

KEDFA BOND INFORMATION FORM

Name of Issue:

Kentucky Economic Development Finance Authority Healthcare Facilities Revenue Bonds, Series 2020A and Taxable Series 2020B (Christian Care Communities, Inc. Obligated Group) (the "Bonds"). The 2020A Bonds will be federally tax-exempt and issued in an aggregate principal amount not expected to exceed \$55,000,000. The 2020B Bonds will be federally taxable and issued in an aggregate principal amount not expected to exceed \$7,000,000.

**Name of project(s)
covered by Issue:**

The following locations of the Christian Care Communities, Inc. Obligated Group:

- Christian Care Communities, Inc./Christian Health Center (Louisville)
- The Broadhurst Group, Inc./Corporate Office s for all facilities (Louisville)
- Christian Care Communities, Inc./Christian Health Center (Bowling Green)
- Christian Care Communities, Inc./Village Manor (Bowling Green)
- Christian Care Assisted Living – Bowling Green, Inc. (Bowling Green)
- Christian Care Communities, Inc./Christian Health Center (Corbin)
- Christian Care Communities, Inc./Village at Corbin (Corbin)
- Christian Care Communities, Inc./Christian Health Center (Hopkinsville)
- Christian Care Communities, Inc./Chambers Court (Hopkinsville)
- Christian Care Communities, Inc./Cornell Memory Center (Hopkinsville)
- Christian Care Communities, Inc./Cox Mill Court (Hopkinsville)
- Christian Care Communities, Inc./Village Manor (Hopkinsville)
- Christian Care Communities, Inc./Friendship House of Hopkinsville (Hopkinsville)
- Christian Care Communities,

Inc./Central Adult Day Center
(Lexington)

- Christian Care Communities,
Inc./Maplebrook Village (Owensboro)
- Christian Care Communities,
Inc./Garden Grace (Owensboro)
- Christian Care Services,
Inc./Bridgepointe at Ashgrove Woods
(Nicholasville)

Purpose of Issue:

The purpose of the Bonds is to (i) refinance the 2016 Bonds issued by KEDFA for the benefit of the Obligated Group and certain other taxable indebtedness (bank loans) of the members of the Obligated Group (collectively, the "Prior Debt"), the proceeds of which Prior Debt were used to finance and refinance health care and health related facilities, including long-term care facilities and housing for the aged or infirm, located in the Commonwealth and owned and/or operated by the members of the Obligated Group (collectively, the "Prior Project"), (ii) finance and refinance the costs of the acquisition, construction and equipping of health care and health related facilities, including long-term care facilities and housing for the aged or infirm, located in the Commonwealth and owned and/or operated by the members of the Obligated Group (collectively, the "New Project" and, together with the Prior Project, the "Project"), (iii) fund capitalized interest on all or a portion of the Bonds, (iv) fund a debt service reserve for the Bonds and (v) pay costs of issuance of the Bonds. The "Obligated Group" will include Christian Care Communities, Inc. ("CCC") and the following affiliates: The Broadhurst Group, Inc., Christian Care Services, Inc., Christian Care Properties, Inc., Christian Care Communities Foundation, Inc. and Christian Care Assisted Living – Bowling Green, Inc. The members of the Obligated Group will be jointly and severally liable for certain indebtedness incurred by one or more members of the Obligated Group.

Size:

Not to exceed \$62,000,000

Proposed date of Sale:

May 13, 2020*

Proposed date of Issue:

May 27, 2020*

Maturity:

January 1, 2055

* Preliminary, subject to change

Ratings: Unrated

Security: Joint and several obligation of members of Obligated Group pursuant to a master trust indenture; gross revenues pledge of members of Obligated Group; mortgage on key operating facilities.

Date authorizations(s): February 27, 2020 (Inducement); and March 26, 2020 (anticipated)(Final)

| | |
|---|---------------|
| Net Proceeds for Financing/Refinancing: | \$51,370,591* |
| Plus: Issuance Cost | \$1,282,545* |
| Plus: Debt Service Reserve Fund | \$3,524,700* |
| Plus: Capitalized Interest | \$0* |

GROSS PROCEEDS (Series 2020AB): \$56,177,836*

| | | | |
|------------------------|-------------------------|---------------------------|-------|
| Terms of issue: | 35 Years* | Net interest rate: | 4.70% |
| Length of term: | Final maturity 35 years | | |

| | |
|-------------------------------------|---------------|
| Gross debt service amount: | \$113,850,800 |
| Average annual debt service: | \$3,292,071 |

| | | | |
|-------------------------|--|-------------------------------|-----|
| First call date: | TBD depending on structure and market conditions | Premium at first call: | TBD |
|-------------------------|--|-------------------------------|-----|

| | |
|------------------------|--|
| Method of sale: | Negotiated |
| Purchasers: | Institutional and Accredited Investors |

Professional Services

Pursuant to the provisions of KRS Chapter 47, the

Agency:
Issue:

is providing information on all costs associated, either directly or indirectly, with the issuance of revenue bonds or notes.

All information is estimated and subject to change

| <u>Payee Name/Address*</u> | <u>Participation</u> | Fees, commissions, or any other economic benefits received or anticipated to be received |
|--|--|--|
| Kentucky Economic Development Finance Authority Old Capitol Annex 300 West Broadway Frankfort, KY 40601 | Issuance Fee | Up to \$10,000 |
| Cain Brothers | Underwriter's Discount | 650,000 |
| Ice Miller LLP | Bond Counsel Fee and Expenses | 140,000 |
| Seiller Waterman LLC | Borrower Counsel Fee and Expenses | 75,000 |
| Harris Beach PLLC | Underwriter's Counsel Fee and Expenses | 75,000 |
| Dixon Hughes Goodman LLP | Feasibility Study Consultant | 95,000 |
| Stites & Harbison, PLLC | Issuer's Counsel Fee and Expenses | 15,000 |
| Trustee TBD | | |

* Payees listed shall include issuers, underwriters, placement agents and advisors, financial advisors, remarketing agents, credit enhancers, trustees, accountants, and the counsel of all such persons, bond counsel, special tax counsel, and any other persons receiving financing benefit from the issuance of revenue bonds or notes.

All costs of issuance paid from Bond proceeds.

Note: Changes or additions in amounts or names of payees or recipients shall be furnished to the Capital Projects and Bond Oversight Committee and the Interim Joint Committee on Appropriations and Revenue, and shall be made available to the public, within three (3) days following such change or addition.

SOURCES AND USES (see attachment)

| | | |
|----------|---------------|------------------|
| Sources: | Bond Proceeds | \$52,585,000 |
| | Premium | <u>3,592,836</u> |
| | Total Sources | \$56,177,836 |

Debt Service: (See Attachment)

| | | |
|-------|---|------------------|
| Uses: | Refunding Series 2016 Bonds | \$32,458,588 |
| | Refinancing taxable loans | 5,119,491 |
| | Swap termination fee | 488,000 |
| | Acquisition of Ashgrove Woods Facility | 13,300,000* |
| | Debt Service Reserve Fund | 3,524,700 |
| | Legal, Accounting, Printing, UW's Discount and Incidental Expenses | <u>1,287,057</u> |
| | Total Uses | \$56,177,836 |

FOR REFUNDING ONLY

**Bond issue being
refinanced:**

Kentucky Economic Development Finance Healthcare Facilities Revenue
Bonds, Series 2016A and Series 2016B (Christian Care Communities, Inc.
Obligated Group)

Amount of principal: \$37,578,080 **Amount to be refunded:** \$37,578,080

**Terms of existing
bond issue:**

Existing bonds are held by two commercial banks in a "bank direct purchase"
transaction.

| | | | |
|---------------------------|---|------------------------|------------------------------|
| Net interest rate: | Variable interest rate based on monthly reset of 1 Month LIBOR rate | Length of term: | Final maturity 12/01/2045 |
|---------------------------|---|------------------------|------------------------------|

| | | | |
|-------------------------|--------------------|--------------------|---------------------------|
| First call date: | Currently callable | Call at par | Currently callable at par |
|-------------------------|--------------------|--------------------|---------------------------|

**Average annual
debt service** \$2,831,253

REFUNDING ACTIVITY

| | |
|---------------------------------------|---------------|
| Funds to apply to refunding: | \$37,578,080* |
| Proceeds from New Bonds | \$37,578,080* |
| Released Debt Service Reserve | -0- |
| Total Available to Pay Old Bond Issue | \$37,578,080* |

SAVINGS RESULTING FROM REFINANCING

-The refinancing is not expected to generate debt service savings over the remaining term the existing bonds will be held by the current bank purchasers. The refinancing is intended to take advantage of historically low fixed rates, eliminate burdensome bank covenants and eliminate “renewal risk” given short-term commitment period of banks.

Average annual debt service savings: N/A

Number of years savings will accrue: N/A

Total present value savings: N/A

* Preliminary, subject to change

Pursuant to KRS Chapter 45, the Issuer is providing information on all costs associated, either directly or indirectly, with this bond issuance. Costs are estimated as of the date of the cashflows and are subject to change.

PROFESSIONAL SERVICES:

| Firm | Service | Series A Fee (\$) |
|--------------------------|------------------------------|------------------------------|
| KEDFA | Issuance Fee | Up to \$10,000 |
| Cain Brothers | Underwriter's Discount | 650,000.00 |
| Ice Miller LLP | Bond Counsel | 140,000.00 |
| Seiller Waterman LLC | Borrower Counsel | 75,000.00 |
| Harris Beach PLLC | Underwriter's Counsel | 75,000.00 |
| Dixon Hughes Goodman LLP | Feasibility Study Consultant | 95,000.00 |
| Stites & Harbison, PLLC | Issuer's Counsel | 15,000.00 |
| Misc./Contingency | | 42,545.00 |
| TOTAL | | 442,545.00 |

NET DEBT SERVICE

Christian Care Communities, Inc. Obligated Group
Proposed Series 2020 Plan of Finance
All Public Fixed Rate Deal with \$13.3MM Ashgrove Woods Purchase
No Ashgrove Woods Equity Contribution
Net Level Debt Service, Taxable Debt Amortizes First
Extended 35 Year Final Maturity
DSRF Gross Funded at 30Y Treasury (1.99% as of 1/31/20)
Indicative Pricing Scale as of 2/5/2020
Sizing as of 2/5/20

| Period Ending | Principal | Coupon | Interest | Total Debt Service | Debt Service Reserve Fund | Net Debt Service |
|------------------|------------|--------|------------|-----------------------|------------------------------|---------------------|
| 12/31/2020 | | | 223,800 | 223,800 | 5,845.12 | 217,954.88 |
| 12/31/2021 | 480,000 | 6.000% | 2,671,200 | 3,151,200 | 70,141.54 | 3,081,058.46 |
| 12/31/2022 | 510,000 | 6.000% | 2,641,500 | 3,151,500 | 70,141.54 | 3,081,358.46 |
| 12/31/2023 | 545,000 | 6.000% | 2,609,850 | 3,154,850 | 70,141.54 | 3,084,708.46 |
| 12/31/2024 | 575,000 | 6.000% | 2,576,250 | 3,151,250 | 70,141.54 | 3,081,108.46 |
| 12/31/2025 | 610,000 | 6.000% | 2,540,700 | 3,150,700 | 70,141.54 | 3,080,558.46 |
| 12/31/2026 | 650,000 | 6.000% | 2,502,900 | 3,152,900 | 70,141.54 | 3,082,758.46 |
| 12/31/2027 | 690,000 | 6.000% | 2,462,700 | 3,152,700 | 70,141.54 | 3,082,558.46 |
| 12/31/2028 | 735,000 | 6.000% | 2,419,950 | 3,154,950 | 70,141.54 | 3,084,808.46 |
| 12/31/2029 | 1,160,000 | ** % | 2,364,700 | 3,524,700 | 444,089.64 | 3,080,610.36 |
| 12/31/2030 | 835,000 | 5.000% | 2,310,625 | 3,145,625 | 62,625.18 | 3,082,999.82 |
| 12/31/2031 | 875,000 | 5.000% | 2,267,875 | 3,142,875 | 62,625.18 | 3,080,249.82 |
| 12/31/2032 | 920,000 | 5.000% | 2,223,000 | 3,143,000 | 62,625.18 | 3,080,374.82 |
| 12/31/2033 | 970,000 | 5.000% | 2,175,750 | 3,145,750 | 62,625.18 | 3,083,124.82 |
| 12/31/2034 | 1,020,000 | 5.000% | 2,126,000 | 3,146,000 | 62,625.18 | 3,083,374.82 |
| 12/31/2035 | 1,070,000 | 5.000% | 2,073,750 | 3,143,750 | 62,625.18 | 3,081,124.82 |
| 12/31/2036 | 1,125,000 | 5.000% | 2,018,875 | 3,143,875 | 62,625.18 | 3,081,249.82 |
| 12/31/2037 | 1,185,000 | 5.000% | 1,961,125 | 3,146,125 | 62,625.18 | 3,083,499.82 |
| 12/31/2038 | 1,245,000 | 5.000% | 1,900,375 | 3,145,375 | 62,625.18 | 3,082,749.82 |
| 12/31/2039 | 1,310,000 | 5.000% | 1,836,500 | 3,146,500 | 62,625.18 | 3,083,874.82 |
| 12/31/2040 | 1,375,000 | 5.000% | 1,769,375 | 3,144,375 | 62,625.18 | 3,081,749.82 |
| 12/31/2041 | 1,445,000 | 5.000% | 1,698,875 | 3,143,875 | 62,625.18 | 3,081,249.82 |
| 12/31/2042 | 1,520,000 | 5.000% | 1,624,750 | 3,144,750 | 62,625.18 | 3,082,124.82 |
| 12/31/2043 | 1,600,000 | 5.000% | 1,546,750 | 3,146,750 | 62,625.18 | 3,084,124.82 |
| 12/31/2044 | 1,680,000 | 5.000% | 1,464,750 | 3,144,750 | 62,625.18 | 3,082,124.82 |
| 12/31/2045 | 1,765,000 | 5.000% | 1,378,625 | 3,143,625 | 62,625.18 | 3,080,999.82 |
| 12/31/2046 | 1,855,000 | 5.000% | 1,288,125 | 3,143,125 | 62,625.18 | 3,080,499.82 |
| 12/31/2047 | 1,950,000 | 5.000% | 1,193,000 | 3,143,000 | 62,625.18 | 3,080,374.82 |
| 12/31/2048 | 2,050,000 | 5.000% | 1,093,000 | 3,143,000 | 62,625.18 | 3,080,374.82 |
| 12/31/2049 | 2,160,000 | 5.000% | 987,750 | 3,147,750 | 62,625.18 | 3,085,124.82 |
| 12/31/2050 | 2,270,000 | 5.000% | 877,000 | 3,147,000 | 62,625.18 | 3,084,374.82 |
| 12/31/2051 | 2,385,000 | 5.000% | 760,625 | 3,145,625 | 62,625.18 | 3,082,999.82 |
| 12/31/2052 | 2,505,000 | 5.000% | 638,375 | 3,143,375 | 62,625.18 | 3,080,749.82 |
| 12/31/2053 | 2,635,000 | 5.000% | 509,875 | 3,144,875 | 62,625.18 | 3,082,249.82 |
| 12/31/2054 | 2,770,000 | 5.000% | 374,750 | 3,144,750 | 62,625.18 | 3,082,124.82 |
| 12/31/2055 | 6,110,000 | 5.000% | 152,750 | 6,262,750 | 3,178,306.31 | 3,084,443.69 |
| | 52,585,000 | | 61,265,800 | 113,850,800 | 5,755,002.89 | 108,095,797.11 |

Preliminary New Bond Issue Report

Issue: State Property & Buildings Commission Revenue Bonds, Project No. 123 Federally Taxable Series A in an estimated principal amount not to exceed \$37,000,000.

Purpose of Issue: To 1.) provide permanent financing for a \$35 million General Fund supported capital project authorized by the General Assembly of the Commonwealth of Kentucky in H.B. 99 (2020 Session); and 2.) pay associated costs of issuance.

Proposed Date of Sale: April 20, 2020
Proposed Date of Delivery: May 4, 2020

Ratings:
Moody's TBD
Fitch TBD

Sources:

| | |
|----------------------|--------------------|
| Par amount of bonds: | \$35,410,000 |
| Total Sources: | <hr/> \$35,410,000 |

Uses:

| | |
|-----------------------|--------------------|
| Project Fund Deposit: | \$35,000,000 |
| Cost of Issuance: | 252,532 |
| Underwriter Discount: | 157,468 |
| Total Uses: | <hr/> \$35,410,000 |

| | |
|------------------------------|-----------------|
| All-in True Interest Cost: | 3.943% |
| Final Maturity Date: | 11/1/2040 |
| Average Annual Debt Service: | \$2,510,550.53 |
| Total Debt Service: | \$51,445,364.68 |
| Average Life (years): | 11.760 |

| | |
|------------------------|--------------------------------|
| Method of Sale: | Negotiated |
| Bond Counsel: | Kutak Rock LLP |
| Underwriter: | Citigroup |
| Underwriters' Counsel: | Frost Brown Todd |
| Trustee: | TBA |
| Financial Advisor: | Office of Financial Management |

Based off cashflows as of 3/27/2020
Preliminary Subject to Change

BOND DEBT SERVICE

Kentucky State Property and Buildings Commission
Revenue Bonds, Project No. 123 Federally Taxable Series A
Rates as of March 26, 2020
Preliminary, Subject to Change

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|------------|--------|---------------|---------------|------------------------|
| 12/30/2020 | 1,210,000 | 2.750% | 623,693.18 | 1,833,693.18 | |
| 06/30/2021 | | | 617,626.75 | 617,626.75 | 2,451,319.93 |
| 12/30/2021 | 1,230,000 | 2.800% | 617,626.75 | 1,847,626.75 | |
| 06/30/2022 | | | 600,406.75 | 600,406.75 | 2,448,033.50 |
| 12/30/2022 | 1,270,000 | 2.850% | 600,406.75 | 1,870,406.75 | |
| 06/30/2023 | | | 582,309.25 | 582,309.25 | 2,452,716.00 |
| 12/30/2023 | 1,305,000 | 2.860% | 582,309.25 | 1,887,309.25 | |
| 06/30/2024 | | | 563,647.75 | 563,647.75 | 2,450,957.00 |
| 12/30/2024 | 1,340,000 | 2.910% | 563,647.75 | 1,903,647.75 | |
| 06/30/2025 | | | 544,150.75 | 544,150.75 | 2,447,798.50 |
| 12/30/2025 | 1,380,000 | 2.960% | 544,150.75 | 1,924,150.75 | |
| 06/30/2026 | | | 523,726.75 | 523,726.75 | 2,447,877.50 |
| 12/30/2026 | 1,425,000 | 3.070% | 523,726.75 | 1,948,726.75 | |
| 06/30/2027 | | | 501,853.00 | 501,853.00 | 2,450,579.75 |
| 12/30/2027 | 1,470,000 | 3.170% | 501,853.00 | 1,971,853.00 | |
| 06/30/2028 | | | 478,553.50 | 478,553.50 | 2,450,406.50 |
| 12/30/2028 | 1,520,000 | 3.230% | 478,553.50 | 1,998,553.50 | |
| 06/30/2029 | | | 454,005.50 | 454,005.50 | 2,452,559.00 |
| 12/30/2029 | 1,570,000 | 3.280% | 454,005.50 | 2,024,005.50 | |
| 06/30/2030 | | | 428,257.50 | 428,257.50 | 2,452,263.00 |
| 12/30/2030 | 1,620,000 | 3.330% | 428,257.50 | 2,048,257.50 | |
| 06/30/2031 | | | 401,284.50 | 401,284.50 | 2,449,542.00 |
| 12/30/2031 | 1,675,000 | 3.480% | 401,284.50 | 2,076,284.50 | |
| 06/30/2032 | | | 372,139.50 | 372,139.50 | 2,448,424.00 |
| 12/30/2032 | 1,735,000 | 3.630% | 372,139.50 | 2,107,139.50 | |
| 06/30/2033 | | | 340,649.25 | 340,649.25 | 2,447,788.75 |
| 12/30/2033 | 1,800,000 | 3.730% | 340,649.25 | 2,140,649.25 | |
| 06/30/2034 | | | 307,079.25 | 307,079.25 | 2,447,728.50 |
| 12/30/2034 | 1,870,000 | 3.830% | 307,079.25 | 2,177,079.25 | |
| 06/30/2035 | | | 271,268.75 | 271,268.75 | 2,448,348.00 |
| 12/30/2035 | 1,945,000 | 3.930% | 271,268.75 | 2,216,268.75 | |
| 06/30/2036 | | | 233,049.50 | 233,049.50 | 2,449,318.25 |
| 12/30/2036 | 2,025,000 | 4.220% | 233,049.50 | 2,258,049.50 | |
| 06/30/2037 | | | 190,322.00 | 190,322.00 | 2,448,371.50 |
| 12/30/2037 | 2,115,000 | 4.220% | 190,322.00 | 2,305,322.00 | |
| 06/30/2038 | | | 145,695.50 | 145,695.50 | 2,451,017.50 |
| 12/30/2038 | 2,205,000 | 4.220% | 145,695.50 | 2,350,695.50 | |
| 06/30/2039 | | | 99,170.00 | 99,170.00 | 2,449,865.50 |
| 12/30/2039 | 2,300,000 | 4.220% | 99,170.00 | 2,399,170.00 | |
| 06/30/2040 | | | 50,640.00 | 50,640.00 | 2,449,810.00 |
| 12/30/2040 | 2,400,000 | 4.220% | 50,640.00 | 2,450,640.00 | |
| 06/30/2041 | | | | | 2,450,640.00 |
| | 35,410,000 | | 16,035,364.68 | 51,445,364.68 | 51,445,364.68 |

PRELIMINARY NEW BOND ISSUE REPORT *

Issue: Murray State University General Obligation Bonds, Series 2021 A & C

Purpose of Issue: To (i) refund certain outstanding Murray State University Bonds for present value savings; (ii) pay costs of issuance.

Date of Sale: April 27, 2020

Date of Delivery: June 8, 2021

Ratings:

Moody's TBD

S&P TBD

Fitch TBD

| | Series 2021 A (\$) | Series 2021 C (\$) | Total (\$) |
|------------------------------|--------------------|--------------------|---------------|
| <u>Sources:</u> | | | |
| Par amount of bonds: | 4,620,000.00 | 6,150,000.00 | 10,770,000.00 |
| <u>Total Sources:</u> | 4,620,000.00 | 6,150,000.00 | 10,770,000.00 |

Uses:

| | | | |
|---------------------------|--------------|--------------|---------------|
| Refunding Escrow Deposit: | 4,583,681.88 | 6,104,700.00 | 10,688,381.88 |
| Issuance Cost: | 36,318.12 | 45,300.00 | 81,618.12 |
| Total Uses: | 4,620,000.00 | 6,150,000.00 | 10,770,000.00 |

| | | |
|------------------------------|-----------------|-----------------|
| All-in True Interest Cost: | 2.1868% | 2.2642% |
| Final Maturity Date: | 9/1/2031 | 9/1/2027 |
| Average Annual Debt Service: | \$ 505,440.87 | \$ 1,060,156.63 |
| Total Debt Service: | \$ 5,170,940.92 | \$ 6,605,364.79 |
| Average Life (years): | 5.82 | 3.61 |

Refunding Summary:

| | | |
|---------------------------------------|--|-----------------|
| Bond Issue Being Refinanced: | See Summary of Bonds Refunded (attached) | |
| Par Amount of Refunded Bonds: | \$ 4,490,000.00 | \$ 5,985,000.00 |
| Net PV Savings: | \$ 477,099.31 | \$ 312,771.69 |
| Percentage Savings of Refunded Bonds: | 10.6258% | 5.2259% |

| | |
|------------------------|-----------------------|
| Method of Sale: | Negotiated |
| Bond Counsel: | Dinsmore & Shohl, LLP |
| Underwriter: | TBD |
| Underwriters' Counsel: | TBD |
| Trustee: | US Bank |
| Financial Advisor: | Baird |

Based off cashflows as of 3/27/2020 and rates as of 3/27/2020

Preliminary Subject to Change

Pursuant to KRS Chapter 45, the Issuer is providing information on all costs associated, either directly or indirectly, with this bond issuance. Costs are estimated as of the date of the cashflows and are subject to change.

PROFESSIONAL SERVICES:

| Firm | Service | Series A Fee (\$) | Series C Fee (\$) |
|-------------------|---|------------------------------|------------------------------|
| Dinsmore & Shohl | Bond Counsel | 8,579.39 | 11,420.61 |
| Baird | Financial Advisor | 8,579.39 | 11,420.61 |
| OFM | Financial Advisor | 1,155.00 | 1,537.50 |
| TBD | Underwriter's Discount / Underwriter's Counsel | 15,013.93 | 19,986.07 |
| US Bank | Trustee | 428.97 | 571.03 |
| Misc./Contingency | | 2,561.44 | 364.18 |
| TOTAL | | 36,318.12 | 45,300.00 |

BOND DEBT SERVICE

Murray State University General Receipts Bonds
Refunding of 2011 Series A Bonds

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|-----------|--------|------------|--------------|------------------------|
| 09/01/2021 | 70,000 | 2.050% | 21,835.92 | 91,835.92 | |
| 03/01/2022 | | | 46,637.50 | 46,637.50 | |
| 06/30/2022 | | | | | 138,473.42 |
| 09/01/2022 | 415,000 | 2.050% | 46,637.50 | 461,637.50 | |
| 03/01/2023 | | | 42,383.75 | 42,383.75 | |
| 06/30/2023 | | | | | 504,021.25 |
| 09/01/2023 | 420,000 | 2.050% | 42,383.75 | 462,383.75 | |
| 03/01/2024 | | | 38,078.75 | 38,078.75 | |
| 06/30/2024 | | | | | 500,462.50 |
| 09/01/2024 | 430,000 | 2.050% | 38,078.75 | 468,078.75 | |
| 03/01/2025 | | | 33,671.25 | 33,671.25 | |
| 06/30/2025 | | | | | 501,750.00 |
| 09/01/2025 | 440,000 | 2.050% | 33,671.25 | 473,671.25 | |
| 03/01/2026 | | | 29,161.25 | 29,161.25 | |
| 06/30/2026 | | | | | 502,832.50 |
| 09/01/2026 | 450,000 | 2.050% | 29,161.25 | 479,161.25 | |
| 03/01/2027 | | | 24,548.75 | 24,548.75 | |
| 06/30/2027 | | | | | 503,710.00 |
| 09/01/2027 | 460,000 | 2.050% | 24,548.75 | 484,548.75 | |
| 03/01/2028 | | | 19,833.75 | 19,833.75 | |
| 06/30/2028 | | | | | 504,382.50 |
| 09/01/2028 | 470,000 | 2.050% | 19,833.75 | 489,833.75 | |
| 03/01/2029 | | | 15,016.25 | 15,016.25 | |
| 06/30/2029 | | | | | 504,850.00 |
| 09/01/2029 | 480,000 | 2.050% | 15,016.25 | 495,016.25 | |
| 03/01/2030 | | | 10,096.25 | 10,096.25 | |
| 06/30/2030 | | | | | 505,112.50 |
| 09/01/2030 | 485,000 | 2.050% | 10,096.25 | 495,096.25 | |
| 03/01/2031 | | | 5,125.00 | 5,125.00 | |
| 06/30/2031 | | | | | 500,221.25 |
| 09/01/2031 | 500,000 | 2.050% | 5,125.00 | 505,125.00 | |
| 06/30/2032 | | | | | 505,125.00 |
| | 4,620,000 | | 550,940.92 | 5,170,940.92 | 5,170,940.92 |

BOND DEBT SERVICE

Murray State University General Receipts Bonds
Refunding of 2011 Series C Bonds

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|-----------|--------|------------|--------------|------------------------|
| 09/01/2021 | 100,000 | 2.050% | 29,067.29 | 129,067.29 | 191,079.79 |
| 03/01/2022 | | | 62,012.50 | 62,012.50 | |
| 06/30/2022 | | | | | |
| 09/01/2022 | 1,080,000 | 2.050% | 62,012.50 | 1,142,012.50 | 1,192,955.00 |
| 03/01/2023 | | | 50,942.50 | 50,942.50 | |
| 06/30/2023 | | | | | |
| 09/01/2023 | 1,095,000 | 2.050% | 50,942.50 | 1,145,942.50 | 1,185,661.25 |
| 03/01/2024 | | | 39,718.75 | 39,718.75 | |
| 06/30/2024 | | | | | |
| 09/01/2024 | 945,000 | 2.050% | 39,718.75 | 984,718.75 | 1,014,751.25 |
| 03/01/2025 | | | 30,032.50 | 30,032.50 | |
| 06/30/2025 | | | | | |
| 09/01/2025 | 955,000 | 2.050% | 30,032.50 | 985,032.50 | 1,005,276.25 |
| 03/01/2026 | | | 20,243.75 | 20,243.75 | |
| 06/30/2026 | | | | | |
| 09/01/2026 | 980,000 | 2.050% | 20,243.75 | 1,000,243.75 | 1,010,442.50 |
| 03/01/2027 | | | 10,198.75 | 10,198.75 | |
| 06/30/2027 | | | | | |
| 09/01/2027 | 995,000 | 2.050% | 10,198.75 | 1,005,198.75 | 1,005,198.75 |
| 06/30/2028 | | | | | |
| | 6,150,000 | | 455,364.79 | 6,605,364.79 | 6,605,364.79 |

SAVINGS

Murray State University General Receipts Bonds
Refunding of 2011 Series A Bonds

| Date | Prior Debt Service | Refunding Debt Service | Savings | Present Value to 06/08/2021 @ 2.0503028% |
|------------|-----------------------|---------------------------|------------|--|
| 06/30/2022 | 187,363.76 | 138,473.42 | 48,890.34 | 48,185.81 |
| 06/30/2023 | 549,963.76 | 504,021.25 | 45,942.51 | 44,369.22 |
| 06/30/2024 | 549,863.76 | 500,462.50 | 49,401.26 | 46,811.13 |
| 06/30/2025 | 549,163.76 | 501,750.00 | 47,413.76 | 44,039.31 |
| 06/30/2026 | 552,763.76 | 502,832.50 | 49,931.26 | 45,495.63 |
| 06/30/2027 | 550,663.76 | 503,710.00 | 46,953.76 | 41,938.09 |
| 06/30/2028 | 552,579.38 | 504,382.50 | 48,196.88 | 42,227.76 |
| 06/30/2029 | 553,220.00 | 504,850.00 | 48,370.00 | 41,569.63 |
| 06/30/2030 | 552,602.50 | 505,112.50 | 47,490.00 | 40,035.36 |
| 06/30/2031 | 550,630.00 | 500,221.25 | 50,408.75 | 41,698.23 |
| 06/30/2032 | 552,150.00 | 505,125.00 | 47,025.00 | 38,167.71 |
| | 5,700,964.44 | 5,170,940.92 | 530,023.52 | 474,537.87 |

Savings Summary

| | |
|-------------------------------|------------|
| PV of savings from cash flow | 474,537.87 |
| Plus: Refunding funds on hand | 2,561.44 |
| Net PV Savings | 477,099.31 |

SAVINGS

Murray State University General Receipts Bonds
Refunding of 2011 Series C Bonds

| Date | Prior Debt Service | Refunding Debt Service | Savings | Present Value to 06/08/2021 @ 2.0503028% |
|------------|-----------------------|---------------------------|------------|--|
| 06/30/2022 | 239,400.00 | 191,079.79 | 48,320.21 | 47,510.86 |
| 06/30/2023 | 1,239,000.00 | 1,192,955.00 | 46,045.00 | 44,425.04 |
| 06/30/2024 | 1,232,500.00 | 1,185,661.25 | 46,838.75 | 44,382.21 |
| 06/30/2025 | 1,062,900.00 | 1,014,751.25 | 48,148.75 | 44,796.23 |
| 06/30/2026 | 1,055,300.00 | 1,005,276.25 | 50,023.75 | 45,698.36 |
| 06/30/2027 | 1,056,300.00 | 1,010,442.50 | 45,857.50 | 41,120.88 |
| 06/30/2028 | 1,055,700.00 | 1,005,198.75 | 50,501.25 | 44,473.93 |
| | 6,941,100.00 | 6,605,364.79 | 335,735.21 | 312,407.51 |

Savings Summary

| | |
|-------------------------------|------------|
| PV of savings from cash flow | 312,407.51 |
| Plus: Refunding funds on hand | 364.18 |
| Net PV Savings | 312,771.69 |

SUMMARY OF BONDS REFUNDED

Murray State University General Receipts Bonds
Refunding of Series 2011A & 2011C (Direct Purchase, Forward Delivery)

| Bond | Maturity Date | Interest Rate | Par Amount | Call Date | Call Price |
|----------------------------|------------------|------------------|---------------|--------------|---------------|
| Series 2011A, 2011A, BOND: | | | | | |
| | 09/01/2022 | 4.000% | 370,000.00 | 09/01/2021 | 100.000 |
| | 09/01/2023 | 4.000% | 385,000.00 | 09/01/2021 | 100.000 |
| | 09/01/2026 | 4.000% | 435,000.00 | 09/01/2021 | 100.000 |
| | 09/01/2027 | 4.125% | 455,000.00 | 09/01/2021 | 100.000 |
| | 09/01/2028 | 4.200% | 475,000.00 | 09/01/2021 | 100.000 |
| | 09/01/2029 | 4.300% | 495,000.00 | 09/01/2021 | 100.000 |
| | 09/01/2030 | 4.400% | 515,000.00 | 09/01/2021 | 100.000 |
| | 09/01/2031 | 4.500% | 540,000.00 | 09/01/2021 | 100.000 |
| | | | 3,670,000.00 | | |
| Series 2011A, 2011A, 2025: | | | | | |
| | 09/01/2025 | 4.000% | 820,000.00 | 09/01/2021 | 100.000 |
| Series 2011C, 2011C, BOND: | | | | | |
| | 09/01/2022 | 4.000% | 1,020,000.00 | 09/01/2021 | 100.000 |
| | 09/01/2023 | 4.000% | 1,055,000.00 | 09/01/2021 | 100.000 |
| | 09/01/2026 | 4.000% | 995,000.00 | 09/01/2021 | 100.000 |
| | 09/01/2027 | 4.000% | 1,035,000.00 | 09/01/2021 | 100.000 |
| | | | 4,105,000.00 | | |
| Series 2011C, 2011C, 2025: | | | | | |
| | 09/01/2025 | 4.000% | 1,880,000.00 | 09/01/2021 | 100.000 |
| | | | 10,475,000.00 | | |

Preliminary New Bond Issue Report

Issue

Kentucky Asset/Liability Commission

General Fund Refunding Project Notes, 2020 Series A, in a principal amount not to exceed \$140,000,000.

Purpose of Issue

The 2020 Series A Notes will currently refund the outstanding \$134,850,000 of the Kentucky Asset/Liability Commission General Fund Floating Rate Project Notes 2007 Series A and Series B.

Proposed Date of Sale
Expected Delivery Date

TBD
TBD

Expected Ratings:
(Underlying Ratings)

Moody's:
TBD

S&P:
TBD

Refunding Bonds

| | |
|-----------------------------------|----------------|
| Escrow Deposit | \$ 135,290,788 |
| Swap Termination Payment 07A 2027 | \$ 4,059,167 |
| Swap Termination Payment 07B 2021 | \$ 716,376 |
| Swap Termination Payment 07B 2025 | \$ 7,543,127 |
| Cost of Issuance | \$ 658,494 |
| Gross Proceeds | \$ 148,267,953 |

All-In True Interest Cost*

3.965%

Call Date

The notes are not subject to redemption

Final Maturity Date

11/1/2027

Gross Debt Service*

\$153,560,250

Avg. Annual Debt Service*

\$20,474,700

Average Life

3.403

Refunding Summary:

Bond Issues Being Refinanced:

See Summary of Bonds Refunded (attached).

Par Amount of Refunded Bonds:

\$134,850,000

Average Coupon of Refunded Bonds:

4.100%

Average Life of Refunded Bonds:

3.403

Net PV Savings:

\$136,794

PV Savings of Refunded Bonds:

0.101%

Negative Arbitrage:

Currently Callable

Method of Sale

Negotiated

Bond Counsel

Kutak Rock LLP

Underwriter

Morgan Stanley

Underwriter's Counsel

Dinsmore & Shohl LLP

Trustee

TBD

Swap Advisor

Hilltop Securities

Financial Advisor

Office of Financial Management

*Reflects market as of February 26, 2020.
Preliminary, subject to change.

BOND DEBT SERVICE

KENTUCKY ASSET/LIABILITY COMMISSION
GENERAL FUND REFUNDING PROJECT NOTES
2020 SERIES A
Preliminary
as of 2/26/20

Dated Date 05/01/2020
Delivery Date 05/01/2020

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|-------------|--------|------------|-----------------|---------------------------|
| 11/01/2020 | 16,525,000 | 3.000% | 3,115,250 | 19,640,250 | |
| 05/01/2021 | | | 2,867,375 | 2,867,375 | |
| 06/30/2021 | | | | | 22,507,625 |
| 11/01/2021 | 17,275,000 | 5.000% | 2,867,375 | 20,142,375 | |
| 05/01/2022 | | | 2,435,500 | 2,435,500 | |
| 06/30/2022 | | | | | 22,577,875 |
| 11/01/2022 | 20,205,000 | 5.000% | 2,435,500 | 22,640,500 | |
| 05/01/2023 | | | 1,930,375 | 1,930,375 | |
| 06/30/2023 | | | | | 24,570,875 |
| 11/01/2023 | 27,235,000 | 5.000% | 1,930,375 | 29,165,375 | |
| 05/01/2024 | | | 1,249,500 | 1,249,500 | |
| 06/30/2024 | | | | | 30,414,875 |
| 11/01/2024 | 20,120,000 | 5.000% | 1,249,500 | 21,369,500 | |
| 05/01/2025 | | | 746,500 | 746,500 | |
| 06/30/2025 | | | | | 22,116,000 |
| 11/01/2025 | 19,725,000 | 5.000% | 746,500 | 20,471,500 | |
| 05/01/2026 | | | 253,375 | 253,375 | |
| 06/30/2026 | | | | | 20,724,875 |
| 11/01/2026 | 4,940,000 | 5.000% | 253,375 | 5,193,375 | |
| 05/01/2027 | | | 129,875 | 129,875 | |
| 06/30/2027 | | | | | 5,323,250 |
| 11/01/2027 | 5,195,000 | 5.000% | 129,875 | 5,324,875 | |
| 06/30/2028 | | | | | 5,324,875 |
| | 131,220,000 | | 22,340,250 | 153,560,250 | 153,560,250 |

SUMMARY OF BONDS REFUNDED

KENTUCKY ASSET/LIABILITY COMMISSION
 GENERAL FUND REFUNDING PROJECT NOTES
 2020 SERIES A
 Preliminary
 as of 2/26/20

| Bond | Maturity Date | Interest Rate | Par Amount | Call Date | Call Price |
|---------------------------------|---------------|---------------|----------------|------------|------------|
| 2007 FRNs ALCO, 2007FRN, 2027A: | | | | | |
| | 11/01/2020 | 4.066% | 3,935,000.00 | 06/10/2020 | 100.000 |
| | 11/01/2021 | 4.066% | 4,100,000.00 | 06/10/2020 | 100.000 |
| | 11/01/2022 | 4.066% | 4,270,000.00 | 06/10/2020 | 100.000 |
| | 11/01/2023 | 4.066% | 4,445,000.00 | 06/10/2020 | 100.000 |
| | 11/01/2024 | 4.066% | 4,630,000.00 | 06/10/2020 | 100.000 |
| | 11/01/2025 | 4.066% | 4,820,000.00 | 06/10/2020 | 100.000 |
| | 11/01/2026 | 4.066% | 5,020,000.00 | 06/10/2020 | 100.000 |
| | 11/01/2027 | 4.066% | 5,230,000.00 | 06/10/2020 | 100.000 |
| | | | 36,450,000.00 | | |
| 2007 FRNs ALCO, 2007FRN, 2021B: | | | | | |
| | 11/01/2020 | 4.042% | 13,420,000.00 | 06/10/2020 | 100.000 |
| | 11/01/2021 | 4.042% | 14,045,000.00 | 06/10/2020 | 100.000 |
| | | | 27,465,000.00 | | |
| 2007 FRNs ALCO, 2007FRN, 2025B: | | | | | |
| | 11/01/2022 | 4.125% | 16,665,000.00 | 06/10/2020 | 100.000 |
| | 11/01/2023 | 4.125% | 23,335,000.00 | 06/10/2020 | 100.000 |
| | 11/01/2024 | 4.125% | 15,845,000.00 | 06/10/2020 | 100.000 |
| | 11/01/2025 | 4.125% | 15,090,000.00 | 06/10/2020 | 100.000 |
| | | | 70,935,000.00 | | |
| | | | 134,850,000.00 | | |

SAVINGS

KENTUCKY ASSET/LIABILITY COMMISSION
 GENERAL FUND REFUNDING PROJECT NOTES
 2020 SERIES A
 Preliminary
 as of 2/26/20

| Date | Prior Debt Service | Refunding Debt Service | Savings | Annual Savings |
|------------|-----------------------|---------------------------|---------------|-------------------|
| 08/01/2020 | 1,379,565.26 | | 1,379,565.26 | |
| 11/01/2020 | 18,734,565.26 | 19,640,250.00 | -905,684.74 | |
| 02/01/2021 | 1,203,956.89 | | 1,203,956.89 | |
| 05/01/2021 | 1,203,956.89 | 2,867,375.00 | -1,663,418.11 | |
| 06/30/2021 | | | | 14,419.30 |
| 08/01/2021 | 1,203,956.89 | | 1,203,956.89 | |
| 11/01/2021 | 19,348,956.89 | 20,142,375.00 | -793,418.11 | |
| 02/01/2022 | 1,020,355.66 | | 1,020,355.66 | |
| 05/01/2022 | 1,020,355.66 | 2,435,500.00 | -1,415,144.34 | |
| 06/30/2022 | | | | 15,750.10 |
| 08/01/2022 | 1,020,355.66 | | 1,020,355.66 | |
| 11/01/2022 | 21,955,355.66 | 22,640,500.00 | -685,144.34 | |
| 02/01/2023 | 805,093.30 | | 805,093.30 | |
| 05/01/2023 | 805,093.30 | 1,930,375.00 | -1,125,281.70 | |
| 06/30/2023 | | | | 15,022.92 |
| 08/01/2023 | 805,093.30 | | 805,093.30 | |
| 11/01/2023 | 28,585,093.30 | 29,165,375.00 | -580,281.70 | |
| 02/01/2024 | 519,267.69 | | 519,267.69 | |
| 05/01/2024 | 519,267.69 | 1,249,500.00 | -730,232.31 | |
| 06/30/2024 | | | | 13,846.98 |
| 08/01/2024 | 519,267.69 | | 519,267.69 | |
| 11/01/2024 | 20,994,267.69 | 21,369,500.00 | -375,232.31 | |
| 02/01/2025 | 308,802.18 | | 308,802.18 | |
| 05/01/2025 | 308,802.18 | 746,500.00 | -437,697.82 | |
| 06/30/2025 | | | | 15,139.74 |
| 08/01/2025 | 308,802.18 | | 308,802.18 | |
| 11/01/2025 | 20,218,802.18 | 20,471,500.00 | -252,697.82 | |
| 02/01/2026 | 104,191.25 | | 104,191.25 | |
| 05/01/2026 | 104,191.25 | 253,375.00 | -149,183.75 | |
| 06/30/2026 | | | | 11,111.86 |
| 08/01/2026 | 104,191.25 | | 104,191.25 | |
| 11/01/2026 | 5,124,191.25 | 5,193,375.00 | -69,183.75 | |
| 02/01/2027 | 53,162.95 | | 53,162.95 | |
| 05/01/2027 | 53,162.95 | 129,875.00 | -76,712.05 | |
| 06/30/2027 | | | | 11,458.40 |
| 08/01/2027 | 53,162.95 | | 53,162.95 | |
| 11/01/2027 | 5,283,162.95 | 5,324,875.00 | -41,712.05 | |
| 06/30/2028 | | | | 11,450.90 |
| | 153,668,450.20 | 153,560,250.00 | 108,200.20 | 108,200.20 |

Savings Summary

| | |
|------------------------------|------------|
| Savings PV date | 05/01/2020 |
| Savings PV rate | 1.073622% |
| PV of savings from cash flow | 136,794.07 |
| Net PV Savings | 136,794.07 |



ANDY BESHEAR
Governor

Commonwealth of Kentucky
FINANCE AND ADMINISTRATION CABINET
Office of Financial Management
702 Capital Avenue
Suite 76
Frankfort, Kentucky 40601
(502) 564-2924
(502) 564-7416 Facsimile

HOLLY M. JOHNSON
Secretary

RYAN BARROW
Executive Director

March 27, 2020

William E. Summers, V
Chairman
Kentucky Housing Corporation
1231 Louisville Road
Frankfort, KY 40601-6191

Dear Chairman Summers:

This letter will advise that the Office of Financial Management ("OFM") of the Finance and Administration Cabinet has reviewed and is hereby approving the issuance of the Kentucky Housing Corporation Multifamily Housing Revenue Bonds (Chapel House Apartments Project), Series 2020 in a principal amount of \$13,500,000 (the "Bonds"). The Bonds, by their terms, provide that payment of principal and interest thereon are not an obligation of the Commonwealth of Kentucky or its departments or agencies.

Pursuant to OAG 83-453, OFM has restricted its review and approval process to reviewing certain documents incidental to the issue and to obtaining assurance that the documents include language which provides that the Bonds and interest thereon shall not be deemed to constitute a debt, liability or obligation of the Kentucky Housing Corporation ("KHC") or the Commonwealth of Kentucky or any political subdivision thereof. OFM notes that the approval of this issue by the Capital Projects and Bond Oversight Committee ("CPBO") occurred on August 27, 2019. The attached includes a finalized listing of costs related to the issuance of the Bonds pursuant to KRS 45.816.

Sincerely,

Ryan Barrow
Executive Director

Attachments

FINAL BOND ISSUE REPORT

| | |
|----------------------------|--|
| Name of Bond Issue: | Kentucky Housing Corporation Tax-Exempt Conduit Multifamily Housing Revenue Bonds (Chapel House Apartments Project), Series 2020 |
| Purpose of Issue: | The bonds will be used to finance the acquisition, rehabilitation and equipping of a multifamily residential rental facility containing 197 units located at 945 South 5 th St, Louisville, Kentucky. The Kentucky Housing Corporation has conducted a public hearing concerning the proposed project on May 30, 2019 following the delivery of notice to the public on May 15, 2019. |
| Name of Project: | Chapel House Apartments Project |
| Date of Sale: | March 10, 2020 |
| Date of Issuance: | March 13, 2020 |
| Rating: | Moody's Investor Service – MIG-1 |
| Net Proceeds: | \$13,500,000 |
| Cost of Issuance: | See Exhibit A attached (costs of issuance paid from owner equity) |
| Bond Discount: | \$0 |
| Debt Service Reserve Fund: | None |
| Insurance Premium: | N/A |
| Total Project Cost: | \$27,730,377 |
| Term: | 30 months |
| Net Interest Rate: | 0.80% |
| Average Debt Service: | \$107,913 |
| Gross Debt Service: | \$215,827 |
| First Call Date: | Non-callable, mandatory tender 3/1/2022, maturity 9/1/2022 |
| Premium at First Call: | No premium |
| Method of Sale: | Public Offering |
| Bond Counsel: | Ice Miller LLP |
| Underwriter: | The Sturges Company |
| Underwriter Counsel: | Squire Patton Boggs, LLP |
| Financial Advisor: | N/A |
| Trustee: | The Huntington National Bank |
| Developer: | Christian Care Communities, Inc. |

EXHIBIT A

Project Funding Sources:

| | |
|--------------------------|----------------------|
| Equity Investment | \$ 8,189,025 |
| First Mortgage | 8,500,000 |
| Seller Note | 6,572,852 |
| KHC HOME | 1,000,000 |
| HOME Match | 75,000 |
| KHC AHTF | 1,325,000 |
| Assumed Rep. Res. Acct. | 50,445 |
| Louisville HOME | 500,000 |
| Louisville AHTF, Note A | 465,564 |
| Louisville AHTF, Forgiv. | 465,564 |
| Gap | <u>586,927</u> |
| TOTAL | \$ 27,730,377 |

Costs of Issuance:

| | |
|---------------------|-------------------|
| Bond Counsel | \$ 41,500 |
| Issuer Counsel | 14,500 |
| Underwriter Counsel | 30,000 |
| Issuer Fee | 122,696 |
| Underwriter Fee | 84,200 |
| Trustee Fee | 7,500 |
| Rating Agency | 9,200 |
| Printing/Misc. | <u>5,000</u> |
| TOTAL | \$ 314,596 |