly Rent	Contract Type	Comments
APPLEGATE	NAYA	Early Head Start	1,358	2021	2022	Y	\$ 1	License and IGA	
BENSON@MARSHALL	OHSU	Health Clinic	1,200	2016	2024	Y	\$ 1	License and IGA	
CLARENDON	Albina Early Head Start	Early Head Start	1,425	2015	2022	Y	\$ 1	License and IGA	
CLEVELAND HS	Multnomah County	Health Clinic	720	2017	2025	Y	\$ 1	License and IGA	
DUNIWAY	Duniway After Care	Preschool	705	2018	2022	Y	\$ 748	License	
FAUBION	Albina Early Head Start	Early Head Start	1,395	2017	2022	Y	\$ 1	License and IGA	
FRANKLIN HS	Multnomah County	Health Clinic	1,418	2017	2025	Y	\$ 1	License and IGA	
GREEN THUMB	Portland State University	Garden Program	1 Green House	2010	2022	N	\$ 431	License	90 day termination notice by either party.
HUMBOLDT	DEQ	Monitoring Station	NA	2017	2022	N	\$ 200	License	90 day termination notice by either party.
IDA B. WELLS	Hillsdale Farmer's Market	Farmer's Market	NA	2006	2022	Y	\$ 667	License	
IRVINGTON	Irvington Extended Care	Preschool	2,180	2015	2022	Y	\$ 1,950	License	
JEFFERSON HS	Multnomah County	Health Clinic	800	2017	2025	Y	\$ 1	License and IGA	
KING NEIGHBORHOOD FACILITY (City Owned)	NECN	Office	3,298	2008	2022	N	\$ 2,670	License	
MCDANIELS	Multnomah County	Health Clinic	1,668	2017	2025	Y	\$ 1	License and IGA	
MARKHAM	Neighborhood House Head Start	Head Start	1,160	2008	2022	Y	\$ -	License and IGA	
PENNISULA	Albina Early Head Start	Early Head Start	1,804	2017	2022	Y	\$ -	License and IGA	
ROOSEVELT	Multnomah County	Health Clinic	1,475	2017	2025	Y	\$ 1	License and IGA	
WHITAKER	Andersen Construction	Parking	14,000	2022	2023	Y	\$ 2,500	License	Temporary parking on small eastern section of field to support the construction of PCC's new Workforce Center.

Portland Public Schools: Real estate contracts for dedicated space during school hours (Excludes Civic Use of Buildings Permits)

04/01/2022 - (CONTRACT/RELATIONSHIP OWNER) shown in parenthesis. **Changes since last report shown in red.**

COLLABORATION AGREEMENT (PPS REAL ESTATE MANAGER)

Building	Tenant	Tenant Type	Square Feet	Initial Lease Commencement	Current Contract Expiration	30 Day Termination Notice	Current Monthly Rent	Contract Type	Comments
IDA B. WELLS	Portland Parks & Recreation	Locker Room	NA	1956	2022	N	\$ -	Collaboration Agreement	120 day termination notice by either party. PP&R owns and maintains pool.

IGA (VARIOUS - SEE COMMENTS)

Building	Tenant	Tenant Type	Square Feet or Number of Rooms	Initial Lease Commencement	Current Contract Expiration	30 Day Termination Notice	Current Monthly Rent	Contract Type	Comments
BEACH	MECP - Multnomah Early Childhood Program, administered by David Douglas School District	Preschool	1 classroom	Unknown		N	\$ -	IGA	(LISA GROTTING, Program Director)
BRIDLEMILE	MECP - DDS	Classroom	1 classroom	Unknown		N	\$ -	IGA	(LISA GROTTING, Program Director)
JACKSON	MECP - DDS	Office & Speech	Office & Speech Clinic	Unknown		N	\$ -	IGA	(LISA GROTTING, Program Director)
RICE (PP&R Owned)	Portland Parks and Recreation	Meeting Space	NA	Unknown		N	\$ -	Ordinance	Mutual termination clause (PPS REAL ESTATE MANAGER)
SABIN	MECP - DDS	Preschool	1 classroom	Unknown		N	\$ -	IGA	(LISA GROTTING, Program Director)
WHITMAN	MECP - DDS	Preschool	1 classroom	Unknown		N	\$ -	IGA	(LISA GROTTING, Program Director)
WOODMERE	MECP - DDS	Preschool	1 classroom	Unknown		N	\$ -	IGA	(LISA GROTTING, Program Director)

SERVICES CONTRACT (VARIOUS - SEE COMMENTS)

Building	Tenant	Tenant Type	Square Feet or Number of Rooms	Initial Lease Commencement	Current Contract Expiration	30 Day Termination Notice	Current Monthly Rent	Contract Type	Comments
BENSON@MARSHALL	Albina Early Head Start	Teen Parent Services	2 classrooms				\$ -	Contract	(CHERYL JAMES, Teen Parent Program)
CRESTON	Columbia Regional Programs	Grades K-5	4 classrooms				\$ -	Contract	Deaf and hard of hearing students; PPS holds contract for multiple counties. (LISA MCCONACHIE)
FRANKLIN	Albina Early Head Start	Teen Parent Services	1 classroom				\$ -	Contract	(CHERYL JAMES, Teen Parent Program)
GRANT	Albina Early Head Start	Teen Parent Services	1 classroom				\$ -	Contract	(CHERYL JAMES, Teen Parent Program)
JEFFERSON HS	SEI	Student Support	3 classrooms				\$ -	Contract	(Dani Ledezma, Director of Equity and Partnerships)
MCDANIELS	Albina Early Head Start	Teen Parent Services	2 classrooms				\$ -	Contract	(CHERYL JAMES, Teen Parent Program)
MT. TABOR	Columbia Regional Program	Grades 6-8	1 classroom				\$ -	Contract	Deaf and hard of hearing students; PPS holds contract for multiple counties. (LISA MCCONACHIE, Senior Director)
ROOSEVELT	Albina Early Head Start	Teen Parent Services	2 classrooms				\$ -	Contract	(CHERYL JAMES, Teen Parent Program)
WILCOX	Columbia Regional Program	Office	19,102				\$ -	Contract	PPS holds contract for multiple counties. (LISA MCCONACHIE, Senior Director)
WILCOX	Columbia Regional Program	Preschool	2 classrooms				\$ -	Contract	Deaf and hard of hearing students; PPS holds contract for multiple counties. (LISA MCCONACHIE, Senior Director)

TOTAL MONTHLY \$ 41,080

TOTAL ANNUAL \$ 492,956

Portland Public Schools: Real estate contracts for dedicated space during school hours (Excludes Civic Use of Buildings Permits)

04/01/2022 - (CONTRACT/RELATIONSHIP OWNER) shown in parenthesis. **Changes since last report shown in red.**

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MISCELLANEOUS (PPS REAL ESTATE MANAGER)

Building	Tenant/Owner	Tenant/Owner Type	Square Feet	Initial Lease Commencement	Current Contract Expiration	30 Day Termination Notice	Current Monthly Rent	Contract Type	Comments
GREEN THUMB	Portland Parks & Recreation	Park	NA	2001	None	NA	NA	Purchase & Sale, IGA	Property will be formally partitioned into two properties with separate utilities.
MULTIPLE SITES	PGE	Solar Facilities	NA	2015	2040	N	\$ 1,100.30	Solar License	
JEFFERSON HS	DEQ	DEQ Air Monitors	NA	2001		Y	\$ -	Site Agreement	
MULTIPLE SITES	DEQ	DEQ Air Monitors	NA	2020	2023	Y	\$ -	Site Agreement	Benson, Lane, Lincoln, Madison, Roosevelt
MULTIPLE SITES	City of Portland - BES	Rain Gauges	NA	2009	2023	Y	\$ -	IGA	30 day termination notice.
MULTIPLE SITES	Multiple Organizations	Storage Containers	NA	Unknown	Varies	Varies	\$ -		Not all containers have formal contracts.

* Some contracts provide terms and rights for contract renewal beyond the current termination date.