

**OFFICIAL NOTICE OF SALE, OFFICIAL BID FORM**  
*and*  
**PRELIMINARY OFFICIAL STATEMENT**

**CITY OF MARBLE FALLS, TEXAS**  
**(Burnet County, Texas)**

**\$7,645,000\***

**COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION,  
SERIES 2022**

**THE CERTIFICATES WILL BE DESIGNATED AS "QUALIFIED TAX-EXEMPT OBLIGATIONS"  
FOR FINANCIAL INSTITUTIONS.**

**Bids for the Certificates  
to be received by the City  
until 11:00 A.M., Central Time  
on Tuesday, November 1, 2022**

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\*Preliminary, subject to change based on bid structures. See "THE CERTIFICATES – ADJUSTMENT OF INITIAL PRINCIPAL AMOUNTS" in the Official Notice of Sale.

This Official Notice of Sale does not alone constitute an invitation for bids but is merely notice of sale of the Certificates defined and described herein. The invitation for bids on the Certificates is being made by means of this Official Notice of Sale, the Official Bid Form and the Preliminary Official Statement.

## OFFICIAL NOTICE OF SALE

**\$7,645,000\***

### **CITY OF MARBLE FALLS, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022**

THE CERTIFICATES WILL BE DESIGNATED AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS.

**CERTIFICATES OFFERED FOR SALE AT COMPETITIVE BID:** The City Council of the City of Marble Falls, Texas (the "City" or "Issuer") is offering for sale at competitive bid its \$7,645,000\* Combination Tax and Revenue Certificates of Obligation, Series 2022 (the "Certificates").

**BIDS BY INTERNET:** Interested bidders may, at their option and risk, submit their bid by electronic media, as described below, by 11:00 A.M., Central Time, on November 1, 2022. Bidders submitting a bid by internet shall not be required to submit signed Official Bid Forms prior to the award. Any prospective bidder that intends to submit an electronic bid must submit its electronic bid via the facilities of the i-Deal, LLC Parity System ("PARITY") and should, as a courtesy, register with PARITY by 9:00 A.M., Central Time, on November 1, 2022 indicating their intent to submit a bid by internet.

In the event of a malfunction in the electronic bidding process, bidders may submit their bids by email to [mmcliney@samcocapital.com](mailto:mmcliney@samcocapital.com). If there is a malfunction in the electronic bidding process and a bidder submits a bid via email please call 210-832-9760 to notify the Financial Advisor (defined below) of the incoming bid. Any bid received after the scheduled time for their receipt will not be accepted.

The official time for the receipt of bids shall be the time maintained by PARITY. All electronic bids shall be deemed to incorporate the provisions of this Official Notice of Sale, Official Bid Form and the Preliminary Official Statement. To the extent that any instructions or directions set forth in PARITY conflict with this Official Notice of Sale, the terms of this Official Notice of Sale shall control. For further information about the PARITY System, potential bidders may contact PARITY, c/o Ipreo Holdings LLC, 1359 Broadway, New York, New York 10018, 212-849-5021.

An electronic bid made through the facilities of PARITY shall be deemed an irrevocable offer to purchase the Certificates on the terms provided in this Official Notice of Sale, and shall be binding upon the bidder as if made by a signed sealed bid delivered to the City. The City shall not be responsible for any malfunction or mistake made by, or as a result of the use of PARITY, the use of such facilities being at the sole risk of the prospective bidder.

**OPENING OF BIDS:** The bids for the Certificates will be publicly opened and reviewed at the San Antonio offices of SAMCO Capital Markets, Inc., 1020 NE Loop 410, Suite 640, San Antonio, Texas, 78209, at 11:00 A.M., Central Time, on Tuesday, November 1, 2022.

**AWARD AND SALE OF THE CERTIFICATES:** By 12:00 P.M. (noon), Central Time, on the date set for receipt of bids, the City Manager of the City or its representative shall award the Certificates **to the low qualified bidder (the "Winning Bidder"), as described in the section entitled "CONDITIONS OF SALE – Basis of Award" herein, subject to final approval of the City Council which will take action to adopt an ordinance (the "Ordinance")** authorizing the issuance of the Certificates and awarding the sale of the Certificates to the Winning Bidder or to reject all bids promptly at a scheduled meeting to commence at 6:00 P.M., Central Time, on Tuesday, November 1, 2022. The City reserves the right to reject any or all bids and to waive any irregularities, except time of filing.

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\* Preliminary, subject to change. See "THE CERTIFICATES - ADJUSTMENT OF INITIAL PRINCIPAL AMOUNTS" herein.

## THE CERTIFICATES

**DESCRIPTION OF CERTAIN TERMS OF THE CERTIFICATES:** Interest on the Certificates will accrue from November 1, 2022 (the “Dated Date”) and will be payable initially on February 1, 2023, and semiannually on each August 1 and February 1 thereafter until the earlier of stated maturity or prior redemption. The Certificates will be issued as fully registered Certificates in book-entry form only and when issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”), New York, New York. DTC will act as securities depository (the “Securities Depository”). Book-entry interests in the Certificates will be made available for purchase in the principal amount of \$5,000 or any integral multiple thereof. Purchasers of the Certificates (“Beneficial Owners”) will not receive physical delivery of Certificates representing their interest in the Certificates purchased. So long as DTC or its nominee is the registered owner of the Certificates, the principal of and interest on the Certificates will be payable by UMB Bank, N.A., Austin, Texas, as Paying Agent/Registrar, to the Securities Depository, which will in turn remit such principal and interest to its Participants, which will in turn remit such principal and interest to the Beneficial Owners of the Certificates. (See “BOOK-ENTRY-ONLY SYSTEM” in the Preliminary Official Statement.) The Certificates will mature on February 1 in each of the following years in the following principal amounts:

### MATURITY SCHEDULE (Due February 1)

Stated Maturity	Principal Amount*	Stated Maturity	Principal Amount*
2023	\$275,000	2033	\$375,000
2024	250,000	2034	395,000
2025	260,000	2035	415,000
2026	275,000	2036	430,000
2027	290,000	2037	450,000
2028	300,000	2038	475,000
2029	310,000	2039	495,000
2030	330,000	2040	515,000
2031	345,000	2041	540,000
2032	360,000	2042	560,000

**ADJUSTMENT OF INITIAL PRINCIPAL AMOUNTS:** The City reserves the right to increase or decrease the principal (maturity) amount of any maturity of the Certificates, including the elimination of a maturity or maturities; provided, however, that the aggregate principal (denominational) amount of the Certificates shall not exceed \$7,645,000\*. Notice of any such changes shall be given to the successful bidder as soon as practicable following the notification of award, as described below, and this Official Notice of Sale may be amended at the sole discretion of the City to reflect such increase or decrease. The City will attempt to maintain total per bond underwriter spread when adjusting maturities. No such adjustment will have the effect of altering the basis upon which the best bid is determined. The successful bidder may not withdraw its bids or change the rates bid or any initial reoffering prices as a result of any changes made to the principal (denominational) amounts.

**SERIAL CERTIFICATES AND/OR TERM CERTIFICATES:** Bidders may provide that all of the Certificates be issued as serial maturities or may provide that any two or more consecutive annual principal amounts for maturities 2032 through 2042 be combined into one or more term Certificates (“Term Certificates”).

**OPTIONAL REDEMPTION:** The Issuer reserves the right to redeem Certificates maturing on and after February 1, 2032, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof, on February 1, 2031, or any date thereafter, at the redemption price of par plus accrued interest to date fixed for redemption, as further described in the Preliminary Official Statement. (See “THE CERTIFICATES – Redemption Provisions” in the Preliminary Official Statement.)

**MANDATORY SINKING FUND REDEMPTION:** If the Winning Bidder designates principal amounts to be combined into one or more Term Certificates, each such Term Certificate will be subject to mandatory sinking fund redemption commencing on February 1 of the first year which has been combined to form such Term Certificate and continuing on February 1 in each year thereafter until the stated maturity date of that Term Certificate. The amount redeemed in any year will be equal to the principal amount for such year set forth in the table above under the caption “MATURITY SCHEDULE”. Certificates to be redeemed in any year by mandatory sinking fund redemption will be redeemed at par and will be selected by lot from among the Certificates then subject to redemption. The City, at its option, may credit against any mandatory sinking fund redemption requirement Term Certificates of the maturity then subject to redemption which have been purchased and canceled by the City or have been optionally redeemed and not theretofore applied as a credit against any mandatory sinking fund redemption requirement.

\*Preliminary, subject to change.

**SECURITY FOR PAYMENT:** The Certificates are being issued pursuant to the Constitution and general laws of the State of Texas (the "State"), including the Certificate of Obligation Act of 1971, Sections 271.041 through 271.064, Texas Local Government Code, as amended, Chapter 1502, Texas Government Code, as amended, an ordinance (the "Ordinance") to be adopted by the City Council on November 1, 2022, and the City's Home Rule Charter. The Certificates are payable primarily from the proceeds of an annual ad valorem tax levied against all taxable property within the City, within the limits prescribed by law, and are further secured by a lien on and pledge of the Surplus Revenues derived from the operation of the City's Water and Sewer System (the "System"), not to exceed \$1,000 during the entire period the Certificates or interest thereon remain outstanding.

**OTHER TERMS AND COVENANTS:** Other terms of the Ordinance and the various covenants of the City contained in the Ordinance are described in the Preliminary Official Statement, to which reference is made for all purposes.

**SUCCESSOR PAYING AGENT/REGISTRAR:** The initial Paying Agent/Registrar is UMB Bank, N.A., Austin, Texas. In the Ordinance, the City covenants to provide a Paying Agent/Registrar at all times while the Certificates are outstanding, and any Paying Agent/Registrar selected by the City shall be a commercial bank or trust company organized under the laws of the United States and any state and duly qualified and legally authorized to serve and perform the duties of the Paying Agent/Registrar for the Certificates. The Paying Agent/Registrar will maintain the Security Register containing the names and addresses of the registered owners of the Certificates.

In the Ordinance, the City retains the right to replace the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the City, the new Paying Agent/Registrar shall accept the previous Paying Agent/Registrar's records and act in the same capacity as the previous Paying Agent/Registrar. Any successor Paying Agent/Registrar, selected at the sole discretion of the City, shall be qualified as described in the Preliminary Official Statement. Upon a change in the Paying Agent/Registrar for the Certificates, the City agrees to promptly cause written notice thereof to be sent to each registered owner of the Certificates by United States mail, first-class, postage prepaid.

**QUALIFIED TAX-EXEMPT OBLIGATIONS:** The City will designate the Certificates as "qualified tax-exempt obligations" and will represent that the aggregate amount of the tax-exempt obligations not including (i) "private activity bonds" other than "qualified 501(c)(3) bonds" or (ii) any obligations issued to currently refund any obligation to the extent that the amount of the refunding obligation does not exceed the amount of the refunded obligations) to be issued by the City and entities subordinate to the City during calendar year 2022 is not expected to exceed \$10 million and that the City and entities subordinate to the City have not designated more than \$10 million in "qualified tax-exempt obligations" (including the Certificates) during the calendar year 2022. See "TAX MATTERS – Qualified Tax-Exempt Obligations for Financial Institutions" in the Preliminary Official Statement.

#### CONDITIONS OF SALE

**TYPES OF BIDS AND INTEREST RATES:** The Certificates will be sold in one block on an "All or None" basis, and at a price of not less than their par value, plus accrued interest on the Certificates from the Dated Date of the Certificates to the date of Initial Delivery (defined herein) of the Certificates. **No bid producing a cash premium on the Certificates that results in a dollar price of less than 102% will be considered; provided, however, that any bid is subject to adjustment as described under the caption "ADJUSTMENT OF INITIAL PRINCIPAL AMOUNTS" below.** Bidders are invited to name the rate(s) of interest to be borne by the Certificates, provided that each rate bid must be in a multiple of 1/8 of 1% or 1/20 of 1% and the net effective interest for the Certificates (calculated in the manner required by Chapter 1204, as amended, Texas Government Code) must not exceed 15%. **The highest rate bid may not exceed the lowest rate bid by more than 300 basis points (or 3% in rate). No limitation is imposed upon bidders as to the number of rates or changes which may be used.** All Certificates of one stated maturity must bear one and the same rate. No bids involving supplemental interest rates will be considered.

**BASIS OF AWARD:** The sale of the Certificates will be awarded to the bidder making a bid that conforms to the specifications herein (the "Winning Bidder" or "Purchaser") and which produces the lowest True Interest Cost (defined herein) rate to the City. The "True Interest Cost" rate is that rate which, when used to compute the total present value as of the Dated Date of all debt service payments on the Certificates on the basis of semi-annual compounding, produces an amount equal to the sum of the par value of the Certificates plus the premium bid (but not interest accrued from the Dated Date to the date of their initial delivery to the Purchaser). In the event of a bidder's error in interest cost rate calculations, the interest rates, and premium, set forth in the Official Bid Form will be considered as the intended bid.

In order to provide the City with information required to enable it to comply with certain conditions of the Internal Revenue Code of 1986, as amended to the date of initial delivery of the Certificates (the "Code"), relating to the excludability of interest on the Certificates from the gross income of their owners, the Purchaser will be required to complete, execute, and deliver to the City (on or before the date of initial delivery of the Certificates) a certification as to their initial offering prices of the Certificates (the "Issue Price Certificate") substantially in the form and to the effect attached hereto or accompanying this Official Notice of Sale. (See "DELIVERY AND ACCOMPANYING DOCUMENTS – Establishing the Issue Price for the Certificates" herein.)

**ADJUSTMENT OF INITIAL PRINCIPAL AMOUNTS:** See "THE CERTIFICATES – ADJUSTMENT OF INITIAL PRINCIPAL AMOUNTS" for a description of the City's reservation of the right to increase or decrease the principal (maturity) amount of any maturity of the Certificates, including the elimination of a maturity or maturities.

**GOOD FAITH DEPOSIT:** A bank cashier's check payable to the order of "City of Marble Falls, Texas" in the amount of \$152,900, which is 2% of the par value of the Certificates (the "Good Faith Deposit"), is required. The Good Faith Deposit will be retained uncashed by the City until the Certificates are delivered, and at that time it will be returned to the Purchaser uncashed on the date of delivery of the Certificates; however, should the Purchaser fail or refuse to take up and pay for the Certificates, said Good Faith Deposit is to be cashed by the City and the proceeds accepted as full and complete liquidated damages. The above mentioned Good Faith Deposit may accompany the bid, or it may be submitted separately; however, if submitted separately, it shall be made available to the City prior to the opening of the bids and shall be accompanied by instructions from the bank on which it is drawn which will authorize its use as a Good Faith Deposit by the Purchaser who shall be named in such instructions. No interest will be paid or allowed on any Good Faith Deposit. The checks accompanying all other bids will be returned immediately after the bids are opened and the award of the sale of the Certificates has been made.

**ADDITIONAL CONDITION OF AWARD — DISCLOSURE OF INTERESTED PARTY FORM:** *New obligation of the City to receive information from Winning Bidder.* Described hereinafter is a new obligation of the City to receive information from Winning Bidder if bidder is not a publicly traded business entity or a wholly owned subsidiary of a publicly traded business entity (a "Privately Held Bidder"). Pursuant to Texas Government Code Section 2252.908 (the "Interested Party Disclosure Act"), the City may not award the Certificates to a Winning Bidder which is a Privately Held Bidder unless such party submits a Certificate of Interested Parties Form 1295 (the "Disclosure Form") to the City as prescribed by the Texas Ethics Commission ("TEC"). In the event that a Privately Held Bidder's bid for the Certificates is the best bid received, the City, acting through its financial advisor, will promptly notify the winning Privately Held Bidder. That notification will serve as the City's conditional verbal acceptance of the bid, and will obligate the winning Privately Held Bidder to establish (unless such winning Privately Held Bidder has previously so established) an account with the TEC, and promptly file a completed Disclosure Form, as described below, in order to allow the City to complete the award.

Reference should be made to the Disclosure Form, the rules of the TEC with respect to the Disclosure Form (the "Disclosure Rules") and the Interested Party Disclosure Act. Instructional information regarding such matters are set forth at [https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm). For purposes of completing the Disclosure Form, a Privately Held Bidder will need the following information: (a) item 2 – name of the governmental entity (City of Marble Falls, Texas) and (b) item 3 – the identification number assigned to this contract by the City (Marble Falls CO2022 – Bid Form) and description of the goods or services (Purchase of the City of Marble Falls, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022). The Interested Party Disclosure Act and the Disclosure Rules require a non-publicly traded business entity contracting with the City to complete the Disclosure Form electronically at <https://www.ethics.state.tx.us/main/file.htm>, print, sign, and deliver by email, the certified Disclosure Form that is generated by the TEC's "electronic portal" to the City. The Disclosure Form must be sent by email to the City's financial advisor, at [mmcliney@samcocapital.com](mailto:mmcliney@samcocapital.com), and to the City's Bond Counsel, at [gmliller@bickerstaff.com](mailto:gmliller@bickerstaff.com), as soon as possible following the notification of conditional verbal acceptance and prior to the final written award. Upon receipt of the final written award, the Disclosure Form, if required, with original signatures must be submitted by mail to the City's Bond Counsel at the following address:

Gregory Miller  
c/o Bickerstaff Heath Delgado Acosta LLP  
3711 S. MoPac Expressway  
Building One, Suite 300  
Austin, Texas 78746

*Preparations for completion, and the significance of, the reported information.* In accordance with the Interested Party Disclosure Act, the information reported by the winning Privately Held Bidder must be declared by an authorized agent of the winning Privately Held Bidder. No exceptions may be made to that requirement. The Interested Party Disclosure Act and the Disclosure Form provides that such acknowledgment is made "under penalty of perjury." Consequently, a Privately Held Bidder should take appropriate steps prior to completion of the Disclosure Form to familiarize itself with the Interested Party Disclosure Act, the Disclosure Rules and the Disclosure Form. Time will be of the essence in submitting the form to the City, and no final award will be made by the City regarding the sale of the Certificates until a completed Disclosure Form from a winning Privately Held Bidder is received. If applicable, the City reserves the right to reject any bid that does not satisfy the requirement of a completed Disclosure Form, as described herein. Neither the City nor its consultants have the ability to verify the information included in a Disclosure Form, and neither party has an obligation nor undertakes responsibility for advising any bidder with respect to the proper completion of the Disclosure Form. Consequently, an entity intending to bid on the Certificates should consult its own advisors to the extent it deems necessary and be prepared to submit the completed form, if required, promptly upon notification from the City that its bid is the conditional winning bid.

**ADDITIONAL CONDITION OF AWARD – COMPLIANCE WITH H.B. 89 AND S.B. 252, 85TH TEXAS LEGISLATURE:** To the extent the sale of the Certificates that is the subject of this Official Notice of Sale constitutes a contract for goods or services within the meaning of Section 2271.002 of the Texas Government Code, each bidder, through submittal of an executed Official Bid Form, verifies that it (including any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the bidder) does not boycott Israel and, except to the extent required by applicable federal law, will not boycott Israel through the term of the agreement set forth in the Official Bid Form. For purposes of this verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Each bidder, through submittal of an executed Official Bid Form, understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with its company and exists to make a profit.

Each bidder, through submittal of an executed Official Bid Form, represents that neither it nor any parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>;  
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or  
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Texas or Federal law and excludes our company and each parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. Each bidder, through submittal of an executed Official Bid Form, understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with our company and exists to make a profit.

Pursuant to Chapter 2274 of the Texas Government Code, as amended, the winning bidder will be required to verify in the Official Bid Form, for the purposes of such chapter, except to the extent otherwise required by applicable federal law, that at the time of execution and delivery of its bid and to the date of delivery of the Certificates, neither the winning bidder, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the winning bidder boycotts energy companies or will boycott energy companies. The terms "boycotts energy companies" and "boycott energy companies" as used in this paragraph have the meaning assigned to the term "boycott energy company" in Section 809.001 of the Texas Government Code, as amended.

Pursuant to Chapter 2274 of the Texas Government Code, as amended, the winning bidder will be required to verify in the Official Bid Form, for the purposes of such chapter, except to the extent otherwise required by applicable federal law, that at the time of execution and delivery of its bid and to the date of delivery of the Certificates, neither the winning bidder, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the winning bidder discriminates against a firearm entity or firearm trade association. The term "discriminates against a firearm entity or firearm trade association" as used in this paragraph has the meaning assigned to the term "discriminate against a firearm entity or firearm trade association" in Section 2274.001 of the Texas Government Code, as amended. The term "firearm trade association" as used in this paragraph has the meaning assigned to the term "firearm trade association" in Section 2274.001 of the Texas Government Code, as amended. The term "firearm entity" as used in this paragraph has the meaning assigned to the term "firearm entity" in Section 2274.001 of the Texas Government Code, v as amended. The bidder understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with the bidder, within the meaning of SEC Rule 405, 17. C.F.R. § 230.405, and exists to make a profit

At the request of the City, the bidder agrees to execute further written certifications as may be necessary or convenient for the City to establish compliance with these laws.

**IMPACT OF BIDDING SYNDICATE ON AWARD:** For purposes of contracting for the sale of the Certificates, the entity signing the bid form as Purchaser shall be solely responsible for the payment of the purchase price of the Certificates. The Purchaser may serve as a syndicate manager and contract under a separate agreement with other syndicate members. However, the City is not a party to that agreement and any information provided regarding syndicate managers would be for informational purposes only.

#### **OFFICIAL STATEMENT**

To assist the Purchaser in complying with Rule 15c2-12 (the "Rule") of the United States Securities and Exchange Commission ("SEC"), the Issuer and the Purchaser contract and agree, by the submission and acceptance of the winning bid, as follows:

**COMPLIANCE WITH RULE:** The City has approved and authorized distribution of the accompanying Preliminary Official Statement for dissemination to potential purchasers of the Certificates, but does not presently intend to prepare any other document or version thereof for such purpose, except as described below. Accordingly, the City deems the accompanying Preliminary Official Statement to be final as of its date, within the meaning of the Rule, except for information relating to the offering prices, interest rates, final debt service schedule, selling compensation, identity of the Purchaser and other similar information, terms and provisions to be specified in the competitive bidding process. The Purchaser shall be responsible for promptly informing the City of the initial offering yields of the Certificates.

The City agrees to provide, or cause to be provided, to the Purchaser, the Preliminary Official Statement and the Official Statement and any amendments or supplements thereto in a "designated electronic format" (or printed format with respect to the final Official Statement) as may be required for the Purchaser to comply with the Rule or the rules of the Municipal Securities Rulemaking Board ("MSRB"). The City consents to the distribution of such documents in a "designated electronic format." Upon receipt, the Purchaser shall promptly file the Official Statement with the MSRB in accordance with the applicable MSRB rules.

The City will complete and authorize distribution of the Official Statement identifying the Purchaser and containing information omitted from the Preliminary Official Statement. The City does not intend to amend or supplement the Official Statement otherwise, except to take into account certain subsequent events, if any, as described below. By delivering the final Official Statement or any amendment or supplement thereto in the requested quantity to the Purchaser on or after the sale date, the City intends the same to be final as of such date, within the

meaning of Section 15c2-12(b)(3) of the Rule. Notwithstanding the foregoing, the City makes no representation concerning the absence of material misstatements or omissions from the Official Statement, except only as and to the extent under "CERTIFICATION OF THE OFFICIAL STATEMENT" as described below. To the best knowledge and belief of the City, the Official Statement contains information, including financial information or operating data, concerning every entity, enterprise, fund, account, or person that is material to an evaluation of the offering of the Certificates.

**FINAL OFFICIAL STATEMENT:** In addition to delivering the Official Statement in a "designated electronic format", the City will furnish to the Purchaser, within seven (7) days after the sale date, an aggregate maximum of fifty (50) copies of the Official Statement, together with information regarding interest rates and other terms relating to the reoffering of the Certificates, in accordance with Section 15c2-12(b)(3) of the Rule. The Purchaser may arrange, at its own expense, to have the Official Statement reproduced and printed if it requires more than 50 copies and may also arrange, at its own expense and responsibility, for completion and perfection of the first or cover page of the Official Statement so as to reflect interest rates and other terms and information related to the reoffering of the Certificates. The Purchaser will be responsible for providing information concerning the City and the Certificates to subsequent purchasers of the Certificates, and the City will undertake no responsibility for providing such information other than to make the Official Statement available to the Purchaser as provided herein. The City agrees to provide, or cause to be provided, to the Purchaser the Preliminary Official Statement and the Official Statement and any amendments or supplements thereto in a "designated electronic format" (or printed format with respect to the final Official Statement) as may be required for the Purchaser to comply with the Rule or the rules of the MSRB. The City consents to the distribution of such documents in a "designated electronic format". Upon receipt, the Purchaser shall promptly file the Official Statement with the MSRB in accordance with the MSRB Rule G-32. The City's obligation to supplement the Official Statement to correct key representations determined to be materially misleading, after the date of the Official Statement, shall terminate upon initial delivery of the Certificates to the Purchaser, unless the Purchaser notifies, in writing, the City that less than all of the Certificates have been sold to ultimate customers on or before such date, in which case the obligation will extend for an additional period of time (but not more than 90 days after the sale date) until all of the Certificates have been sold to ultimate customers.

**CHANGES TO OFFICIAL STATEMENT:** If, subsequent to the date of the Official Statement, the City learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Purchaser of any adverse event which causes the Official Statement to be materially misleading, and unless the Purchaser elects to terminate its obligation to purchase the Certificates, as described below under "DELIVERY AND ACCOMPANYING DOCUMENTS - CONDITIONS TO DELIVERY", the City will promptly prepare and supply to the Purchaser an appropriate amendment or supplement to the Official Statement satisfactory to the Purchaser and in a "designated electronic format"; provided, however, that the obligation of the City to do so will terminate when the City delivers the Certificates to the Purchaser, unless the Purchaser notifies the City on or before such date that less than all of the Certificates have been sold to ultimate customers, in which case the City's obligations hereunder will extend for an additional period of time (but not more than 90 days after the date the City delivers the Certificates) until all of the Certificates have been sold to ultimate customers.

**MUNICIPAL BOND INSURANCE:** In the event the Certificates are qualified for municipal bond insurance, and the Purchaser desires to purchase such insurance, the cost therefor will be paid by the Purchaser. The City shall pay the rating agency fee for S&P (hereinafter defined). Any other fees to be paid to rating agencies as a result of said insurance will be paid by the Purchaser. It will be the responsibility of the Purchaser to disclose the existence of insurance, its terms and the effect thereof with respect to the reoffering of the Certificates. Any downgrade by rating agencies of the bond insurance provider shall not relieve the Purchaser of its obligation to purchase the Certificates. See "BOND INSURANCE" and "BOND INSURANCE GENERAL RISKS" in the Preliminary Official Statement.

**CERTIFICATION OF THE OFFICIAL STATEMENT:** At the time of payment for and delivery of the hereinafter defined Initial Certificates (the "Delivery Date"), the Purchaser will be furnished a certificate, executed by proper officials of the City, acting in their official capacities, to the effect that to the best of their knowledge and belief: (a) the descriptions and statements of or pertaining to the City contained in its Official Statement, and any addenda, supplement or amendment thereto, for the Certificates, on the date of such Official Statement, on the date of sale of said Certificates and the acceptance of the best bid therefor, and on the date of the initial delivery thereof, were and are true and correct in all material respects; (b) insofar as the City and its affairs, including its financial affairs, are concerned, such Official Statement did not and does not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; (c) insofar as the descriptions and statements including financial data, of or pertaining to entities, other than the City, and their activities contained in such Official Statement are concerned, such statements and data have been obtained from sources which the City believes to be reliable and the City has no reason to believe that they are untrue in any material respect; and (d) there has been no material adverse change in the financial condition of the City since the date of the last audited financial statements of the City appearing in the Official Statement.

**CONTINUING DISCLOSURE AGREEMENT:** The City will agree in the Ordinance to provide certain periodic information and notices of certain events in accordance with the Rule, as described in the Preliminary Official Statement under the caption "CONTINUING DISCLOSURE OF INFORMATION". The Purchaser's obligation to accept and pay for the Certificates is conditioned upon delivery to the Purchaser or its agent of a certified copy of the Ordinance containing the agreement described under such heading.

**COMPLIANCE WITH PRIOR UNDERTAKINGS:** During the past five years, the City has complied in all material respects with its continuing disclosure agreements in accordance with the Rule.

## **DELIVERY AND ACCOMPANYING DOCUMENTS**

**INITIAL DELIVERY OF INITIAL CERTIFICATES:** The initial delivery of the Certificates to the Purchaser on the Delivery Date, will be accomplished by the issuance of either (i) a single fully registered Certificate in the total principal amount of \$7,645,000 (preliminary, subject to change) payable in stated installments to the Purchaser and numbered T-1, or (ii) as one (1) fully registered Certificate for each year of stated maturity in the applicable principal amount and denomination, to be numbered consecutively from R-1 and upward (in either case, the "Initial Certificate(s)"), signed by manual or facsimile signature of the Mayor and the City Secretary, approved by the Attorney General of Texas, and registered and manually signed by an authorized representative of the Comptroller of Public Accounts of the State of Texas. Initial Delivery (defined below) of the Certificates will be at the corporate trust office of the Paying Agent/Registrar. Upon delivery of the Initial Certificate(s),

they shall be immediately canceled and one definitive Certificate for each stated maturity will be registered in the name of Cede & Co. and deposited with DTC in connection with DTC's Book-Entry-Only System. Payment for the Initial Certificates must be made in immediately available funds for unconditional credit to the City, or as otherwise directed by the City. The Purchaser will be given six (6) business days' notice of the time fixed for delivery of the Certificates. It is anticipated that Initial Delivery of the Initial Certificates can be made on or about November 30, 2022, but if for any reason the City is unable to make delivery by November 30, 2022, then the City shall immediately contact the Purchaser and offer to allow the Purchaser to extend for an additional thirty (30) days its obligation to take up and pay for the Certificates. If the Purchaser does not so elect within six (6) business days thereafter, then the Good Faith Deposit will be returned, and both the City and the Purchaser shall be relieved of further obligation. In no event shall the City be liable for any damages by reason of its failure to deliver the Certificates, provided such failure is due to circumstances beyond the City's reasonable control.

**EXCHANGE OF INITIAL CERTIFICATES FOR DEFINITIVE CERTIFICATES:** Upon payment for the Initial Certificate(s) at the time of such delivery, the Initial Certificate(s) are to be canceled by the Paying Agent/Registrar and registered definitive Certificates delivered in lieu thereof, in multiples of \$5,000 for each stated maturity, in accordance with written instructions received from the Purchaser and/or members of the Purchaser's syndicate. Such Certificates shall be registered by the Paying Agent/Registrar. It shall be the duty of the Purchaser and/or members of the Purchaser's syndicate to furnish to the Paying Agent/Registrar, at least five days prior to the delivery of the Initial Certificate(s), final written instructions identifying the names and addresses of the registered owners, the stated maturities, interest rates, and denominations. The Paying Agent/Registrar will not be required to accept changes in such written instructions after the five day period, and if such written instructions are not received by the Paying Agent/Registrar five days prior to the delivery, the cancellation of the Initial Certificate(s) and delivery of registered definitive Certificates may be delayed until the fifth day next following the receipt of such written instructions by the Paying Agent/Registrar.

**CUSIP NUMBERS:** It is anticipated that CUSIP identification numbers will be printed on the Certificates, but neither the failure to print such number on any Certificate nor any error with respect thereto shall constitute cause for a failure or refusal by the Purchaser to accept delivery of and pay for the Certificates in accordance with the terms of the Official Bid Form and this Official Notice of Sale. All expenses in relation to the printing of CUSIP numbers on the Certificates shall be paid by the City; however, the CUSIP Service Bureau's charge for the assignment of the numbers shall be paid by the Purchaser.

**CONDITIONS TO DELIVERY:** The obligation of the Purchaser to take up and pay for the Certificates is subject to the following conditions: the issuance of an approving opinion of the Attorney General of Texas, the Purchaser's acknowledgment of the receipt of the Initial Certificate(s), the Purchaser's receipt of the legal opinion of Bond Counsel and the no-litigation certificate executed by the City, and the non-occurrence of the events described below under the caption "NO MATERIAL ADVERSE CHANGE", all as described below. In addition, if the City fails to comply with its obligations described under "OFFICIAL STATEMENT – Final Official Statement" above, the Purchaser may terminate its contract to purchase the Certificates by delivering written notice to the City within five (5) days thereafter.

**ESTABLISHING THE ISSUE PRICE FOR THE CERTIFICATES:** *General.* In order to provide the City with information that enables it to comply with certain requirements of the Internal Revenue Code of 1986, as amended, relating to the exclusion of interest on the Certificates from the gross income of their owners, the Winning Bidder will be required to complete, execute and deliver to the City or to the Financial Advisor, at least five business days before the delivery date of the Certificates, a certification as to the "issue price" of the Certificates (the "Issue Price Certificate") substantially in one of the forms and to the effect attached hereto or accompanying this Official Notice of Sale. In the event the Winning Bidder will not reoffer any maturity of the Certificates for sale to the Public (as defined herein) by the delivery date of the Certificates, the Issue Price Certificate may be modified in a manner approved by the City and Bond Counsel. Each bidder, by submitting its bid, agrees to complete, execute, and timely deliver the appropriate Issue Price Certificate, if its bid is accepted by the City. It will be the responsibility of the Winning Bidder to institute such syndicate reporting requirements, to make such investigation, or otherwise to ascertain such facts as are necessary to enable it to make such certification with reasonable certainty. Any questions concerning such certification should be directed to Bond Counsel.

**Defined Terms.** For purposes of this section of this Official Notice of Sale:

- (i) "Public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a Related Party to an Underwriter.
- (ii) "Underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead Underwriter to form an underwriting syndicate) to participate in the initial sale of the Certificates to the Public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Certificates to the Public (including a member of a selling group or a party to a retail or other third-party distribution agreement participating in the initial sale of the Certificates to the Public).
- (iii) "Related Party" means any two or more persons who are subject directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).
- (iv) "Sale Date" means the date that the Certificates are awarded by the City to the Winning Bidder.



All actions to be taken by the City under this Official Notice of Sale to establish the issue price of the Certificates may be taken on behalf of the City by the Financial Advisor, and any notice or report to be provided to the City may be provided to the Financial Advisor.

The City will consider any bid submitted pursuant to this Official Notice of Sale to be a firm offer for the purchase of the Certificates, as specified in the bid.

**Three Bid Requirement.** The City intends to rely on Treasury Regulation section 1.148-1(l)(3)(i) for purposes of establishing the issue price of municipal bonds, which requires, among other things, that the City receive bids from at least three underwriters of municipal bonds that have established industry reputations for underwriting new issuances of municipal bonds (the "Three Bid Requirement"). In the event that the Three Bid Requirement is not satisfied, Treasury Regulations permit the issue price for any maturity of the Certificates to be determined based upon either (i) the first price at which 10% of such maturity is sold to the Public (the "10% Test") or (ii) if the requirements of the "Hold-the-Offering-Price Rule" described below are met, the initial offering price to the Public as of the Sale Date. For purposes hereof, if different interest rates apply within a maturity, each separate CUSIP number will be treated separately.

In the event that the Three Bid Requirement is satisfied, the sale of the Certificates will be awarded to the bidder making a bid that conforms to the specifications herein.

In the event that the Three Bid Requirement is not satisfied, the City will notify the Winning Bidder to that effect, and the Winning Bidder will advise the City of any maturity of the Certificates that satisfies the 10% Test. For any maturity of the Certificates that does not meet the 10% Test, it is the City's intention to apply the "Hold-the-Offering-Price Rule" to any maturity of the Certificates, as described below.

**Hold-the-Offering-Price Rule.** If the "Hold-the-Offering-Price Rule" is applied to any maturity of the Certificates (a "Held Maturity"), the Winning Bidder agrees, on behalf of each Underwriter participating in the purchase of the Certificates, that each Underwriter will neither offer nor sell any Held Maturity to any person at a price that is higher than the initial offering price to the Public during the period starting on the Sale Date and ending on the earlier of the following:

- (1) the close of the fifth (5<sup>th</sup>) business day after the Sale Date; or
- (2) the date on which the Underwriters have satisfied the 10% Test with respect to the Held Maturity at a price that is no higher than the initial offering price to the Public.

The Winning Bidder shall promptly advise the City when the Underwriters have satisfied the 10% Test with respect to each Held Maturity at a price that is no higher than the initial offering price to the Public, if that occurs prior to the close of the fifth (5<sup>th</sup>) business day after the Sale Date. On or after the sixth (6<sup>th</sup>) business day after the Sale Date, if requested by the City, the Winning Bidder will confirm that the Underwriters have complied with the Hold-the-Offering-Price Rule. If at any time the Winning Bidder becomes aware of any noncompliance by an Underwriter with respect to the Hold-the-Offering-Price Rule, the Winning Bidder will promptly report such noncompliance to the City.

**Additional Requirements.** By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail or third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Certificates to the Public, together with the related pricing wires, contains or will contain language obligating each Underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail or third party distribution agreement, as applicable, to (A) report the prices at which it sells to the Public the unsold Certificates of each maturity allotted to it until it is notified by the Winning Bidder that either the 10% Test has been satisfied as to the Certificates of that maturity or all Certificates of that maturity have been sold to the Public and (B) comply with the Hold-the-Offering-Price Rule, if applicable, in each case if and for so long as directed by the Winning Bidder and as set forth in the related pricing wires; and (ii) any agreement among underwriters relating to the initial sale of the Certificates to the Public, together with the related pricing wires, contains or will contain language obligating each Underwriter that is a party to a retail or third-party distribution agreement to be employed in connection with the initial sale of the Certificates to the Public to require each broker-dealer that is a party to such retail or third-party distribution agreement to (A) report the prices at which it sells to the Public the unsold Certificates of each maturity allotted to it until it is notified by the Winning Bidder or such Underwriter that either the 10% Test has been satisfied as to the Certificates of that maturity or all Certificates of that maturity have been sold to the Public and (B) comply with the Hold-the-Offering-Price Rule, if applicable, in each case if and for so long as directed by the Winning Bidder or such Underwriter and as set forth in the related pricing wires.

**NO MATERIAL ADVERSE CHANGE:** The obligation of the Purchaser to take up and pay for the Certificates, and of the City to deliver the Initial Certificate(s), are subject to the condition that, up to the time of delivery of and receipt of payment for the Initial Certificate(s), there shall have been no material adverse change in the affairs of the City subsequent to the date of sale from that set forth in the Preliminary Official Statement, as it may have been finalized, supplemented or amended through the date of delivery.

**LEGAL OPINIONS:** The Certificates are offered when, as and if issued, subject to the approval of certain legal matters by the Attorney General of the State of Texas and Bond Counsel (see discussion "LEGAL MATTERS - Legal Opinions and No-Litigation Certificate" in the Preliminary Official Statement).

**CHANGE IN TAX-EXEMPT STATUS:** At any time before the Certificates are tendered for initial delivery to the Purchaser, the Purchaser may withdraw its bid if the interest on obligations such as the Certificates shall be declared to be includable in the gross income, as defined in section 61 of the Code, of the owners thereof for federal income tax purposes, either by U.S. Treasury regulations, by ruling or administrative guidance of the Internal Revenue Service, by a decision of any federal court, or by the terms of any federal income tax legislation enacted subsequent to the date of this Official Notice of Sale.

## GENERAL CONSIDERATIONS

**FUTURE REGISTRATION:** The Certificates may be transferred, registered, and assigned on the registration books of the Paying Agent/Registrar only upon presentation and surrender thereof to the Paying Agent/Registrar, and such registration and transfer shall be without expense or service charge to the registered owner, except for any tax or other governmental charges required to be paid with respect to such registration and transfer. A Certificate may be assigned by the execution of an assignment form on the Certificates or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. A new Certificate or Certificates will be delivered by the Paying Agent/Registrar in lieu of the Certificates being transferred or exchanged at the corporate trust office of the Paying Agent/Registrar, or sent by United States registered mail to the new registered owner at the registered owner's request, risk, and expense. To the extent possible, new Certificates issued in an exchange or transfer of Certificates will be delivered to the registered owner or assignee of the registered owner in not more than three (3) business days after the receipt of the Certificates to be canceled in the exchange or transfer and the written instrument of transfer or request for exchange duly executed by the registered owner or its duly authorized agent, in form satisfactory to the Paying Agent/Registrar. New Certificates registered and delivered in an exchange or transfer shall be in denominations of \$5,000 for any one stated maturity or any integral multiple thereof and for a like aggregate principal amount and interest rate as the Certificates surrendered for exchange or transfer.

**RECORD DATE:** The record date ("Record Date") for determining the party to whom the semiannual interest on the Certificates is payable on any interest payment date is the fifteenth calendar day of the month next preceding such interest payment date.

**RATING:** A municipal bond rating application has been made to S&P Global Ratings, a division of S&P Global Inc. ("S&P"). The outcome of the results will be made available to the Purchaser as soon as possible. (See "OTHER PERTINENT INFORMATION - Ratings" in the Preliminary Official Statement.) An explanation of the significance of such rating may be obtained from S&P. The rating of the Certificates by S&P reflects only the view of S&P at the time the rating is given, and the City makes no representations as to the appropriateness of the rating. If the Purchaser chooses to submit a bid utilizing bond insurance, the enhanced long-term rating on the Certificates will be dependent upon the rating of the provider of such policy. There is no assurance that the rating will continue for any given period of time, or that the rating will not be revised downward or withdrawn entirely by S&P, if, in the judgment of such company, circumstances so warrant. Any such downward revision or withdrawal of the rating may have an adverse effect on the market price of the Certificates.

**SALE OF ADDITIONAL DEBT:** Concurrently with the sale of the Certificates, the City is issuing by means of a private placement sale its \$565,000\* City of Marble Falls, Texas Anticipation Notes, Series 2022.

**REGISTRATION AND QUALIFICATION OF CERTIFICATES FOR SALE:** No registration statement relating to the Certificates has been filed with the SEC under the Securities Act of 1933, as amended (the "Act"), in reliance upon exemptions provided in such Act. The Certificates have not been approved or disapproved by the SEC, nor has the SEC passed upon the accuracy or adequacy of the Official Statement. Any representation to the contrary is a criminal offense. The Certificates have not been registered or qualified under the Securities Act of Texas in reliance upon exemptions contained therein, nor have the Certificates been registered or qualified under the securities acts of any other jurisdiction. The City assumes no responsibility for registration or qualification of the Certificates under the securities laws of any jurisdiction in which the Certificates may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Certificates shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions.

It is the obligation of the Purchaser to register or qualify the sale of the Certificates under the securities laws of any jurisdiction which so requires. The City agrees to cooperate, at the Purchaser's written request and expense and within reasonable limits, in registering or qualifying the Certificates, or in obtaining an exemption from registration or qualification in any state where such action is necessary, but will in no instance execute a general consent to service of process in any state that the Certificates are offered for sale.

**ADDITIONAL COPIES:** Subject to the limitations described herein, an electronic copy of this Official Notice of Sale, the Official Bid Form, and the Preliminary Official Statement may be obtained from [www.samcocapital.com](http://www.samcocapital.com).

On the date of the sale, the City Council will, in the Ordinance authorizing the issuance of the Certificates, approve the form and content of the Official Statement, and any addenda, supplement, or amendment thereto, and authorize its further use in the reoffering of the Certificates by the Purchaser.

/s/ Richard Westerman

Mayor,  
City of Marble Falls

ATTEST:

/s/ Christina McDonald

City Secretary,  
City of Marble Falls

October 25, 2022

\*Preliminary, subject to change.

**OFFICIAL BID FORM**

Honorable Mayor and City Council  
 City of Marble Falls  
 800 3<sup>rd</sup> Street  
 Marble Falls, Texas 78654

November 1, 2022

Ladies and Gentlemen:

Subject to the terms of your Official Notice of Sale and Preliminary Official Statement dated October 25, 2022, which terms are incorporated by reference to this proposal, we hereby submit the following bid for \$7,645,000 (preliminary, subject to change) CITY OF MARBLE FALLS, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022, dated November 1, 2022 (the "Certificates").

For said legally issued Certificates, we will pay you \$\_\_\_\_\_ (being a price of no less than 102% of par value) plus accrued interest from their dated date to the date of delivery to us for Certificates maturing February 1 and bearing interest per annum as follows:

Year of Stated Maturity	Principal Amount at Stated Maturity	Interest Rate %	Year of Stated Maturity	Principal Amount at Stated Maturity	Interest Rate %
2023	\$275,000		2033*	\$375,000	
2024	250,000		2034*	395,000	
2025	260,000		2035*	415,000	
2026	275,000		2036*	430,000	
2027	290,000		2037*	450,000	
2028	300,000		2038*	475,000	
2029	310,000		2039*	495,000	
2030*	330,000		2040*	515,000	
2031*	345,000		2041*	540,000	
2032*	360,000		2042*	560,000	

*\*Maturities available for term certificates.*

We are having the Certificates of the following maturities \_\_\_\_\_ insured by \_\_\_\_\_ at a premium of \$\_\_\_\_\_. The premium will be paid by the Winning Bidder. Any fees due to rating agencies, other than S&P Global Ratings ("S&P"), as a result of said insurance will be paid by the Winning Bidder. The City will pay the fee due to S&P.

Our calculation (which is not part of this bid) of the True Interest Cost in accordance with the above bid is:

TRUE INTEREST COST \_\_\_\_\_%

**ADJUSTMENT OF INITIAL PRINCIPAL AMOUNTS:** As a condition to our submittal of this bid for the Certificates, we acknowledge the following: The City reserves the right to increase or decrease the principal (maturity) amount of any maturity of the Certificates, including the elimination of a maturity or maturities; provided, however, that the aggregate principal (denominational) amount of the Certificates shall not exceed \$7,645,000. Notice of any such changes shall be given to the successful bidder as soon as practicable following the notification of award, as described below, and the Official Notice of Sale may be amended at the sole discretion of the City to reflect such increase or decrease. The City will attempt to maintain total per bond underwriter spread when adjusting maturities. No such adjustment will have the effect of altering the basis upon which the best bid is determined. The successful bidder may not withdraw its bids or change the rates bid or any initial reoffering prices as a result of any changes made to the principal (denominational) amounts.

Of the principal maturities set forth in the table above, we have created term certificates (the "Term Certificates") as indicated in the following table which may include no more than three Term Certificate(s). For those years which have been combined into a Term Certificate, the principal amount shown in the table on page ii of the Official Notice of Sale will be the mandatory sinking fund redemption amounts in such years except that the amount shown in the year of the Term Certificate maturity date will mature in such year. The Term Certificates created are as follows:

Term Certificate Maturity Date February 1	Year of First Mandatory Redemption	Principal Amount of Term Certificate	Interest Rate
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

The Initial Certificate(s) shall be registered in the name of \_\_\_\_\_, which will, upon payment for the Certificates, be cancelled by the Paying Agent/Registrar. The Certificates will then be registered in the name of Cede & Co. (DTC's partnership nominee), under the Book-Entry-Only System.

Cashier's Check of the \_\_\_\_\_ Bank, \_\_\_\_\_, Texas, in the amount of \$152,900, which represents our Good Faith Deposit (is attached hereto) or (has been made available to you prior to the opening of this Bid), and is submitted in accordance with the terms as set forth in the Official Notice of Sale, said check is to be returned to the Purchaser upon delivery of the Certificates.

We agree to accept delivery of the Certificates utilizing the Book-Entry-Only System through DTC and make payment for the Initial Certificate(s) in immediately available funds at the Corporate Trust Division, UMB Bank, N.A., Austin, Texas, not later than 10:00 A.M., Central Time, on Wednesday, November 30, 2022, or thereafter on the date the Certificates are tendered for delivery, pursuant to the terms set forth in the Official Notice of Sale. It will be the obligation of the purchaser of the Certificates to complete and file the DTC Eligibility Questionnaire.

The undersigned agrees to complete, execute, and deliver to the City at least five (5) business days' prior to the date of delivery of the Certificates, a certificate relating to the "issue price" of the Certificates in the form and to the effect attached to or accompanying the Official Notice of Sale, with such changes thereto as may be acceptable to Bond Counsel and the City. The undersigned also agrees to provide the City and its consultants, at least ten (10) business days' prior to the delivery of the Certificates, a breakdown of its "underwriting spread" among the following categories: Takedown, Management Fee (if any), Legal Counsel Fee (if any), and Spread Expenses (if any).

For purposes of contracting for the sale of the Certificates, the entity signing the bid form as Purchaser shall be solely responsible for the payment of the purchase price of the Certificates. The Purchaser may serve as a syndicate manager and contract under a separate agreement with other syndicate members. However, the City is not a party to that agreement and any information provided regarding syndicate managers would be for informational purposes only.

Upon notification of conditional verbal acceptance and if required by applicable Texas law, the undersigned will complete, in accordance with the requirements in the Official Notice of Sale, an electronic form of the Certificate of Interested Parties Form 1295 (the "Disclosure Form") through the Texas Ethics Commission's (the "TEC") electronic portal and the resulting certified Disclosure Form that is generated by the TEC's electronic portal will be printed, signed (physical or PDF), and sent by email to the City's financial advisor, at [mmcliney@samcocapital.com](mailto:mmcliney@samcocapital.com), and Bond Counsel, at [gmliller@bickerstaff.com](mailto:gmliller@bickerstaff.com). The undersigned understands that the failure to provide the certified Disclosure Form will prohibit the City from providing final written award of the enclosed bid.

To the extent the Bid Form is a contract for goods or services within the meaning of Section 2271.002 of the Texas Government Code, the Purchaser hereby verifies that the Purchaser (including any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the Purchaser) does not boycott Israel and, except to the extent required by applicable federal law, will not boycott Israel through the term of the Bid Form. For purposes of this verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

To the extent this bid constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 13 in the 87th Legislature, Regular Session), Texas Government Code, as amended, the Purchaser hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies through the date of initial delivery of the Certificates. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott energy companies" shall mean, without all ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above. The Purchaser understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with the bidder, within the meaning of SEC Rule 405, 17. C.F.R. § 230.405, and exists to make a profit. To the extent this bid constitutes a contract for goods or services for which a written verification is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislature, Regular Session), Texas Government Code, as amended, the Purchaser hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not

discriminate through the date of initial delivery of the Certificates against a firearm entity or firearm trade association. The foregoing verification is made solely to enable the City to comply with such Section and to the extent such Section does not contravene applicable Texas or federal law. As used in the foregoing verification, 'discriminate against a firearm entity or firearm trade association' (A) means, with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association and (B) does not include (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association. As used in the foregoing verification, 'firearm entity' means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (i.e., weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (i.e., devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (i.e., a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (as defined by Section 250.001, Texas Local Government Code), and 'firearm trade association' means a person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code. The Purchaser understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with the bidder, within the meaning of SEC Rule 405, 17. C.F.R. § 230.405, and exists to make a profit.

As of the date hereof, the Purchaser represents that, to the extent this Bid Form constitutes a "governmental contract" within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required or permitted by or under applicable federal law, neither the Purchaser nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the Purchaser is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code.

If this bid is accepted by the City, this bid shall thereupon become a contract of purchase for the Certificates under the terms contained in this Official Bid Form and in the Official Notice of Sale. We hereby acknowledge that we have received and read the entire Official Notice of Sale and Preliminary Official Statement referred to above.

Bidder: \_\_\_\_\_

By: \_\_\_\_\_

Authorized Representative

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
E-mail Address

#### ACCEPTANCE CLAUSE

The above and foregoing bid is hereby in all things accepted by the City of Marble Falls, Texas, subject to and in accordance with the Official Notice of Sale and Official Bid Form, this 1<sup>st</sup> day of November 1, 2022.

\_\_\_\_\_  
Mayor,  
City of Marble Falls, Texas

ATTEST:

\_\_\_\_\_  
City Secretary,  
City of Marble Falls, Texas

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**City of Marble Falls, Texas**  
**Combination Tax and Revenue Certificates of Obligation, Series 2022**

**ISSUE PRICE CERTIFICATE**  
**(THREE BID REQUIREMENT SATISFIED)**

I, the undersigned officer of \_\_\_\_\_ (the "Purchaser"), acting on behalf of itself and any underwriting syndicate, make this certification in connection with the \$\_\_\_\_\_ Combination Tax and Revenue Certificates of Obligation, Series 2022 (the "Certificates") issued by the City of Marble Falls, Texas (the "Issuer"). I hereby certify as follows in good faith as of the date hereof:

1. I am the duly chosen, qualified and acting officer of the Purchaser for the office shown below my signature; as such, I am familiar with the facts herein certified and I am duly authorized to execute and deliver this certificate on behalf of the Purchaser and any underwriting syndicate. I am the officer of the Purchaser charged, along with other officers of the Purchaser and any underwriting syndicate, with responsibility for the Certificates.
2. The reasonably expected initial offering prices of the Certificates to the Public by the Purchaser as of the Sale Date are the prices set forth on the inside cover page of the Official Statement prepared in connection with the Certificates (the "Initial Offering Prices"). The Initial Offering Prices are the applicable prices for the Certificates used by the Purchaser in formulating its bid to purchase the Certificates. Attached as Attachment I is a true and correct copy of the bid provided by the Purchaser to purchase the Certificates.
3. The Purchaser was not given the opportunity to review other bids prior to submitting its bid.
4. The bid submitted by the Purchaser constituted a firm offer to purchase the Certificates.
5. The aggregate of the Initial Offering Prices of all maturities of the Certificates is \$\_\_\_\_\_. The Certificates were sold with pre-issuance accrued interest in the amount of \$\_\_\_\_\_. The sum of these two amounts is \$\_\_\_\_\_.
6. Please choose the appropriate statement:  

The Purchaser will not purchase bond insurance for the Certificates.

The Purchaser will purchase bond insurance from \_\_\_\_\_ (the "Insurer") for a fee/premium of \$\_\_\_\_\_ (the "Fee"). The Fee is a reasonable amount payable solely for the transfer of credit risk for the payment of debt service on the Certificates and does not include any amount payable for a cost other than such guarantee, e.g., a credit rating or legal fees. The Purchaser represents that the present value of the Fee for each obligation constituting the Certificates to which such Fee is properly allocated and which are insured thereby is less than the present value of the interest reasonably expected to be saved as a result of the insurance on each obligation constituting the Certificates. The Fee has been paid to a person who is not exempt from federal income taxation and who is not a user or related to the user of any proceeds of the Certificates. In determining present value for this purpose, the yield of the Certificates (determined with regard to the payment of the guarantee fee) has been used as the discount rate. No portion of the Fee is refundable upon redemption of any of the Certificates in an amount which would exceed the portion of such Fee that has not been earned. The Purchaser will also be responsible for payment of any rating fees on the Certificates, if and as required by the Insurer to be obtained in connection with the purchase of insurance.
7. For purposes of this Issue Price Certificate, the following definitions apply:
  - (a) "Public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a Related Party to an Underwriter.
  - (b) "Related Party" means any two or more persons who are subject directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profit interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

- (c) "Sale Date" means the first day on which there is a binding contract in writing for the sale or exchange of the Certificates. The Sale Date of the Certificates is November 1, 2022.
  - (d) "Underwriter" means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Certificates to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this definition to participate in the initial sale of the Certificates to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Certificates to the Public).
8. The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Purchaser's interpretation of any laws, including specifically sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Arbitrage and Tax Certificate and with respect to compliance with the federal income tax rules affecting the Certificates, and by Bickerstaff Heath Delgado Acosta LLP in connection with rendering its opinion that the interest on the Certificates is excluded from gross income for federal income tax purposes, the preparation of Internal Revenue Service Form 8038-G, and other federal income tax advice it may give to the Issuer from time to time relating to the Certificates.

*[The remainder of this page intentionally left blank.]*



EXECUTED as of this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

[Name of Purchaser or Manager of Purchasing Syndicate]

\_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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ATTACHMENT I  
TO  
ISSUE PRICE CERTIFICATE

WINNING BID FORM

*[See Attached]*

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**ISSUE PRICE CERTIFICATE**  
**[THREE BID REQUIREMENT NOT SATISFIED – HOLD-THE-OFFERING-PRICE RULE]**

I, the undersigned officer of [\_\_\_\_\_] (the "Purchaser"), acting on behalf of itself and any underwriting syndicate, make this certification in connection with the \$\_\_\_\_\_ Combination Tax and Revenue Certificates of Obligation, Series 2022 (the "Certificates") issued by the City of Marble Falls, Texas (the "Issuer"). I hereby certify as follows in good faith as of the date hereof:

1. I am the duly chosen, qualified and acting officer of the Purchaser for the office shown below my signature; as such, I am familiar with the facts herein certified and I am duly authorized to execute and deliver this certificate on behalf of the Purchaser and any underwriting syndicate. I am the officer of the Purchaser charged, along with other officers of the Purchaser and any underwriting syndicate, with responsibility for the Certificates.
2. For the Certificates maturing in \_\_\_\_\_, the first price at which at least 10% of each maturity was sold to the Public is the price for each such maturity set forth on the inside cover page of the Official Statement prepared in connection with the Certificates (each, an "Actual Sales Price").
3. For the Certificates maturing in \_\_\_\_\_ (each, a "Held Maturity"), the Purchaser on or before the Sale Date offered for purchase of each such maturity to the Public at the applicable initial offering price set forth on the inside cover of the Official Statement prepared in connection with the Certificates (each, an "Initial Offering Price"). A copy of the pricing wire evidencing the Initial Offering Prices is attached hereto as Attachment I. In connection with the offering of the Certificates, the Purchaser and each member of any underwriting syndicate agreed in writing that (a) during the Hold Period, it would neither offer nor sell any Held Maturity to any person at a price higher than the applicable Initial Offering Price (the "Hold-the-Offering-Price Rule") and (b) any selling group agreement would contain the agreement of each dealer who is a member of the selling group, and any retail or third-party distribution agreement would contain the agreement of each broker-dealer who is a party to the retail or third-party distribution agreement, that, during the Hold Period, such party would comply with the Hold-the-Offering-Price Rule. In accordance with such agreements, no Underwriter offered or sold any of the Held Maturities at a price higher than the applicable Initial Offering Price for such Held Maturity during the Hold Period.
4. The aggregate of the Actual Sales Prices and the Initial Offering Prices is \$\_\_\_\_\_. [The Certificates were sold with pre-issuance accrued interest in the amount of \$\_\_\_\_\_. The sum of these two amounts is \$\_\_\_\_\_.
5. Please choose the appropriate statement:  
 The Purchaser will not purchase bond insurance for the Certificates.  
 The Purchaser will purchase bond insurance from \_\_\_\_\_ (the "Insurer") for a fee/premium of \$\_\_\_\_\_ (the "Fee"). The Fee is a reasonable amount payable solely for the transfer of credit risk for the payment of debt service on the Certificates and does not include any amount payable for a cost other than such guarantee, e.g., a credit rating or legal fees. The Purchaser represents that the present value of the Fee for each obligation constituting the Certificates to which such Fee is properly allocated and which are insured thereby is less than the present value of the interest reasonably expected to be saved as a result of the insurance on each obligation constituting the Certificates. The Fee has been paid to a person who is not exempt from federal income taxation and who is not a user or related to the user of any proceeds of the Certificates. In determining present value for this purpose, the yield of the Certificates (determined with regard to the payment of the guarantee fee) has been used as the discount rate. No portion of the Fee is refundable upon redemption of any of the Certificates in an amount which would exceed the portion of such Fee that has not been earned. The Purchaser will also be responsible for payment of any rating fees on the Certificates, if and as required by the Insurer to be obtained in connection with the purchase of insurance.
6. For purposes of this Issue Price Certificate, the following definitions apply:
  - (a) "Hold Period" means, with respect to a Held Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date or (ii) the date on which the Underwriters have sold at least 10% of such Held Maturity to the Public at a price no higher than the applicable Initial Offering Price.
  - (b) "Public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a Related Party to an Underwriter.
  - (c) "Related Party" means any two or more persons who are subject directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profit interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).
  - (d) "Sale Date" means the first day on which there is a binding contract in writing for the sale or exchange of the Certificates. The Sale Date of the Certificates is November 1, 2022.
  - (e) "Underwriter" means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Certificates to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this definition to participate in the initial sale of the Certificates to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Certificates to the Public).

7. The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Purchaser's interpretation of any laws, including specifically sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Arbitrage and Tax Certificate and with respect to compliance with the federal income tax rules affecting the Certificates, and by Bickerstaff Heath Delgado Acosta LLP in connection with rendering its opinion that the interest on the Certificates is excluded from gross income for federal income tax purposes, the preparation of Internal Revenue Service Form 8038-G, and other federal income tax advice it may give to the Issuer from time to time relating to the Certificates.

EXECUTED as of this \_\_\_\_ day of \_\_\_\_\_, 2022.

[Name of Purchaser or Manager of Purchasing Syndicate]

\_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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ATTACHMENT I  
TO  
ISSUE PRICE CERTIFICATE

FINAL PRICING WIRE

*[See Attached]*

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This Preliminary Official Statement and the information contained herein are subject to completion or amendment without notice. These securities may not be sold, nor may offers to buy them be accepted, prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of, these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration, qualification or filing under the securities laws of any such jurisdiction.

NEW ISSUE-BOOK-ENTRY-ONLY

Ratings: S&P: "Applied For"

(See: "OTHER PERTINENT INFORMATION-Ratings", "BOND INSURANCE", "BOND INSURANCE GENERAL RISKS")

**PRELIMINARY OFFICIAL STATEMENT**

**October 25, 2022**

In the opinion of Bickerstaff Heath Delgado Acosta LLP, Bond Counsel, under existing statutes, regulations, rulings and court decisions, interest on the Certificates will be excludable from the gross income of the holders thereof for federal income tax purposes assuming continuing compliance by the City with the requirements of the Code. Interest on the Certificates is not subject to the alternative minimum tax imposed on individuals under the Code. For purposes of the 15% federal minimum tax that is imposed on "applicable corporations" (as defined in the 2022 Inflation Reduction Act (the "2022 Act")) for taxable years beginning after December 31, 2022, interest on the Certificates will be taken into account in determining "adjusted financial statement income" (as defined in the 2022 Act). See "TAX MATTERS" herein.

**THE CERTIFICATES WILL BE DESIGNATED AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS.**

**\$7,645,000\***

**CITY OF MARBLE FALLS, TEXAS**

**(A political subdivision of the State of Texas located in Burnet County, Texas)  
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022**

**Dated Date: November 1, 2022**

**Due: February 1, as shown on inside cover page**

The \$7,645,000\* City of Marble Falls, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022 (the "Certificates") are being issued pursuant to the Certificate of Obligation Act of 1971, Sections 271.041 through 271.064, Texas Local Government Code, as amended, Chapter 1502, Texas Government Code, as amended, an ordinance (the "Ordinance") to be adopted by the City Council of the City of Marble Falls, Texas (the "City" or "Issuer") on November 1, 2022, and the City's Home Rule Charter. (See "THE CERTIFICATES - Authority for Issuance" herein.)

The Certificates constitute direct and general obligations of the Issuer payable from the proceeds of an annual ad valorem tax levied upon all taxable property within the City, within the limitations prescribed by law, and are further payable from and secured by a lien on and pledge, not to exceed \$1,000, of the Surplus Revenues (identified and defined in the Ordinance), derived from the operation of the City's Water and Sewer System (the "System"). (See "THE CERTIFICATES - Security for Payment" and "THE CERTIFICATES - Tax Rate Limitation" herein.)

Interest on the Certificates will accrue from November 1, 2022 (the "Dated Date") and will be payable on August 1 and February 1 of each year, commencing February 1, 2023, until stated maturity or prior redemption, and will be calculated on the basis of a 360-day year of twelve 30-day months. The definitive Certificates will be issued as fully registered obligations in book-entry form only and when issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository. Book-entry interests in the Certificates will be made available for purchase in denominations of \$5,000 or integral multiples thereof. Purchasers of the Certificates ("Beneficial Owners") will not receive physical delivery of certificates representing their interest in the Certificates purchased. So long as DTC or its nominee is the registered owner of the Certificates, the principal of and interest on the Certificates will be payable by UMB Bank, N.A., Austin, Texas, as Paying Agent Registrar to the securities depository, which will in turn remit such principal and interest to its participants, which will in turn remit such principal and interest to the Beneficial Owners of the Certificates. (See "BOOK-ENTRY-ONLY SYSTEM" herein.)

Proceeds from the sale of the Certificates will be used for the purpose of paying contractual obligations of the City to be incurred for (1) designing, constructing, renovating, improving, acquiring property for, and equipping of Fire Station #1; (2) designing, constructing, renovating, improving, acquiring property for, and equipping of parks and recreational facilities; (3) designing, constructing, renovating, rehabilitating, improving, and equipping the City's water system; (4) designing, constructing, renovating, rehabilitating, improving, and equipping the City's wastewater system; (5) acquiring materials, supplies, equipment, machinery, easements, rights-of-ways and other interests in real property for authorized purposes relating to any of the foregoing purposes; (6) other professional services relating to the design, construction, and project management of the aforementioned projects; and (7) costs of financing the aforementioned projects (including related professional services and costs of issuance). (See "THE CERTIFICATES - Use of Proceeds" herein.)

Concurrently with the sale of the Certificates, the City is issuing by means of a private placement sale its \$565,000\* City of Marble Falls, Texas Anticipation Notes, Series 2022.

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**SEE INSIDE COVER PAGE FOR STATED MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES,  
INITIAL YIELDS, CUSIP NUMBERS, AND REDEMPTION PROVISIONS FOR THE CERTIFICATES**

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The Certificates are offered for delivery, when, as and if issued and received by the initial purchasers named below (the "Purchasers") and subject to the approving opinion of the Attorney General of the State of Texas and the approval of certain legal matters by Bickerstaff Heath Delgado Acosta LLP, Austin, Texas, Bond Counsel. (See Appendix C - Form of Legal Opinion of Bond Counsel.) It is expected that the Certificates will be available for initial delivery through DTC on or about November 30, 2022.

\*Preliminary, subject to change.

\$7,645,000\*  
 CITY OF MARBLE FALLS, TEXAS  
 (A political subdivision of the State of Texas located in Burnet County, Texas)  
 COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022

**MATURITY SCHEDULE\***  
 (Due February 1)

CUSIP Prefix No. 566022<sup>(1)</sup>

<u>Stated</u> <u>Maturity</u> <u>2/1</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Initial</u> <u>Yield</u>	<u>CUSIP</u> <u>No.</u> <u>Suffix</u> <sup>(1)</sup>	<u>Stated</u> <u>Maturity</u> <u>2/1</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Initial</u> <u>Yield</u>	<u>CUSIP</u> <u>No.</u> <u>Suffix</u> <sup>(1)</sup>
2023	\$ 275,000				2033	\$ 375,000			
2024	250,000				2034	395,000			
2025	260,000				2035	415,000			
2026	275,000				2036	430,000			
2027	290,000				2037	450,000			
2028	300,000				2038	475,000			
2029	310,000				2039	495,000			
2030	330,000				2040	515,000			
2031	345,000				2041	540,000			
2032	360,000				2042	560,000			

(Interest to accrue from Dated Date)

The Issuer reserves the right to redeem the Certificates maturing on and after February 1, 2032, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof, on February 1, 2031, or any date thereafter, at the redemption price of par plus accrued interest to the date fixed for redemption, as further described herein. Additionally, the Purchaser may select certain maturities of the Certificates to be grouped together as a term certificate and such term certificates would be subject to mandatory sinking fund redemption. (See "THE CERTIFICATES - Redemption Provisions" herein.)

\* Preliminary, subject to change.

<sup>(1)</sup> CUSIP numbers are included solely for the convenience of the owner of the Certificates. CUSIP is a registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services ("CGS"), managed by FactSet Research Systems on behalf of The American Bankers Association. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP Services. None of the City, the Financial Advisor, or the Purchaser is responsible for the selection or the correctness of the CUSIP numbers set forth herein.

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**CITY OF MARBLE FALLS, TEXAS  
800 3<sup>rd</sup> Street  
Marble Falls, Texas 78654  
Telephone: (830) 693-3615**

**ELECTED OFFICIALS**

<b>Name</b>	<b>Years Served</b>	<b>Term Expires (May)</b>
Richard Westerman Mayor	6	2023
Griff Morris Councilmember, Place 1	Newly Elected	2024
Dave Rhodes Councilmember, Place 2	5	2023
Lauren Haltom Councilmember, Place 3	Newly Elected	2024
Bryan Walker Councilmember, Place 4	1	2023
William Haddock Councilmember, Place 5	1	2022
Reed Norman Councilmember, Place 6	3	2023

**ADMINISTRATION**

<b>Name</b>	<b>Position</b>	<b>Length of Service (Years)</b>
Mike Hodge	City Manager	8
Jeff Lazenby	Director of Finance	1
Christina McDonald	City Secretary	28
Patty L. Akers	City Attorney	17

**CONSULTANTS AND ADVISORS**

**Bond Counsel**..... Bickerstaff Heath Delgado Acosta LLP  
Austin, Texas

**Certified Public Accountants** ..... Patillo, Brown & Hill, L.L.P.  
Waco, Texas

**Financial Advisor** ..... SAMCO Capital Markets, Inc.  
San Antonio, Texas

**For Additional Information Please Contact:**

Ms. Mike Hodge, City Manager  
Mr. Jeff Lazenby, Director of Finance  
City of Marble Falls  
800 3<sup>rd</sup> Street  
Marble Falls, Texas 78654  
Telephone: (830) 693-3615  
mhodge@marblefallstx.gov  
jlazenby@marblefallstx.gov

Mr. Mark M. McLiney  
Senior Managing Director  
SAMCO Capital Markets, Inc.  
1020 NE Loop 410, Suite 640  
San Antonio, Texas 78209  
Telephone: (210) 832-9760  
mmcliney@samcocapital.com

Mr. Andrew Friedman  
Senior Managing Director  
SAMCO Capital Markets, Inc.  
1020 NE Loop 410, Suite 640  
San Antonio, Texas 78209  
Telephone: (210) 832-9760  
afriedman@samcocapital.com

## USE OF INFORMATION IN THE OFFICIAL STATEMENT

For purposes of compliance with Rule 15c2-12 of the United States Securities and Exchange Commission, as amended and in effect on the date of this Preliminary Official Statement (the "Rule"), this document, which includes the appendices attached hereto, constitutes an "official statement" of the Issuer with respect to the Certificates that has been "deemed final" by the Issuer as of its date except for the omission of no more than the information permitted by the Rule.

No dealer, broker, salesman, or other person has been authorized by the Issuer to give any information, or to make any representation other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon as having been authorized by the Issuer. This Official Statement is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

The information and expressions of opinion herein contained are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the information or opinions set forth herein after the date of this Official Statement. See "CONTINUING DISCLOSURE OF INFORMATION" for a description of the Issuer's undertaking to provide certain information on a continuing basis.

IN CONNECTION WITH THE OFFERING OF THE CERTIFICATES, THE PURCHASER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE THE MARKET PRICE OF THE CERTIFICATES AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

The Financial Advisor has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with its responsibilities to the Issuer and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

THE CERTIFICATES ARE EXEMPT FROM REGISTRATION WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION AND CONSEQUENTLY HAVE NOT BEEN REGISTERED THEREWITH. THE REGISTRATION, QUALIFICATION, OR EXEMPTION OF THE CERTIFICATES IN ACCORDANCE WITH APPLICABLE SECURITIES LAW PROVISIONS OF THE JURISDICTIONS IN WHICH THE CERTIFICATES HAVE BEEN REGISTERED, QUALIFIED, OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF.

None of the City, its Financial Advisor, or the Purchaser makes any representation or warranty with respect to the information contained in this Official Statement regarding the Depository Trust Company or its book-entry-only system, or the insurer, if any, and its municipal bond insurance policy described herein (or incorporated by reference) under the heading "BOND INSURANCE, and "BOND INSURANCE GENERAL RISKS", as such information has been provided by DTC and the bond insurer, respectively.

The agreements of the City and others related to the Certificates are contained solely in the contracts described herein. Neither this Official Statement nor any other statement made in connection with the offer or sale of the Certificates is to be construed as constituting an agreement with the Purchaser of the Certificates. INVESTORS SHOULD READ THE ENTIRE OFFICIAL STATEMENT, INCLUDING ALL APPENDICES ATTACHED HERETO, TO OBTAIN INFORMATION ESSENTIAL TO MAKING AN INFORMED INVESTMENT DECISION.

THIS OFFICIAL STATEMENT CONTAINS "FORWARD-LOOKING" STATEMENTS WITHIN THE MEANING OF SECTION 21E OF THE SECURITIES AND EXCHANGE ACT OF 1934, AS AMENDED. SUCH STATEMENTS MAY INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE THE ACTUAL RESULTS, PERFORMANCE AND ACHIEVEMENTS TO BE DIFFERENT FROM THE FUTURE RESULTS, PERFORMANCE AND ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. INVESTORS ARE CAUTIONED THAT THE ACTUAL RESULTS COULD DIFFER MATERIALLY FROM THOSE SET FORTH IN THE FORWARD-LOOKING STATEMENTS. SEE "FORWARD-LOOKING STATEMENTS" HEREIN.

NEITHER THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION NOR ANY STATE SECURITIES COMMISSION HAS APPROVED OR DISAPPROVED OF THE CERTIFICATES OR PASSED UPON THE ADEQUACY OR ACCURACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, the Rule.

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*The cover page, subsequent pages hereof, and appendices attached hereto, are part of this Official Statement.*

## SELECTED DATA FROM THE OFFICIAL STATEMENT

*The selected data is subject in all respects to the more complete information and definitions contained or incorporated in this Official Statement. The offering of the Certificates to potential investors is made only by means of this entire Official Statement. No person is authorized to detach this page from this Official Statement or to otherwise use it without the entire Official Statement.*

<b>The Issuer</b>	The City of Marble Falls, Texas (the "City" or "Issuer") is a market and tourist center located on U.S. Highway 281. The City is located in the middle of the Texas Hill Country on the Colorado River, 47 miles northwest of Austin, 85 miles north of San Antonio, Texas in the middle of the Highland Lakes area, the largest chain of lakes in Texas. The City is a home rule municipality operating under its home rule charter (the "Charter") since August 9, 1986. The City's Charter was last amended November 8, 2016. The Charter provides that the City will operate under the council/manager form of government pursuant to the laws of the State of Texas. The City Manager, appointed by the seven-member elected City Council, is the chief administrative officer of the City. The City's estimated 2022 population is 7,300 (See "APPENDIX B – General Information Regarding the City of Marble Falls and Burnet County, Texas" herein.)
<b>The Certificates</b>	The Certificates are being issued pursuant to the Certificate of Obligation Act of 1971, Sections 271.041 through 271.064, Texas Local Government Code, as amended, Chapter 1502, Texas Government Code, as amended, an ordinance (the "Ordinance") to be adopted by the City Council of the City on November 1, 2022, and the City's Charter. (See "THE CERTIFICATES - Authority for Issuance" herein.)
<b>Paying Agent/Registrar</b>	The initial Paying Agent/Registrar is UMB Bank, N.A., Austin, Texas.
<b>Security</b>	The Certificates constitute direct and general obligations of the Issuer payable primarily from the proceeds of an annual ad valorem tax levied upon all taxable property within the City, within the limitations prescribed by law, and are further payable from and secured by a lien on and pledge, not to exceed \$1,000, of the Surplus Revenues (identified and defined in the Ordinance), derived from the operation of the City's Water and Sewer System (the "System"). (See "THE CERTIFICATES - Security for Payment" and "THE CERTIFICATES – Tax Rate Limitation" herein.)
<b>Redemption Provisions</b>	The Issuer reserves the right, at its sole option, to redeem Certificates stated to mature on and after February 1, 2032, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof, on February 1, 2031, or any date thereafter, at the redemption price of par plus accrued interest to the date fixed for redemption. Additionally, the Purchaser may select certain maturities of the Certificates to be grouped together as a term certificate and such term certificates would be subject to mandatory sinking fund redemption. (See "THE CERTIFICATES - Redemption Provisions" herein.)
<b>Tax Matters</b>	In the opinion of Bond Counsel, the interest on the Certificates is excludable from gross income of the owners thereof for purposes of federal income taxation under existing law, subject to matters discussed herein under "TAX MATTERS". (See "TAX MATTERS" and "APPENDIX C - Form of Legal Opinion of Bond Counsel" herein.)
<b>Qualified Tax-Exempt Obligations</b>	The Issuer will designate the Certificates as "Qualified Tax-Exempt Obligations" for financial institutions. (See "TAX MATTERS – Qualified Tax-Exempt Obligations for Financial Institutions" herein.)
<b>Use of Proceeds</b>	Proceeds from the sale of the Certificates will be used for the purpose of paying contractual obligations of the City to be incurred for (1) designing, constructing, renovating, improving, acquiring property for, and equipping of Fire Station #1; (2) designing, constructing, renovating, improving, acquiring property for, and equipping of parks and recreational facilities; (3) designing, constructing, renovating, rehabilitating, improving, and equipping the City's water system; (4) designing, constructing, renovating, rehabilitating, improving, and equipping the City's wastewater system; (5) acquiring materials, supplies, equipment, machinery, easements, rights-of-ways and other interests in real property for authorized purposes relating to any of the foregoing purposes; (6) other professional services relating to the design, construction, and project management of the aforementioned projects; and (7) costs of financing the aforementioned projects (including related professional services and costs of issuance). (See "THE CERTIFICATES - Use of Proceeds" herein.)

<b>Ratings</b>	A municipal bond rating application has been made to S&P Global Ratings, a division of S&P Global Inc. ("S&P"). The outcome of the results will be made available to potential bidders for the Certificates as soon as possible. (See "OTHER PERTINENT INFORMATION - Ratings" herein.)
<b>Bond Insurance</b>	The City is considering qualifying the Certificates for municipal bond insurance and has made application to municipal bond insurance companies in connection with such consideration. (See "BOND INSURANCE" and "BOND INSURANCE GENERAL RISKS" herein.)
<b>Concurrent Issues</b>	Concurrently with the sale of the Certificates, the City is issuing by means of a private placement sale its \$565,000* City of Marble Falls, Texas Tax Notes, Series 2022.
<b>Payment Record</b>	The City has never defaulted on the payment of its general obligation or revenue indebtedness.
<b>Delivery</b>	When issued, anticipated on or about November 30, 2022.
<b>Legality</b>	Delivery of the Certificates is subject to the approval by the Attorney General of the State of Texas and the rendering of an opinion as to legality of the Certificates by Bickerstaff Heath Delgado Acosta LLP, Austin, Texas, Bond Counsel.

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Preliminary, subject to change.



**PRELIMINARY OFFICIAL STATEMENT**  
**RELATING TO**  
**CITY OF MARBLE FALLS, TEXAS**  
**\$7,645,000\***  
**COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022**

**INTRODUCTORY STATEMENT**

This Official Statement provides certain information in connection with the issuance by the City of Marble Falls, Texas (the "City" or the "Issuer") of its \$7,645,000\* Combination Tax and Revenue Certificates of Obligation, Series 2022 (the "Certificates") identified on the cover page hereof.

The Issuer is a political subdivision of the State of Texas (the "State") and a municipal corporation organized and existing under the Constitution and laws of the State and its Home Rule Charter. Unless otherwise indicated, capitalized terms used in this Official Statement have the same meanings assigned to such terms in the ordinance authorizing the Certificates (the "Ordinance") to be adopted on the date of the sale of the Certificates by the City Council of the City (the "City Council"). Included in this Official Statement are descriptions of the Certificates and certain information about the Issuer and its finances. ***ALL DESCRIPTIONS OF DOCUMENTS CONTAINED HEREIN ARE SUMMARIES ONLY AND ARE QUALIFIED IN THEIR ENTIRETY BY REFERENCE TO EACH SUCH DOCUMENT.*** Copies of such documents may be obtained upon request from the Issuer or its Financial Advisor, SAMCO Capital Markets, Inc., 1020 NE Loop 410, Suite 640, San Antonio, Texas 78209, via electronic mail or upon payment of reasonable copying, handling, and delivery charges.

All financial and other information presented in this Official Statement has been provided by the City from its records, except for information expressly attributed to other sources. The presentation of information, including tables of receipts from taxes and other sources, is intended to show recent historic information, and is not intended to indicate future or continuing trends in financial position or other affairs of the City. No representation is made that past experience, as is shown by financial and other information, will necessarily continue or be repeated in the future.

This Official Statement speaks only as to its date, and the information contained herein is subject to change. A copy of the Final Official Statement pertaining to the Certificates will be deposited with the Municipal Securities Rulemaking Board through its Electronic Municipal Market Access ("EMMA") system. See "CONTINUING DISCLOSURE OF INFORMATION" herein for a description of the City's undertaking to provide certain information on a continuing basis.

**INFECTIOUS DISEASE OUTBREAK – COVID-19**

The outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus, has been characterized as a pandemic (the "Pandemic") by the World Health Organization and is currently affecting many parts of the world, including the United States and Texas. On January 31, 2020, the Secretary of the United States Health and Human Services Department declared a public health emergency for the United States and on March 13, 2020, the President of the United States declared the outbreak of COVID-19 in the United States a national emergency. Subsequently, the President's Coronavirus Guidelines for America and the United States Centers for Disease Control and Prevention called upon Americans to take actions to slow the spread of COVID-19 in the United States.

On March 13, 2020, the Governor of Texas (the "Governor") declared a state of disaster for all counties in Texas in response to the Pandemic which has been subsequently extended and is still in effect. In addition, certain local officials, including the City and Burnet County, have also declared a local state of disaster. Pursuant to Chapter 418 of the Texas Government Code, the Governor has broad authority to respond to disasters, including suspending any regulatory statute prescribing the procedures for conducting state business or any order or rule of a state agency that would in any way prevent, hinder, or delay necessary action in coping with the disaster, and issuing executive orders that have the force and effect of law. The Governor has issued a number of executive orders relating to COVID-19 preparedness and mitigation. However, on March 2, 2021, the Governor issued Executive Order GA-34, which supersedes most of the executive orders relating to COVID-19 and provides, generally, for the reopening of all businesses in the State to 100%, ends the COVID-19 mask mandate, and supersedes any conflicting order issued by local officials in response to COVID-19, among other things and subject to certain limitations. Executive Order GA-34 took effect on March 10, 2021. Executive Order GA-34 remains in place until amended, rescinded, or superseded by the Governor. Additional information regarding executive orders issued by the Governor is accessible on the website of the Governor at <https://gov.texas.gov/>. Neither the information on (nor accessed through) such website of the Governor is incorporated by reference, either expressly or by implication, into this Official Statement.

The Pandemic has negatively affected travel, commerce, and financial markets globally, and is widely expected to continue to negatively affect economic output worldwide and within the City. These negative impacts may reduce or otherwise negatively affect ad valorem tax revenues which are pledged as security for the Certificates. The City, however, cannot predict the effect of the continued spread of COVID-19 will have on the finances or operations and maintenance of the City.

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\*Preliminary, subject to change.

The City collects a sales and use tax on all taxable transactions within the City's boundaries, revenue from the sale of water and the collection of sewage, franchise fees based on private utility sales, and other excise taxes and fees that depend on business activity. Actions taken to slow the Pandemic are expected to continue to reduce economic activity within the City on which the City collects taxes, charges, and fees. A reduction in the collection of sales or other excise taxes, utility system revenue, and utility franchise and other fees and charges may negatively impact the City's operating budget and overall financial condition. In addition, the Pandemic has resulted in volatility of the value of investments in pension funds. Any prolonged continuation of the Pandemic could further weaken asset values or slow or prevent their recovery, which could require increased City contributions to fund or pay retirement and other post-employment benefits in the future.

The financial and operating data contained herein are the latest available but are as of dates and for periods prior to the economic impact of the Pandemic and measures instituted to slow it. Accordingly, they are not indicative of the current financial condition or future prospects of the City.

The City continues to monitor the spread of COVID-19 and is working with local, state, and national agencies to address the potential impact of the Pandemic upon the City. While the potential impact of the Pandemic on the City cannot be quantified at this time, the continued outbreak of COVID-19 could have an adverse effect on the City's operations and financial condition, and the effect could be material.

## THE CERTIFICATES

### General Description of the Certificates

The Certificates will be dated November 1, 2022 (the "Dated Date"), will mature on the dates and in the principal amounts and will bear interest at the rates set forth on the inside cover page of this Official Statement. The Certificates will be registered and issued in denominations of \$5,000 or any integral multiple thereof. The Certificates will bear interest from the Dated Date, or from the most recent date to which interest has been paid or duly provided for, and will be paid semiannually on August 1 and February 1 of each year, commencing February 1, 2023 until stated maturity or prior redemption. Principal of and interest on the Certificates are payable in the manner described herein under "BOOK-ENTRY-ONLY SYSTEM". In the event the Book-Entry-Only System is discontinued, the interest on the Certificates payable on an interest payment date will be payable to the registered owner as shown on the security register maintained by UMB Bank, N.A., Austin, Texas, as the initial Paying Agent/Registrar, as of the Record Date (defined below), by check, mailed first-class, postage prepaid, to the address of such person on the security register or by such other method acceptable to the Paying Agent/Registrar requested by and at the risk and expense of the registered owner. In the event the Book-Entry-Only System is discontinued, principal of the Certificates will be payable at stated maturity or prior redemption upon presentation and surrender thereof at the corporate trust office of the Paying Agent/Registrar.

If the date for the payment of the principal of or interest on the Certificates is a Saturday, Sunday, a legal holiday or a day when banking institutions in the city where the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment will be the next succeeding day which is not a Saturday, Sunday, legal holiday or a day on which banking institutions are authorized to close; and payment on such date will have the same force and effect as if made on the original date payment was due.

Initially, the Certificates will be registered and delivered only to Cede & Co., the nominee of The Depository Trust Company ("DTC"), New York, New York, pursuant to the Book-Entry-Only System described below. No physical delivery of the Certificates will be made to the beneficial owners. Principal of, premium, if any, and interest on the Certificates will be payable by the Paying Agent/Registrar to Cede & Co. which will distribute the amounts received to the beneficial owners of the Certificates. Such Book-Entry-Only System may change the method and timing of payment of the Certificates and the method of transfer. See "BOOK-ENTRY-ONLY SYSTEM" herein.

### Authority for Issuance

The Certificates are being issued pursuant to the Certificate of Obligation Act of 1971, Sections 271.041 through 271.064, Texas Local Government Code, as amended, Chapter 1502, Texas Government Code, as amended, the Ordinance, and the City's Home Rule Charter.

### Security for Payment

*Limited Pledge of Ad Valorem Taxes.* The Certificates are general obligations of the City, payable from its collection of an ad valorem tax levied annually, within the legal limitations imposed by law, upon all taxable property located in the City, as provided in the Ordinance. (See "AD VALOREM PROPERTY TAXATION" and "THE CERTIFICATES – Tax Rate Limitation" herein.)

*Limited Revenue Pledge Benefiting the Certificates.* Solely to comply with Texas law allowing the Certificates to be sold for cash, the Certificates are further secured by a lien on and pledge of the Surplus Revenues derived from the operation of the Issuer's Water and Sewer System (the "System") not to exceed \$1,000 during the entire period the Certificates or interest thereon remain outstanding.

## **Tax Rate Limitation**

All taxable property within the City is subject to the assessment, levy and collection by the City of a continuing, direct annual ad valorem tax sufficient to provide for the payment of principal of and interest on all ad valorem tax-supported debt within the limits prescribed by law. Article XI, Section 5, of the Texas Constitution is applicable to the City, and limits its maximum ad valorem tax rate to \$2.50 per \$100 of taxable assessed valuation. Administratively, the Attorney General of the State will permit allocation of \$1.50 of the \$2.50 maximum tax rate for all debt service on ad valorem tax-supported debt, as calculated at the time of issuance.

## **Redemption Provisions**

The Issuer reserves the right, at its sole option, to redeem Certificates stated to mature on and after February 1, 2032, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof, on February 1, 2031, or any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. Two or more consecutive maturities of the Certificates may be grouped together as a term certificate by the initial purchaser of the Certificates, and such term certificates would be subject to mandatory sinking fund redemption. If less than all of the Certificates within a stated maturity are to be redeemed, the particular Certificates to be redeemed shall be selected by lot or by other customary random method by the Paying Agent/Registrar.

At least 30 days prior to the date fixed for any redemption of any Certificates or portions thereof prior to stated maturity, the Issuer shall cause notice of such redemption to be sent by United States mail, first-class, postage prepaid, to the registered owner of each Certificate or a portion thereof to be redeemed at its address as it appeared on the registration books of the Paying Agent/Registrar on the day such notice of redemption is mailed. By the date fixed for any such redemption, due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates or portions thereof which are to be so redeemed. If such notice of redemption is given and if due provision for such payment is made, all as provided above, the Certificates or portions thereof which are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the registered owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment.

The Issuer reserves the right to give notice of its election or direction to optionally redeem Certificates conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date or (ii) that the Issuer retains the right to rescind such notice at any time prior to the scheduled redemption date if the Issuer delivers a certificate of the Issuer to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice, and such notice of redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected owners. Any Certificates subject to conditional redemption where redemption has been rescinded shall remain outstanding.

ANY NOTICE OF REDEMPTION SO MAILED SHALL BE CONCLUSIVELY PRESUMED TO HAVE BEEN DULY GIVEN IRRESPECTIVE OF WHETHER RECEIVED BY THE CERTIFICATEHOLDER, AND, PROVIDED THAT PROVISION FOR PAYMENT OF THE REDEMPTION PRICE IS MADE AND ANY OTHER CONDITIONS TO REDEMPTION ARE SATISFIED, INTEREST ON THE REDEEMED CERTIFICATES SHALL CEASE TO ACCRUE FROM AND AFTER SUCH REDEMPTION DATE NOTWITHSTANDING THAT A CERTIFICATE HAS NOT BEEN PRESENTED FOR PAYMENT.

Certificates of a denomination larger than \$5,000 may be redeemed in part (\$5,000 or any integral multiple thereof). Any Certificate to be partially redeemed must be surrendered in exchange for one or more new Certificates of the same stated maturity and interest rate for the unredeemed portion of the principal.

The Paying Agent/Registrar and the Issuer, so long as a Book-Entry-Only System is used for the Certificates, will send any notice of redemption, notice of proposed amendment to the Ordinance or other notices with respect to the Certificates only to DTC. Any failure by DTC to advise any DTC participant, or of any DTC participant or indirect participant to notify the Beneficial Owner, will not affect the validity of the redemption of the Certificates called for redemption or any other action premised on any such notice. Redemption of portions of the Certificates by the Issuer will reduce the outstanding principal amount of such Certificates held by DTC. In such event, DTC may implement, through its Book-Entry-Only System, a redemption of such Certificates held for the account of DTC participants in accordance with its rules or other agreements with DTC participants and then DTC participants and indirect participants may implement a redemption of such Certificates from the Beneficial Owners. Any such selection of Certificates to be redeemed will not be governed by the Ordinance and will not be conducted by the Issuer or the Paying Agent/Registrar. Neither the Issuer nor the Paying Agent/Registrar will have any responsibility to DTC participants, indirect participants or the persons for whom DTC participants act as nominees, with respect to the payments on the Certificates or the providing of notice to DTC participants, indirect participants, or Beneficial Owners of the selection of portions of the Certificates for redemption. (See "BOOK-ENTRY-ONLY SYSTEM" herein.)

**Use of Proceeds**

Proceeds from the sale of the Certificates will be used for the purpose of paying contractual obligations of the City to be incurred for (1) designing, constructing, renovating, improving, acquiring property for, and equipping of Fire Station #1; (2) designing, constructing, renovating, improving, acquiring property for, and equipping of parks and recreational facilities; (3) designing, constructing, renovating, rehabilitating, improving, and equipping the City’s water system; (4) designing, constructing, renovating, rehabilitating, improving, and equipping the City’s wastewater system; (5) acquiring materials, supplies, equipment, machinery, easements, rights-of-ways and other interests in real property for authorized purposes relating to any of the foregoing purposes; (6) other professional services relating to the design, construction, and project management of the aforementioned projects; and (7) costs of financing the aforementioned projects (including related professional services and costs of issuance).

**Sources and Uses**

Sources	
Par Amount of the Certificates	\$ _____
Accrued Interest on the Certificates	_____
[Net] Premium/Discount	_____
Total Sources of Funds	_____
Uses	
Project Fund Deposit	\$ _____
Purchaser’s Discount	_____
Interest and Sinking Fund Deposit	_____
Costs of Issuance	_____
Total Uses	_____

**Payment Record**

The Issuer has never defaulted on the payment of its bonded indebtedness.

**Amendments**

The Issuer may amend the Ordinance without the consent of or notice to any registered owners in any manner not detrimental to the interests of the registered owners, including the curing of any ambiguity, inconsistency, or formal defect or omission therein. In addition, the Issuer may, with the written consent of the holders of a majority in aggregate principal amount of the Certificates then outstanding affected thereby, amend, add to, or rescind any of the provisions of the Ordinance; except that, without the consent of the registered owners of all of the Certificates affected, no such amendment, addition, or rescission may (1) make any change in the maturity of any of the outstanding Certificates; (2) reduce the rate of interest borne by any of the outstanding Certificates; (3) reduce the amount of the principal or maturity value of, or redemption premium, if any, payable on any outstanding Certificates; (4) modify the terms of payment or of interest or redemption premium on outstanding Certificates or any of them or impose any condition with respect to such payment; or (5) change the minimum percentage amount of the Certificates necessary to be held by registered owners for consent to such amendment.

**Defeasance**

The Ordinance provides for the defeasance of the Certificates when payment of the principal of and premium, if any, on such Certificates, plus interest thereon to the due date thereof (whether such due date be by reason of maturity, redemption, or otherwise), is provided by irrevocably depositing with a paying agent (or other financial institution permitted by applicable law), in trust (1) money sufficient to make such payment and/or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times to ensure the availability, without reinvestment, of sufficient money to make such payment, and all necessary and proper fees, compensation and expenses of the paying agent for such Certificates. The Ordinance provides that the term “Defeasance Securities” means any securities and obligations now or hereafter authorized by State law that are eligible to discharge obligations such as the Certificates. Current State law permits defeasance with the following types of securities: (a) direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the City approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than “AAA” or its equivalent, (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state and that, on the date the governing body of the City approves the proceedings authorizing the issuance of refunding bonds, have been refunded and are rated as to investment quality by a nationally recognized investment rating firm not less than “AAA” or its equivalent, (d) any other then authorized securities or obligations under applicable state laws that may be issued to defease obligations such as the Certificates. There is no assurance that the current law will not be changed in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Certificates. Because the Ordinance does not contractually limit such investments, registered owners will be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality as those currently permitted under State law.

Upon such deposit as described above, such Certificates shall no longer be regarded to be outstanding or unpaid. After firm banking and financial arrangements for the discharge and final payment of the Certificates have been made as described above, all rights of the City to initiate proceedings to call the Certificates for redemption or take any other action amending the terms of the Certificates are extinguished; provided, however, the City has the option, to be exercised at the time of the defeasance of the Certificates, to call for redemption at an earlier date those Certificates which have been defeased to their maturity date, if the City (i) in the proceedings providing for the firm banking and financial arrangements, expressly reserves the right to call the Certificates for redemption, (ii) gives notice of the reservation of that right to the owners of the Certificates immediately following the making of the firm banking and financial arrangements, and (iii) directs that notice of the reservation be included in any redemption notices that it authorizes.

### **Default and Remedies**

The Ordinance establishes specific events of default with respect to the Certificates. If the City defaults in the payment of principal, interest, or redemption price on the Certificates when due, or if it fails to make payments into any fund or funds created in the Ordinance, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Ordinance, the registered owners may seek a writ of mandamus to compel City officials to carry out their legally imposed duties with respect to the Certificates, if there is no other available remedy at law to compel performance of the Certificates or the applicable Ordinance and the City's obligations are not uncertain or disputed. The issuance of a writ of mandamus is controlled by equitable principles, so rests with the discretion of the court, but may not be arbitrarily refused. There is no acceleration of maturity of the Certificates in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. The Ordinance does not provide for the appointment of a trustee to represent the interest of the Certificateholders upon any failure of the City to perform in accordance with the terms of the Ordinance, or upon any other condition and accordingly all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the registered owners.

On June 30, 2006, the Texas Supreme Court ruled in *Tooke v. City of Mexia*, 197 S.W.3d 325 (Tex. 2006) ("Tooke") that a waiver of sovereign immunity must be provided for by statute in "clear and unambiguous" language. In so ruling, the Court declared that statutory language such as "sue and be sued", in and of itself, did not constitute a clear and unambiguous waiver of sovereign immunity. Because it is not clear that the Texas Legislature has effectively waived the City's immunity from suit for money damages, a registered owner may not be able to bring such a suit against the City for breach of the Certificates or the Ordinance. In *Tooke*, the Court noted the enactment in 2005 of sections 271.151-.160, Texas Local Government Code (the "Local Government Immunity Waiver Act"), which, according to the Court, waives "immunity from suit for contract claims against most local governmental entities in certain circumstances." The Local Government Immunity Waiver Act covers cities and relates to contracts entered into by cities for providing goods or services to cities. The City is not aware of any Texas court construing the Local Government Immunity Waiver Act in the context of whether contractual undertakings of local governments that relate to their borrowing powers are contracts covered by the Local Government Immunity Waiver Act. As noted above, the Ordinance provides that holders of Certificates may exercise the remedy of mandamus to enforce the obligations of the City under the Ordinance. Neither the remedy of mandamus nor any other type of injunctive relief was at issue in *Tooke*, and it is unclear whether *Tooke* will be construed to have any effect with respect to the exercise of mandamus, as such remedy has been interpreted by Texas courts. In general, Texas courts have held that a writ of mandamus may be issued to require public officials to perform ministerial acts that clearly pertain to their duties. Texas courts have held that a ministerial act is defined as a legal duty that is prescribed and defined with a precision and certainty that leaves nothing to the exercise of discretion or judgment, though mandamus is not available to enforce purely contractual duties. However, mandamus may be used to require a public officer to perform legally-imposed ministerial duties necessary for the performance of a valid contract to which the State or a political subdivision of the State is a party (including the payment of monies due under a contract).

In *Wasson Interests, Ltd. v. City of Jacksonville*, 489 S.W. 3d 427 (Tex. 2016) ("Wasson"), the Texas Supreme Court (the "Court") addressed whether the distinction between governmental and proprietary acts (as found in tort-based causes of action) applies to breach of contract claims against municipalities. The Court analyzed the rationale behind the Proprietary-Governmental Dichotomy to determine that "a city's proprietary functions are not done pursuant to the 'will of the people'" and protecting such municipalities "via the [S]tate's immunity is not an efficient way to ensure efficient allocation of [S]tate resources". While the Court recognized that the distinction between governmental and proprietary functions is not clear, the *Wasson* opinion held that the Proprietary- Governmental Dichotomy applies in a contract-claims context. The Court reviewed *Wasson* again in June 2018 and clarified that to determine whether governmental immunity applies to a breach of contract claim, the proper inquiry is whether the municipality was engaged in a governmental or proprietary function when it entered into the contract, not at the time of the alleged breach. Therefore, in regard to municipal contract cases (as in tort claims), it is incumbent on the courts to determine whether a function was proprietary or governmental based upon the statutory guidance at the time of inception of the contractual relationship. Notwithstanding the foregoing new case law issued by the Court, such sovereign immunity issues have not been adjudicated in relation to bond matters (specifically, in regard to the issuance of municipal debt). Each situation will be prospectively evaluated based on the facts and circumstances surrounding the contract in question to determine if a suit, and subsequently, a judgement, is justiciable against a municipality.

Furthermore, the City is eligible to seek relief from its creditors under Chapter 9 of the U.S. Bankruptcy Code ("Chapter 9"). Although Chapter 9 provides for the recognition of a security interest represented by a specifically pledged source of revenues, the pledge of ad valorem taxes in support of a general obligation of a bankrupt entity is not specifically recognized as a security interest under Chapter 9. Chapter 9 also includes an automatic stay provision that would prohibit, without Bankruptcy Court approval, the prosecution of any other legal action by creditors or Certificateholders of an entity which has sought protection under Chapter 9. Therefore, should the City avail

itself of Chapter 9 protection from creditors, the ability to enforce would be subject to the approval of the Bankruptcy Court (which could require that the action be heard in Bankruptcy Court instead of other federal or state court); and the Bankruptcy Code provides for broad discretionary powers of a Bankruptcy Court in administering any proceeding brought before it. The opinion of Bond Counsel will note that all opinions relative to the enforceability of the Certificates are qualified with respect to the customary rights of debtors relative to their creditors and by general principles of equity which permit the exercise of judicial discretion.

## **REGISTRATION, TRANSFER AND EXCHANGE**

### **Paying Agent/Registrar**

The initial Paying Agent/Registrar is UMB Bank, N.A., Austin, Texas. In the Ordinance, the Issuer retains the right to replace the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the Issuer, the new Paying Agent/Registrar shall accept the previous Paying Agent/Registrar's records and act in the same capacity as the previous Paying Agent/Registrar. Any successor Paying Agent/Registrar, selected at the sole discretion of the Issuer, shall be a national or state banking association or corporation organized and doing business under the laws of the United States of America or of any state, authorized under such laws to exercise trust powers, shall be subject to supervision or examination by federal or state authority, and registered as a transfer agent with the United States Securities and Exchange Commission. Upon a change in the Paying Agent/Registrar for the Certificates, the Issuer agrees to promptly cause written notice thereof to be sent to each registered owner of the Certificates affected by the change by United States mail, first-class, postage prepaid.

The Certificates will be issued in fully registered form in multiples of \$5,000 for any one stated maturity, and principal and semiannual interest will be paid by the Paying Agent/Registrar. Interest will be paid by check or draft mailed on each interest payment date by the Paying Agent/Registrar to the registered owner at the last known address as it appears on the Paying Agent/Registrar's books or by such other method, acceptable to the Paying Agent/Registrar, requested by and at the risk and expense of the registered owner. Principal will be paid to the registered owner at stated maturity or prior redemption upon presentation to the Paying Agent/Registrar; provided however, that so long as DTC's Book-Entry-Only System is used, all payments will be made as described under "BOOK-ENTRY-ONLY SYSTEM" herein. If the date for the payment of the principal or interest on the Certificates shall be a Saturday, Sunday, a legal holiday or a day when banking institutions in the city where the Paying Agent/ Registrar is located are authorized to close, then the date for such payment shall be the next succeeding day which is not such a day, and payment on such date shall have the same force and effect as if made on the date payment was due.

### **Record Date**

The record date ("Record Date") for determining the registered owner entitled to receive the interest payable on a Certificate on any interest payment date means the fifteenth (15<sup>th</sup>) day of the month next preceding each interest payment date. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment will be established by the Paying Agent/Registrar. (See "REGISTRATION, TRANSFER AND EXCHANGE - Special Record Date for Interest Payment" herein.)

### **Special Record Date for Interest Payment**

In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date" which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first class, postage prepaid, to the address of each registered owner of a Certificate appearing on the registration books of the Paying Agent/Registrar at the close of business on the last day next preceding the date of mailing of such notice.

### **Future Registration**

In the event the Certificates are not in the Book-Entry-Only System, the Certificates may be transferred, registered, and assigned on the registration books of the Paying Agent/Registrar only upon presentation and surrender thereof to the Paying Agent/Registrar, and such registration and transfer shall be without expense or service charge to the registered owner, except for any tax or other governmental charges required to be paid with respect to such registration and transfer. A Certificate may be assigned by the execution of an assignment form on the Certificate or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. A new Certificate or Certificates will be delivered by the Paying Agent/Registrar in lieu of the Certificates being transferred or exchanged at the corporate trust office of the Paying Agent/Registrar, or sent by United States registered mail to the new registered owner at the registered owner's request, risk and expense. New Certificates issued in an exchange or transfer of Certificates will be delivered to the registered owner or assignee of the registered owner in not more than three (3) business days after the receipt of the Certificates to be canceled in the exchange or transfer and the written instrument of transfer or request for exchange duly executed by the registered owner or his duly authorized agent, in form satisfactory to the Paying Agent/Registrar. New Certificates registered and delivered in an exchange or transfer shall be in denominations of \$5,000 for any one stated maturity or any integral multiple thereof and for a like aggregate principal amount, series and rate of interest as the Certificate or Certificates surrendered for exchange or transfer. (See "BOOK-ENTRY-ONLY SYSTEM" herein for a description of the system to be utilized in regard to ownership and transferability of the Certificates.)

### **Limitation on Transfer of Certificates**

Neither the Issuer nor the Paying Agent/Registrar shall be required to transfer or exchange any Certificate called for redemption, in whole or in part, within forty-five (45) days of the date fixed for redemption; provided, however, such limitation is not applicable to an exchange by the registered owner of the unredeemed balance of a Certificate.

### **Replacement Certificates**

The Issuer has agreed to replace mutilated, destroyed, lost, or stolen Certificates upon surrender of the mutilated Certificates to the Paying Agent/Registrar, or receipt of satisfactory evidence of such destruction, loss, or theft, and receipt by the Issuer and Paying Agent/Registrar of security or indemnity as may be required by either of them to hold them harmless. The Issuer may require payment of taxes, governmental charges, and other expenses in connection with any such replacement.

### **BOOK-ENTRY-ONLY SYSTEM**

This section describes how ownership of the Certificates is to be transferred and how the principal of, premium, if any, and interest on the Certificates are to be paid to and credited by DTC while the Certificates are registered in its nominee name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The City, the Financial Advisor, and the Purchaser believe the source of such information to be reliable, but take no responsibility for the accuracy or completeness thereof.

The City cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Certificates, or redemption or other notices, to DTC Participants, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Certificates), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the United States Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC will act as securities depository for the Certificates. The Certificates will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered certificate will be issued for each maturity of the Certificates, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation, and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of "AA+". The DTC Rules applicable to its Participants are on file with the United States Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Certificates under the DTC system must be made by or through Direct Participants, which will receive a credit for the Certificates on DTC's records. The ownership interest of each actual purchaser of each Certificate ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction.

Transfers of ownership interests in the Certificates are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive physical certificates representing their ownership interests in Certificates, except in the event that use of the book-entry system for the Certificates is discontinued.

To facilitate subsequent transfers, all Certificates deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Certificates with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in Beneficial Ownership. DTC

has no knowledge of the actual Beneficial Owners of the Certificates; DTC's records reflect only the identity of the Direct Participants to whose accounts such Certificates are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Certificates may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Certificates, such as redemptions, tenders, defaults, and proposed amendments to the Certificate documents. For example, Beneficial Owners of Certificates may wish to ascertain that the nominee holding the Certificates for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Certificates within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Certificates unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Certificates are credited on the record date (identified in a listing attached to the Omnibus Proxy).

All payments on the Certificates will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, the Paying Agent/Registrar, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. All payments on the Certificates to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) are the responsibility of the City or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Certificates at any time by giving reasonable notice to the Issuer or Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, physical certificates are required to be printed and delivered. The Issuer may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, physical certificates will be printed and delivered to the holder of such Certificates and will be subject to transfer, exchange and registration provisions as set forth in the Ordinance and summarized under "REGISTRATION, TRANSFER AND EXCHANGE" hereinabove.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City, the Financial Advisor, and the Purchaser believe to be reliable, but none of the City, the Financial Advisor, or the Purchaser take responsibility for the accuracy thereof.

So long as Cede & Co. is the registered owner of the Certificates, the Issuer will have no obligation or responsibility to the DTC. Participants or Indirect Participants, or the persons for which they act as nominees, with respect to payment to or providing of notice to such Participants, or the persons for which they act as nominees.

#### **Use of Certain Terms in Other Sections of this Official Statement**

In reading this Official Statement it should be understood that while the Certificates are in the Book-Entry-Only System, references in other sections of this Official Statement to registered owners should be read to include the person for which the Participant acquires an interest in the Certificates, but (i) all rights of ownership must be exercised through DTC and the Book-Entry-Only System, and (ii) except as described above, payment or notices that are to be given to registered owners under the Ordinance will be given only to DTC.

#### **Effect of Termination of Book-Entry-Only System**

In the event that the Book-Entry-Only System is discontinued by DTC or the use of the Book-Entry-Only System is discontinued by the City, printed certificates will be issued to the holders and the Certificates will be subject to transfer, exchange and registration provisions as set forth in the Ordinance and summarized under "REGISTRATION, TRANSFER AND EXCHANGE – Future Registration" above.



## BOND INSURANCE

The City has applied for municipal bond insurance on the Certificates. No representation is hereby made that the City will use municipal bond insurance in connection with the issuance of the Certificates. The City shall notify the Purchaser upon obtaining a commitment from a municipal bond insurance company (the "Bond Insurer") concerning the Certificates. If the City accepts a bid for the Certificates that utilizes municipal bond insurance, the premium for a municipal bond insurance policy (the "Policy") shall be paid by the Purchaser. The final Official Statement shall disclose, to the extent necessary, any relevant information relating to the Bond Insurer and the Policy.

### BOND INSURANCE GENERAL RISKS

*The City has applied for a bond insurance policy to guarantee the scheduled payment of principal and interest on the Certificates. The City has yet to determine whether any insurance will be purchased with the Certificates, but the payment of the bond insurance premium will be the Purchaser's obligation. If a Policy is purchased, the following are risk factors relating to bond insurance.*

In the event of default of the payment of principal or interest with respect to the Certificates when all or some becomes due, any owner of the Certificates shall have a claim under the Policy for such payments. The payment of principal and interest in connection with mandatory or optional prepayment of the Certificates by the City which is recovered by the City from the Bond owner as a voidable preference under applicable bankruptcy law may be covered by the Policy, however, such payments will be made by the Bond Insurer at such time and in such amounts as would have been due absence such prepayment by the City unless the Bond Insurer chooses to pay such amounts at an earlier date.

Payment of principal and interest is not subject to acceleration, but other legal remedies upon the occurrence of non-payment do exist. See "THE CERTIFICATES – Default and Remedies". The Bond Insurer may direct and must consent to any remedies that the Paying Agent/Registrar exercises and the Bond Insurer's consent may be required in connection with amendments to any applicable Bond documents.

In the event the Bond Insurer is unable to make payment of principal and interest as such payments become due under the Policy, the Certificates are payable solely from the Net Revenues pursuant to the applicable Bond documents. In the event the Bond Insurer becomes obligated to make payments with respect to the Certificates, no assurance is given that such event will not adversely affect the market price of the Certificates or the marketability (liquidity) for the Certificates.

If a Policy is acquired, the long-term ratings on the Certificates are dependent in part on the financial strength of the Bond Insurer and its claim paying ability. The Bond Insurer's financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of the Bond Insurer and of the ratings on the Certificates insured by the Bond Insurer will not be subject to downgrade and such event could adversely affect the market price of the Certificates or the marketability (liquidity) for the Certificates. See "OTHER PERTINENT INFORMATION - Ratings" herein.

The obligations of the Bond Insurer are general obligations of the Bond Insurer and in an event of default by the Bond Insurer, the remedies available to the Paying Agent/Registrar may be limited by applicable bankruptcy law or other similar laws related to insolvency of insurance companies.

Neither the City, the Financial Advisor, nor the Purchaser have made independent investigation into the claims paying ability of any potential Bond Insurer and no assurance or representation regarding the financial strength or projected financial strength of any potential Bond Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the City to pay principal and interest on the Certificates and the claims-paying ability of any potential Bond Insurer, particularly over the life of the Certificates.

#### **Claims-Paying Ability and Financial Strength of Municipal Bond Insurers**

Moody's Investor Services, Inc., S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC business, and Fitch Ratings, Inc. have downgraded and/or placed on negative watch the claims-paying ability and financial strength of most providers of municipal bond insurance. Additional downgrades or negative changes in the rating outlook for all bond insurers is possible.

In addition, past events in the credit markets have had substantial negative effects on the bond insurance business. These developments could be viewed as having a material adverse effect on the claims-paying ability of such bond insurers, including any bond insurer of the Certificates. Thus, when making an investment decision, potential investors should carefully consider the ability of any such bond insurer to pay principal and interest on the Certificates and the claims-paying ability of any such bond insurer, particularly over the life of the Certificates.

## INVESTMENT POLICIES

The Issuer invests its investable funds in investments authorized by Texas law in accordance with investment policies approved by the City Council of the Issuer. Both State law and the Issuer's investment policies are subject to change.

### Legal Investments

Under State law, the City is authorized to invest in obligations meeting the requirements of the Texas Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended (the "PFIA") which may include : (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; (2) direct obligations of the State or its agencies and instrumentalities; (3) collateralized mortgage obligations issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States; (4) other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation (the "FDIC") or by the explicit full faith and credit of the United States; (5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than "A" or its equivalent; (6) bonds issued, assumed, or guaranteed by the State of Israel; (7) interest-bearing banking deposits that are guaranteed or insured by the FDIC or the National Credit Union Share Insurance Fund (the "NCUSIF") or their respective successors; (8) interest-bearing banking deposits, other than those described in clause (7), that (i) are invested through a broker or institution with a main office or branch office in this State and selected by the City in compliance with the PFIA, (ii) the broker or institution arranges for the deposit of the funds in one or more federally insured depository institutions, wherever located, for the City's account, (iii) the full amount of the principal and accrued interest of the banking deposits is insured by the United States or an instrumentality of the United States, and (iv) the City appoints as its custodian of the banking deposits, in compliance with the PFIA, the institution in clause (8)(i) above, a bank, or a broker-dealer; (9) certificates of deposit and share certificates meeting the requirements of the PFIA (i) that are issued by an institution that has its main office or a branch office in the State and are guaranteed or insured by the FDIC or the NCUSIF, or their respective successors, or are secured as to principal by obligations described in clauses (1) through (8), above, or secured in accordance with Chapter 2257, Texas Government Code, or in any other manner and amount provided by law for City deposits, or (ii) where (a) the funds are invested by the City through a broker or institution that has a main office or branch office in the State and selected by the City in compliance with the PFIA, (b) the broker or institution arranges for the deposit of the funds in one or more federally insured depository institutions, wherever located, for the account of the City, (c) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (d) the City appoints, in compliance with the PFIA, the institution in clause (9)(ii)(a) above, a bank, or broker-dealer as custodian for the City with respect to the certificates of deposit; (10) fully collateralized repurchase agreements that have a defined termination date, are secured by a combination of cash and obligations described by clause (1) which are pledged to the City, held in the City's name, and deposited at the time the investment is made with the City or with a third party selected and approved by the City, and are placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in the State; (11) certain bankers' acceptances with a stated maturity of 270 days or less, if the short-term obligations of the accepting bank, or of the holding company of which the bank is the largest subsidiary, are rated not less than "A-1" or "P-1" or the equivalent by at least one nationally recognized credit rating agency; (12) commercial paper with a stated maturity of 365 days or less that is rated at least "A-1" or "P-1" or an equivalent by either (i) two nationally recognized credit rating agencies, or (ii) one nationally recognized credit rating agency if the commercial paper is fully secured by an irrevocable letter of credit issued by a United States or state bank; (13) no-load mutual funds registered with and regulated by the Securities and Exchange Commission and complies with Securities and Exchange Commission Rule 2a-7; (14) no-load mutual funds that are registered and regulated by the Securities and Exchange Commission that have a weighted maturity of less than two years and either (i) have a duration of one year or more and are invested exclusively in obligations approved in this paragraph, or (ii) have a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset backed securities; (15) guaranteed investment contracts that have a defined termination date and are secured by obligations described in clause (1), excluding obligations which the City is explicitly prohibited from investing in, and in an amount at least equal to the amount of bond proceeds invested under such contract; and (16) securities lending programs if (i) the securities loaned under the program are 100% collateralized, including accrued income, (ii) a loan made under the program allows for termination at any time, (iii) a loan made under the program is either secured by (a) obligations described in clauses (1) through (8) above, (b) irrevocable letters of credit issued by a state or national bank that is continuously rated by a nationally recognized investment rating firm at not less than "A" or its equivalent, or (c) cash invested in obligations described in clauses (1) through (8) above, clauses (12) through (14) above, or an authorized investment pool, (iv) the terms of a loan made under the program require that the securities being held as collateral be pledged to the City, held in the City's name, and deposited at the time the investment is made with the City or with a third party designated by the City, (v) a loan made under the program is government securities dealer or a financial institution doing business in the State, and (vi) the agreement to lend securities has a term of one year or less.

The City may invest in such obligations directly or through government investment pools that invest solely in such obligations provided that the pools are rated no lower than "AAA" or "AAA-m" or an equivalent by at least one nationally recognized rating service or no lower than investment grade by at least one nationally recognized rating service with a weighted average maturity no greater than 90 days. The City may also contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control for a term up to two years, but the City retains ultimate responsibility as fiduciary of its assets. In order to renew or extend such a contract, the City must do so by order, ordinance, or resolution. The City is specifically prohibited from investing in: (1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and

pays no principal; (2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security and bears no interest; (3) collateralized mortgage obligations that have a stated final maturity of greater than 10 years; and (4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

**Investment Policies**

Under Texas law, the Issuer is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity; that address investment diversification, yield, maturity, and the quality and capability of investment management; and that includes a list of authorized investments for Issuer funds, maximum allowable stated maturity of any individual investment, the maximum average dollar-weighted maturity allowed for pooled fund groups, and the methods to monitor the market price of investments acquired with public funds and the requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis and procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the PFIA. All Issuer funds must be invested consistent with a formally adopted "Investment Strategy Statement" that specifically addresses each funds' investment. Each Investment Strategy Statement will describe its objectives concerning (1) suitability of investment type, (2) preservation and safety of principal, (3) liquidity, (4) marketability of each investment, (5) diversification of the portfolio, and (6) yield.

Under Texas law, Issuer investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." At least quarterly the investment officers of the Issuer shall submit an investment report detailing: (1) the investment position of the Issuer, (2) that all investment officers jointly prepared and signed the report, (3) the beginning market value, any additions and changes to market value and the ending value of each pooled fund group, (4) the book value and market value of each separately listed asset at the beginning and end of the reporting period, (5) the maturity date of each separately invested asset, (6) the account or fund or pooled fund group for which each individual investment was acquired, and (7) the compliance of the investment portfolio as it relates to: (a) adopted investment strategy statements and (b) state law. No person may invest Issuer funds without express written authority from the City Council.

**Additional Provisions**

Under Texas law, the Issuer is additionally required to: (1) annually review its adopted policies and strategies; (2) adopt an ordinance or resolution stating that it has reviewed its investment policy and investment strategies and records any changes made to either its investment policy or investment strategy in the said ordinance or resolution; (3) require any investment officers with personal business relationships or relatives with firms seeking to sell securities to the City to disclose the relationship and file a statement with the Texas Ethics Commission and the City Council; (4) require the qualified representative of firms offering to engage in an investment transaction with the Issuer to: (a) receive and review the Issuer's investment policy, (b) acknowledge that reasonable controls and procedures have been implemented to preclude investment transactions conducted between the Issuer and the business organization that are not authorized by the Issuer's investment policy (except to the extent that this authorization is dependent on an analysis of the makeup of the Issuer's entire portfolio or requires an interpretation of subjective investment standards), and (c) deliver a written statement in a form acceptable to the Issuer and the business organization attesting to these requirements; (5) perform an annual audit of the management controls on investments and adherence to the Issuer's investment policy; (6) provide specific investment training for the Treasurer, Chief Financial Officer, or other investment officers; (7) restrict reverse repurchase agreements to not more than 90 days and restrict the investment of reverse repurchase agreement funds to no greater than the term of the reverse repurchase agreement; (8) restrict the investment in no-load mutual funds in the aggregate to no more than 15% of the Issuer's monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, and to invest no portion of bond proceeds, reserves and funds held for debt service to no more than 15% of the entity's monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service in such mutual funds; (9) require local government investment pools to conform to the new disclosure, rating, net asset value, yield calculation, and advisory board requirements; and (10) at least annually review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the Issuer.

**Current Investments <sup>(1)</sup>**

**TABLE 1**

As of June 30, 2022, the City held investments as follows:

<u>Investment Type</u>	<u>Amount</u>	<u>Percentage</u>
Demand Deposits	\$ 7,135,727	21.15%
Logic	19,419,456	57.55%
Texas Class	7,183,310	21.30%
	<u>\$ 33,738,493</u>	<u>100.00%</u>

As of such date, the market value of such investments (as determined by the Issuer by reference to published quotations, dealer bids, and comparable information) was approximately 100% of their book value. No funds of the Issuer are invested in derivative securities, *i.e.*, securities whose rate of return is determined by reference to some other instrument, index, or commodity.

<sup>(1)</sup> Unaudited.

## AD VALOREM PROPERTY TAXATION

*The following is a summary of certain provisions of State law as it relates to ad valorem taxation and is not intended to be complete. Reference is made to Title 1 of the Texas Tax Code, as amended (the "Property Tax Code"), for identification of property subject to ad valorem taxation, property exempt or which may be exempted from ad valorem taxation if claimed, the appraisal of property for ad valorem tax purposes, and the procedures and limitations applicable to the levy and collection of ad valorem taxes.*

### **Valuation of Taxable Property**

The Property Tax Code provides for countywide appraisal and equalization of taxable property values and establishes in each county of the State an appraisal district and an appraisal review board ("Appraisal Review Board") responsible for appraising property for all taxing units within the county. The appraisal of property within the City is the responsibility of the Burnet Central Appraisal District (the "Appraisal District"). Except as described below, the Appraisal District is required to appraise all property within the Appraisal District on the basis of 100% of its market value and is prohibited from applying any assessment ratios. In determining market value of property, the Appraisal District is required to consider the cost method of appraisal, the income method of appraisal and the market data comparison method of appraisal, and use the method the chief appraiser of the Appraisal District considers most appropriate.

State law provides that eligible owners of both agricultural land and open-space land, including open-space land devoted to farm or ranch purposes or open-space land devoted to timber production, may elect to have such property appraised for property taxation on the basis of its productive capacity ("Productivity Value"). The same land may not be qualified as both agricultural and open-space land.

The value placed upon property within the Appraisal District is subject to review by an Appraisal Review Board, consisting of three members appointed by the Board of Directors of the Appraisal District. The Appraisal District is required to review the value of property within the Appraisal District at least once every three years. The City may require annual review at its own expense, and is entitled to challenge the determination of appraised value of property within the City by petition filed with the Appraisal Review Board.

The appraisal values set by the Appraisal District are subject to review and change by the Appraisal Review Board. The appraisal rolls, as approved by the Appraisal Review Board, are used by taxing units, such as the City, in establishing their tax rolls and tax rates. See "AD VALOREM PROPERTY TAXATION – Issuer and Taxpayer Remedies."

### **State Mandated Homestead Exemptions**

State law grants, with respect to each taxing unit in the State, various exemptions for disabled veterans and their families, surviving spouses of members of the armed services killed in action and surviving spouses of first responders killed or fatally wounded in the line of duty.

### **Local Option Homestead Exemptions**

The governing body of a taxing unit, including a city, county, school district, or special district, at its option may grant: (1) an exemption of up to 20% of the market value of all homesteads (but not less than \$5,000) and (2) an additional exemption of the market value of the homesteads of persons 65 years of age or older and the disabled. Each taxing unit decides if it will offer the local option homestead exemptions and at what percentage or dollar amount, as applicable.

### **Local Option Freeze for the Elderly and Disabled**

The governing body of a county, municipality or junior college district may, at its option, provide for a freeze on the total amount of ad valorem taxes levied on the homesteads of persons 65 years of age or older or of disabled persons above the amount of tax imposed in the year such residence qualified for such exemption. Also, upon voter initiative, an election may be held to determine by majority vote whether to establish such a freeze on ad valorem taxes. Once the freeze is established, the total amount of taxes imposed on such homesteads cannot be increased except for certain improvements, and such freeze cannot be repealed or rescinded.

### **Personal Property**

Tangible personal property (furniture, machinery, supplies, inventories, etc.) used in the "production of income" is taxed based on the property's market value. Taxable personal property includes income-producing equipment and inventory. Intangibles such as goodwill, accounts receivable, and proprietary processes are not taxable. Tangible personal property not held or used for production of income, such as household goods, automobiles or light trucks, and boats, is exempt from ad valorem taxation unless the governing body of a taxing unit elects to tax such property.

### **Freeport and Goods-In-Transit Exemptions**

Certain goods detained in the State for 175 days or less for the purpose of assembly, storage, manufacturing, processing or fabrication (“Freeport Property”) are exempt from ad valorem taxation unless a taxing unit took official action to tax Freeport Property before April 1, 1990 and has not subsequently taken official action to exempt Freeport Property. Decisions to continue to tax Freeport Property may be reversed in the future; decisions to exempt Freeport Property are not subject to reversal. Certain goods, principally, inventory, that is stored for the purposes of assembling, storing, manufacturing, processing or fabricating the goods in a location that is not owned by the owner of the goods and are transferred from that location to another location within 175 days (“Goods-in-Transit”), are exempt from ad valorem taxation unless a taxing unit takes official action by January 1 of the year preceding a tax year, after holding a public hearing, to tax Goods-in-Transit beginning the following tax year. Goods-in-Transit and Freeport Property do not include oil, natural gas or petroleum products, and Goods-in-Transit does not include special inventories such as motor vehicles or boats in a dealer’s retail inventory. A taxpayer may receive only one of the Goods-in-Transit or Freeport Property exemptions for items of personal property.

### **Other Exempt Property**

Other major categories of exempt property include property owned by the State or its political subdivisions if used for public purposes, property exempt by federal law, property used for pollution control, farm products owned by producers, property of nonprofit corporations used for scientific research or educational activities benefitting a college or university, designated historic sites, solar and wind-powered energy devices, and certain classes of intangible personal property.

### **Temporary Exemption for Qualified Property Damaged by a Disaster**

The Property Tax Code entitles the owner of certain qualified (i) tangible personal property used for the production of income, (ii) improvements to real property, and (iii) manufactured homes located in an area declared by the governor to be a disaster area following a disaster and is at least 15 percent damaged by the disaster, as determined by the chief appraiser, to an exemption from taxation of a portion of the appraised value of the property. The amount of the exemption ranges from 15 percent to 100 percent based upon the damage assessment rating assigned by the chief appraiser. Except in situations where the territory is declared a disaster on or after the date the taxing unit adopts a tax rate for the year in which the disaster declaration is issued, the governing body of the taxing unit is not required to take any action in order for the taxpayer to be eligible for the exemption. If a taxpayer qualifies for the exemption after the beginning of the tax year, the amount of the exemption is prorated based on the number of days left in the tax year following the day on which the governor declares the area to be a disaster area. For more information on the exemption, reference is made to Section 11.35 of the Tax Code. Section 11.35 of the Tax Code was enacted during the 2019 legislative session, and there is no historical judicial precedent for how the statute will be applied. Texas Attorney General Opinion KP-0299, issued on April 13, 2020, concluded a court would likely find the Texas Legislature intended to limit the temporary tax exemption to apply to property physically harmed as a result of a declared disaster.

### **Tax Increment Reinvestment Zones and Chapter 380 Economic Development Agreements.**

A city or county, by petition of the landowners or by action of its governing body, may create one or more tax increment financing reinvestment zones (“TIRZ”) within its boundaries, and other overlapping taxing units may agree to contribute taxes levied against the “Incremental Value” in the TIRZ to finance or pay for project costs, as defined in Chapter 311, Texas Government Code, general located within the TIRZ. At the time of the creation of the TIRZ, a “base value” for the real property in the TIRZ is established and the difference between any increase in the assessed valuation of taxable real property in the TIRZ in excess of the base value is known as the “Incremental Value,” and during the existence of the TIRZ, all or a portion of the taxes levied by each participating taxing unit against the Incremental Value in the TIRZ are restricted to paying project and financing costs within the TIRZ and are not available for the payment of other obligations of such taxing units. The City has created two TIRZs for the promotion of economic development.

Cities are also authorized, pursuant to Chapter 380 of the Texas Local Government Code (“Chapter 380”), to establish programs to promote state or local economic development and to stimulate business and commercial activity. In accordance with programs established pursuant to Chapter 380, a City may make loans or grant public funds for economic development purposes; however, no obligations secured by ad valorem taxes may be issued for such purposes unless approved by the voters of the City. The City has entered into one such Chapter 380 agreement in recent years.

### **Tax Abatement Agreements**

Taxing units may also enter into tax abatement agreements to encourage economic development. Under the agreements, a property owner agrees to construct certain improvements on its property. The taxing unit, in turn, agrees not to levy a tax on all or part of the increased value attributable to the improvements until the expiration of the agreement. The abatement agreement could last for a period of up to 10 years.

## Public Hearing and Maintenance and Operations Tax Rate Limitations

The following terms as used in this section have the meanings provided below:

“adjusted” means lost values are not included in the calculation of the prior year’s taxes and new values are not included in the current year’s taxable values.

“de minimis rate” means the maintenance and operations tax rate that will produce the prior year’s total maintenance and operations tax levy (adjusted) from the current year’s values (adjusted), plus the rate that produces an additional \$500,000 in tax revenue when applied to the current year’s taxable value, plus the debt service tax rate.

“no-new-revenue tax rate” means the combined maintenance and operations tax rate and debt service tax rate that will produce the prior year’s total tax levy (adjusted) from the current year’s total taxable values (adjusted).

“special taxing unit” means a city for which the maintenance and operations tax rate proposed for the current tax year is 2.5 cents or less per \$100 of taxable value.

“unused increment rate” means the cumulative difference between a city’s voter-approval tax rate and its actual tax rate for each of the tax years 2020 through 2022, which may be applied to a city’s tax rate in tax years 2021 through 2023 without impacting the voter-approval tax rate.

“voter-approval tax rate” means the maintenance and operations tax rate that will produce the prior year’s total maintenance and operations tax levy (adjusted) from the current year’s values (adjusted) multiplied by 1.035, plus the debt service tax rate, plus the “unused increment rate”.

The City’s tax rate consists of two components: (1) a rate for funding of maintenance and operations expenditures in the current year (the “maintenance and operations tax rate”), and (2) a rate for funding debt service in the current year (the “debt service tax rate”). Under State law, the assessor for the City must submit an appraisal roll showing the total appraised, assessed, and taxable values of all property in the City to the City Council by August 1 or as soon as practicable thereafter.

A city must annually calculate, and prominently post on its internet website, its voter-approval tax rate and no-new-revenue tax rate in accordance with forms prescribed by the State Comptroller and provide notice of such rates to each owner of taxable property within the city and the county tax assessor-collector for each county in which all or part of the city is located. A city must adopt a tax rate before the later of September 30 or the 60th day after receipt of the certified appraisal roll, except that a tax rate that exceeds the voter-approval tax rate must be adopted not later than the 71st day before the next occurring November uniform election date. If a city fails to timely adopt a tax rate, the tax rate is statutorily set as the lower of the no-new-revenue tax rate for the current tax year or the tax rate adopted by the city for the preceding tax year.

As described below, the Property Tax Code provides that if a city adopts a tax rate that exceeds its voter-approval tax rate or, in certain cases, its de minimis rate, an election must be held to determine whether or not to reduce the adopted tax rate to the voter-approval tax rate.

A city may not adopt a tax rate that exceeds the lower of the voter-approval tax rate or the no-new-revenue tax rate until each appraisal district in which such city participates has delivered notice to each taxpayer of the estimated total amount of property taxes owed and the city has held a public hearing on the proposed tax increase.

For cities with a population of 30,000 or more as of the most recent federal decennial census, if the adopted tax rate for any tax year exceeds the voter-approval tax rate, that city must conduct an election on the next occurring November uniform election date to determine whether or not to reduce the adopted tax rate to the voter-approval tax rate.

For cities with a population less than 30,000 as of the most recent federal decennial census, if the adopted tax rate for any tax year exceeds the greater of (i) the voter-approval tax rate or (ii) the de minimis rate, the city must conduct an election on the next occurring November uniform election date to determine whether or not to reduce the adopted tax rate to the voter-approval tax rate. However, for any tax year during which a city has a population of less than 30,000 as of the most recent federal decennial census and does not qualify as a special taxing unit, if a city’s adopted tax rate is equal to or less than the de minimis rate but greater than both (a) the no-new-revenue tax rate, multiplied by 1.08, plus the debt service tax rate or (b) the city’s voter-approval tax rate, then a valid petition signed by at least three percent of the registered voters in the city would require that an election be held to determine whether or not to reduce the adopted tax rate to the voter-approval tax rate.

Any city located at least partly within an area declared a disaster area by the Governor of the State or the President of the United States during the current year may calculate its voter-approval tax rate using a 1.08 multiplier, instead of 1.035, until the earlier of (i) the second

tax year in which such city's total taxable appraised value exceeds the taxable appraised value on January 1 of the year the disaster occurred, or (ii) the third tax year after the tax year in which the disaster occurred.

State law provides cities and counties in the State the option of assessing a maximum one-half percent (1/2%) sales and use tax on retail sales of taxable items for the purpose of reducing its ad valorem taxes, if approved by a majority of the voters in a local option election. If the additional sales and use tax for ad valorem tax reduction is approved and levied, the no-new-revenue tax rate and voter-approval tax rate must be reduced by the amount of the estimated sales tax revenues to be generated in the current tax year. The City has authorized the additional one-half cent sales and use tax for property tax reduction. See "APPENDIX A – Municipal Sales Tax Collections".

**The calculations of the no-new-revenue tax rate and voter-approval tax rate do not limit or impact the City's ability to set a debt service tax rate in each year sufficient to pay debt service on all of the City's tax-supported debt obligations, including the Certificates.**

Reference is made to the Property Tax Code for definitive requirements for the levy and collection of ad valorem taxes and the calculation of the various defined tax rates.

#### **Debt Tax Rate Limitation**

All taxable property within the City is subject to the assessment, levy and collection by the City of a continuing, direct annual ad valorem tax sufficient to provide for the payment of principal of and interest on all ad valorem tax-supported debt within the limits prescribed by law. Article XI, Section 5, of the Texas Constitution is applicable to the City, and limits its maximum ad valorem tax rate to \$2.50 per \$100 of taxable assessed valuation. Administratively, the Attorney General of the State of Texas will permit allocation of \$1.50 of the \$2.50 maximum tax rate for all debt service on ad valorem tax-supported debt, as calculated at the time of issuance.

#### **Issuer and Taxpayer Remedies**

Under certain circumstances, the City and its taxpayers may appeal the determinations of the Appraisal District by timely initiating a protest with the Appraisal Review Board. Additionally, taxing units such as the City may bring suit against the Appraisal District to compel compliance with the Property Tax Code.

Owners of certain property with a taxable value of at least \$50 million and situated in a county with a population of one million or more as of the most recent federal decennial census may additionally protest the determinations of appraisal district directly to a three-member special panel of the appraisal review board, selected by a State district judge, consisting of highly qualified professionals in the field of property tax appraisal.

The Property Tax Code sets forth notice and hearing procedures for certain tax rate increases by the City and provides for taxpayer referenda that could result in the repeal of certain tax increases. See "AD VALOREM PROPERTY TAXATION – Public Hearing and Maintenance and Operations Tax Rate Limitations." The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property value, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

#### **City's Rights in the Event of Tax Delinquencies**

Taxes levied by the City are a personal obligation of the owner of the property as of January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all State and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State and each local taxing unit, including the City, having power to tax the property. Personal property, under certain circumstances, is subject to seizure and sale for the payment of delinquent taxes.

At any time after taxes on property become delinquent, the City may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the City must join other taxing units that have claims for delinquent taxes against all or part of the same property.

Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights (a taxpayer may redeem property within two (2) years after the purchaser's deed issued at the foreclosure sale is filed in the county records) or by bankruptcy proceedings which restrict the collection of taxpayer debts.

Federal bankruptcy law provides that an automatic stay of actions by creditors and other entities, including governmental units, goes into effect with the filing of any petition in bankruptcy. The automatic stay prevents governmental units from foreclosing on property and prevents liens for post-petition taxes from attaching to property and obtaining secured creditor status unless, in either case, an order lifting the stay is obtained from the bankruptcy court. In many cases, post-petition taxes are paid as an administrative expense of the estate in bankruptcy or by order of the bankruptcy court.

## **Levy and Collection of Taxes**

The City is responsible for the collection of its taxes, unless it elects to transfer such functions to another governmental entity. Taxes are due October 1, or when billed, whichever comes later, and become delinquent after January 31 of the following year. Taxpayers 65 years old or older, disabled veterans or an unmarried surviving spouse of a disabled veteran are permitted by State law to pay taxes on homesteads in four installments with the first installment due before February 1 of each year and the final installment due before August 1. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty of up to twenty percent (20%) if imposed by the City. The delinquent tax also accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes for certain taxpayers. Furthermore, the City may provide, on a local option basis, for the split payment, partial payment, and discounts for early payment of taxes under certain circumstances. See "AD VALOREM PROPERTY TAXATION – Temporary Exemption for Qualified Property Damaged by a Disaster" herein for a discussion of the applicability of this section of the Property Tax Code.

## **TAX MATTERS**

### **Tax Exemption**

In the opinion of Bickerstaff Heath Delgado Acosta LLP, Bond Counsel, under existing statutes, regulations, rulings and court decisions, interest on the Certificates will be excludable from the gross income of the holders thereof for federal income tax purposes assuming continuing compliance by the City with the requirements of the Code. Interest on the Certificates is not subject to the alternative minimum tax imposed on individuals under the Code. For purposes of the 15% federal minimum tax that is imposed on "applicable corporations" (as defined in the 2022 Inflation Reduction Act (the "2022 Act")) for taxable years beginning after December 31, 2022, interest on the Certificates will be taken into account in determining "adjusted financial statement income" (as defined in the 2022 Act).

In rendering its opinion, Bond Counsel has relied on the City's covenants contained in the Ordinance and the City's covenants contained in the Arbitrage and Tax Certificate, that it will comply with the applicable requirements of the Code, relating to, inter alia, the use and investment of proceeds of the Certificates and rebate to the United States Treasury of specified arbitrage earnings, if any, under Section 148(f) of the Code. Failure of the City to comply with such covenants could result in the interest on the Certificates being subject to federal income tax from the date of issue of the Certificates. Bond Counsel has not undertaken to monitor compliance with such covenants or to advise any party as to changes in the law after the date of issuance of the Certificates that may affect the tax-exempt status of the interest.

Except as stated above, Bond Counsel will express no opinion as to any federal, state or local tax consequences resulting from the receipt or accrual of interest on, or acquisition, ownership or disposition of, the Certificates.

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on Bond Counsel's knowledge of facts as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of result and are not binding on the Internal Revenue Service (the "Service"); rather, such opinions represent Bond Counsel's legal judgment based upon its review of existing law and in reliance upon the representations and covenants referenced above that it deems relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given whether or not the Service will commence an audit of the Certificates. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the City as the taxpayer and the Registered Owners may not have a right to participate in such audit. Public awareness of any future audit of the Certificates could adversely affect the value and liquidity of the Certificates during the pendency of the audit regardless of the ultimate outcome of the audit.

### **Collateral Federal Income Tax Consequences**

Prospective purchasers of the Certificates should be aware that the ownership of tax-exempt obligations such as the Certificates may result in collateral federal income tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, certain foreign corporations doing business in the United States, S corporations with subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, individuals otherwise qualifying for the earned income tax credit, owners of an interest in a financial asset securitization investment trust ("FASIT"), and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations. Prospective purchaser should consult their own tax advisors as to the applicability of these consequences to their particular circumstances.

Existing law may change to reduce or eliminate the benefit to obligation holders of the exclusion of interest on the Certificates from gross income for federal income tax purposes. Any proposed legislation or administrative action, whether or not taken, could also affect the



value and marketability of the Certificates. Prospective purchasers of the Certificates should consult with their own tax advisors with respect to any proposed or future changes in tax law.

Section 884 of the Code imposes on certain foreign corporations a branch profits tax equal to thirty percent (30%) of the "dividend equivalent amount" for the taxable year. Interest on the Certificates received or accrued by a foreign corporation subject to the branch profits tax may be included in computing the "dividend equivalent amount" of such corporation.

In addition, passive investment income, including interest on the Certificates, may be subject to federal income taxation under Section 1375 of the Code for any S corporation that has Subchapter C earnings and profits at the close of the taxable year, if more than twenty-five percent (25%) of the gross receipts of such S corporation is passive investment income.

In addition, attention is called to the fact that Section 265(b)(1) of the Code eliminates the interest deduction otherwise allowable with respect to indebtedness deemed incurred by banks, thrift institutions and other financial institutions to purchase or to carry tax-exempt obligations acquired after August 7, 1986 other than designated "qualified tax-exempt obligations" as defined in Section 265(b)(3) of the Code.

### **Tax Accounting Treatment of Discount and Premium on Certain Certificates**

The initial public offering price of certain Certificates (the "Discount Certificates") may be less than the amount payable on such Certificates at maturity. An amount equal to the difference between the initial public offering price of a Discount Certificate (assuming that a substantial amount of the Discount Certificates of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Certificate. A portion of such original issue discount allocable to the holding period of such Discount Certificate by the initial purchaser will, upon the disposition of such Discount Certificate (including by reason of its payment at maturity), be treated as interest excludable from gross income, rather than as taxable gain, for federal income tax purposes, on the same terms and conditions as those for other interest on the Certificates described above under "Tax Exemption." Such interest is considered to be accrued actuarially in accordance with the constant interest method over the life of a Discount Certificate, taking into account the semiannual compounding of accrued interest, at the yield to maturity on such Discount Certificate and generally will be allocated to an original purchaser in a different amount from the amount of the payment denominated as interest actually received by the original purchaser during the tax year. However, such interest may be required to be taken into account in determining the alternative minimum taxable income of a corporation, for purposes of calculating a corporation's alternative minimum tax imposed by Section 55 of the Code, and the amount of the branch profits tax applicable to certain foreign corporations doing business in the United States, even though there will not be a corresponding cash payment. In addition, the accrual of such interest may result in certain other collateral federal income tax consequences to, among others, financial institutions, life insurance companies, property and casualty insurance companies, S corporations with "subchapter C" earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, individuals otherwise qualifying for earned income tax credit, owners of an interest in a FASIT, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry, or who have paid or incurred certain expenses allocable to, tax-exempt obligations. Moreover, in the event of the redemption, sale or other taxable disposition of a Discount Certificate by the initial owner prior to maturity, the amount realized by such owner in excess of the basis of such Discount Certificate in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Discount Certificate was held) is includable in gross income. Owners of Discount Certificates should consult with their own tax advisors with respect to the determination of accrued original issue discount on Discount Certificates for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Certificates. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Discount Certificates may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain Certificates (the "Premium Certificates") may be greater than the amount payable on such Certificates at maturity. An amount equal to the difference between the initial public offering price of a Premium Certificate (assuming that a substantial amount of the Premium Certificates of that maturity are sold to the public at such price) and the amount payable at maturity constitutes premium to the initial purchaser of such Premium Certificates. The basis for federal income tax purposes of a Premium Certificate in the hands of such initial purchaser must be reduced each year by the amortizable bond premium, although no federal income tax deduction is allowed as a result of such reduction in basis for amortizable bond premium. Such reduction in basis will increase the amount of any gain (or decrease the amount of any loss) to be recognized for federal income tax purposes upon a sale or other taxable disposition of a Premium Certificate. The amount of premium which is amortizable each year by an initial purchaser is determined by using such purchaser's yield to maturity. Purchasers of the Premium Certificates should consult with their own tax advisors with respect to the determination of amortizable bond premium on Premium Certificates for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Premium Certificates.

### **State, Local and Foreign Taxes**

Investors should consult their own tax advisors concerning the tax implications of the purchase, ownership or disposition of the Certificates under applicable state or local laws. Foreign investors should also consult their own tax advisors regarding the tax consequences unique to investors who are not United States persons.

## **Changes in Federal and State Tax Law**

From time to time, there are legislative proposals in the United States Congress and in the states that, if enacted, could alter or amend the Federal and State tax matters referred to above or adversely affect the market value or marketability of the Certificates. It cannot be predicted whether or in what form any such proposal might be enacted or whether, if enacted, it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value or marketability of the Certificates.

Prospective purchasers of the Certificates should consult with their own tax advisors regarding any other federal income tax legislation, whether currently pending or proposed, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Certificates and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending legislation, regulatory initiatives or litigation.

## **Qualified Tax-Exempt Obligations for Financial Institutions**

Section 265(a) of the Code provides, in pertinent part, that interest paid or incurred by a taxpayer, including a "financial institution," on indebtedness incurred or continued to purchase or carry tax-exempt obligations is not deductible in determining the taxpayer's taxable income. Section 265(b) of the Code provides an exception to the disallowance of such deduction for any interest expense paid or incurred on indebtedness of a taxpayer that is a "financial institution" allocable to tax-exempt obligations, other than "private activity bonds," that are designated by a "qualified small issuer" as "qualified tax-exempt obligations." A "qualified small issuer" is any governmental issuer (together with any "on-behalf of" and "subordinate" issuers) who issues no more than \$10,000,000 of tax-exempt obligations during the calendar year. Section 265(b)(5) of the Code defines the term "financial institution" as any "bank" described in Section 585(a)(2) of the Code, or any person accepting deposits from the public in the ordinary course of such person's trade or business that is subject to federal or state supervision as a financial institution. Notwithstanding the exception to the disallowance of the deduction of interest on indebtedness related to "qualified tax-exempt obligations" provided by Section 265(b) of the Code, Section 291 of the Code provides that the allowable deduction to a "bank," as defined in Section 585(a)(2) of the Code, for interest on indebtedness incurred or continued to purchase "qualified tax-exempt obligations" shall be reduced by twenty-percent (20%) as a "financial institution preference item."

The Certificates will be designated, or deemed designated, as "qualified tax-exempt obligations" within the meaning of Section 265(b) of the Code. In furtherance of that designation, the Issuer has covenanted to take such action that would assure, or to refrain from such action that would adversely affect, the treatment of the Certificates as "qualified tax-exempt obligations." Potential purchasers should be aware that if the issue price to the public exceeds \$10,000,000 there is a reasonable basis to conclude that the payment of a de minimis amount of premium in excess of \$10,000,000 is disregarded; however, the Internal Revenue Service could take a contrary view. If the Internal Revenue Service takes the position that the amount of such premium is not disregarded, then such obligations might fail to satisfy the aforementioned dollar limitation and the Certificates would not be "qualified tax-exempt obligations".

## **CONTINUING DISCLOSURE OF INFORMATION**

In the Ordinance, the City has made the following agreement for the benefit of the holders and beneficial owners of the Certificates. The City is required to observe the agreement for so long as it remains an obligated person with respect to the Certificates within the meaning of the Securities and Exchange Commission's Rule 15c2-12 (the "Rule"). Under the agreement, the City will be obligated to provide certain updated financial information and operating data annually and timely notice of certain specified events to the Municipal Securities Rulemaking Board (the "MSRB"). The information provided to the MSRB will be available to the public free of charge via the Electronic Municipal Market Access ("EMMA") system through an internet website accessible at [www.emma.msrb.org](http://www.emma.msrb.org), as described below under "Availability of Information from MSRB" below.

### **Annual Reports**

The Issuer will provide certain updated financial information and operating data to the MSRB annually. The information to be updated includes all quantitative financial information and operating data with respect to the Issuer of the general type included in Table 1 hereof and Tables 1 through 14 of Appendix A to this Official Statement. The Issuer will update and provide this information within six months after the end of each fiscal year ending in or after 2022. The Issuer will additionally provide audited financial statements when and if available, and in any event, within 12 months after the end of each fiscal year ending in and after 2022. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the Issuer will file unaudited financial statements within such 12 month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in APPENDIX D or such other accounting principles as the Issuer may be required to employ from time to time pursuant to State law or regulation. The City will provide the updated information to the MSRB in an electronic format, which will be available through EMMA to the general public without charge.

The City may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by the Rule.

The Issuer's current fiscal year end is September 30. Accordingly, it must provide updated financial information and operating data by March 31 of each year and the audited financial statements must be provided by September 30 of each year, unless the Issuer changes its fiscal year. If the Issuer changes its fiscal year, it will notify the MSRB of the change.

#### **Notice of Certain Events**

The City will also provide timely notices of certain events to the MSRB. The City will provide notice of any of the following events with respect to the Certificates to the MSRB in a timely manner (but not in excess of ten business days after the occurrence of the event): (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates; (7) modifications to rights of holders of the Certificates, if material; (8) redemption calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Certificates, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership, or similar event of the City, which shall occur as described below; (13) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material to a decision to purchase or sell Certificates; (15) incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties. The term "material" when used in this paragraph shall have the meaning as ascribed to it under federal securities laws. In addition, the City will provide timely notice of any failure by the City to provide annual financial information in accordance with their agreement described above under "Annual Reports". Neither the Certificates nor the Ordinance make provisions for liquidity enhancement or debt service reserves.

For these purposes, any event described in clause (12) in the immediately preceding paragraph is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City. As used in this section, the term "Financial Obligation" means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule. The City intends the words used in the above clauses (15) and (16) and in the definition of Financial Obligation above to have the meanings ascribed to them in SEC Release No. 34-83885 dated August 20, 2018.

#### **Availability of Information from MSRB**

The City has agreed to provide the foregoing information only to the MSRB. All documents provided by the City to the MSRB described above under "Annual Reports" and "Notice of Certain Events" will be in an electronic format and accompanied by identifying information as prescribed by the MSRB. This information will be available from the MSRB via its EMMA system at [www.emma.msrb.org](http://www.emma.msrb.org).

#### **Limitations and Amendments**

The Issuer has agreed to update information and to provide notices of certain events only as described above. The Issuer has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The Issuer makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Certificates at any future date. The Issuer disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although holders or beneficial owners of Certificates may seek a writ of mandamus to compel the Issuer to comply with its agreement.

The Issuer may amend its continuing disclosure agreement to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, if the agreement, as amended, would have permitted an underwriter to purchase or sell Certificates in the offering described herein in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and either the holders of a majority in aggregate principal amount of the outstanding Certificates consent or any person unaffiliated with the

Issuer (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the beneficial owners of the Certificates. The Issuer may also repeal or amend these provisions if the SEC amends or repeals the applicable provisions of the Rule or any court of final jurisdiction enters judgment that such provisions of the Rule are invalid, and the Issuer also may amend the provisions of the continuing disclosure agreement in its discretion in any other manner or circumstance, but in either case only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates giving effect to (a) such provisions as so amended and (b) any amendments or interpretations of the Rule. If the Issuer amends its agreement, it must include with the next financial information and operating data provided in accordance with its agreement described above under "Annual Reports" an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of information and data provided.

#### **Compliance with Prior Undertakings**

During the past five years, the City has complied in all material respects with its continuing disclosure agreements in accordance with the Rule.

### **LEGAL MATTERS**

#### **Legal Opinions and No-Litigation Certificate**

The Issuer will furnish the Purchaser a complete transcript of proceedings incident to the authorization and issuance of the Certificates, including the unqualified approving legal opinion of the Attorney General of the State of Texas to the effect that the Certificates are valid and legally binding obligations of the Issuer, and based upon examination of such transcript of proceedings, the approval of certain legal matters by Bond Counsel, to the effect that the Certificates, issued in compliance with the provisions of the Ordinance, are valid and legally binding obligations of the Issuer and, subject to the qualifications set forth herein under "TAX MATTERS". The form of Bond Counsel's opinion is attached hereto in APPENDIX C. The customary closing papers, including a certificate to the effect that no litigation of any nature has been filed or is then pending to restrain the issuance and delivery of the Certificates or which would affect the provision made for their payment or security, or in any manner questioning the validity of the Certificates will also be furnished. Bond Counsel was not requested to participate, and did not take part, in the preparation of the Official Notice of Sale, the Official Bid Form and the Official Statement, and such firm has not assumed any responsibility with respect thereto or undertaken independently to verify any of the information contained therein, except that, in its capacity as Bond Counsel, such firm has reviewed the information describing the Certificates in the Official Statement to verify that such description conforms to the provisions of the Ordinance. The legal fees to be paid Bond Counsel for services rendered in connection with the issuance of the Certificates are contingent on the sale and initial delivery of the Certificates. The legal opinion of Bond Counsel will accompany the Certificates deposited with DTC or will be printed on the definitive Certificates in the event of the discontinuance of the Book-Entry-Only System.

Bond Counsel was engaged by, and only represents, the City in connection with the issuance of the Certificates. The various legal opinions to be delivered concurrently with the delivery of the Certificates express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of the expression of professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

#### **Litigation**

In the opinion of various officials of the Issuer, there is no litigation or other proceeding pending against or, to their knowledge, threatened against the Issuer in any court, agency, or administrative body (either state or federal) wherein an adverse decision would materially adversely affect the financial condition of the Issuer.

#### **Legal Investments and Eligibility to Secure Public Funds in Texas**

Section 1201.041 of the Public Security Procedures Act (Chapter 1201, Texas Government Code) provides that the Certificates are negotiable instruments governed by Chapter 8, as amended, Texas Business and Commerce Code, and are legal and authorized investments for insurance companies, fiduciaries, and trustees, and for the sinking funds of municipalities or other political subdivisions or public agencies of the State. For political subdivisions in Texas which have adopted investment policies and guidelines in accordance with the PFIA, the Certificates must have to be assigned a rating of at least "A" or its equivalent as to investment quality by a national rating agency before such obligations are eligible investments for sinking funds and other public funds. (See "OTHER PERTINENT INFORMATION – Ratings" herein.) In addition, various provisions of the Texas Finance Code provide that, subject to a prudent investor standard, the Certificates are legal investments for state banks, savings banks, trust companies with at least \$1 million of capital, and savings and loan associations.

The City has made no investigation of other laws, rules, regulations or investment criteria which might apply to such institutions or entities or which might limit the suitability of the Certificates for any of the foregoing purposes or limit the authority of such institutions or entities to purchase or invest in the Certificates for such purposes. The City has made no review of laws in other states to determine whether the Certificates are legal investments for various institutions in those states.

## FORWARD LOOKING STATEMENTS

The statements contained in this Official Statement, and in any other information provided by the City, that are not purely historical, are forward-looking statements, including statements regarding the City's expectations, hopes, intentions, or strategies regarding the future. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available to the City on the date hereof, and the City assumes no obligation to update any such forward-looking statements. It is important to note that the City's actual results could differ materially from those in such forward-looking statements.

The forward-looking statements herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal, and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, and legislative, judicial and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the City. Any of such assumptions could be inaccurate and, therefore, there can be no assurance that the forward-looking statements included in this Official Statement will prove to be accurate.

## OTHER PERTINENT INFORMATION

### Registration and Qualification of Certificates for Sale

The sale of the Certificates has not been registered under the Securities Act of 1933, as amended, in reliance upon exemptions provided in such Act; the Certificates have not been qualified under the Securities Act of Texas in reliance upon exemptions contained therein; nor have the Certificates been qualified under the securities acts of any other jurisdiction. The Issuer assumes no responsibility for qualification of the Certificates under the securities laws of any jurisdiction in which they may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for qualification for sale or other disposition of the Certificates shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions.

### Ratings

A municipal bond rating application for the Certificates has been made to S&P Global Ratings, a division of S&P Global Inc. ("S&P"). The outcome of the result will be made available as soon as possible. An explanation of the rating may be obtained from S&P. The rating of the Certificates by S&P reflects only the view of S&P at the time the rating is given, and the Issuer makes no representations as to the appropriateness of the rating. There is no assurance that the rating will continue for any given period of time, or that the rating will not be revised downward or withdrawn entirely by S&P, if, in the judgment of S&P, circumstances so warrant. Any such downward revision or withdrawal of the rating may have an adverse effect on the market price of the Certificates.

### Authenticity of Financial Information

The financial data and other information contained herein have been obtained from the Issuer's records, audited financial statements and other sources that are believed to be reliable. All of the summaries of the statutes, documents, and the Ordinance contained in this Official Statement are made subject to all of the provisions of such statutes, documents, and the Ordinance. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information. All information contained in this Official Statement is subject, in all respects, to the complete body of information contained in the original sources thereof and no guaranty, warranty or other representation is made concerning the accuracy or completeness of the information herein. In particular, no opinion or representation is rendered as to whether any projection will approximate actual results, and all opinions, estimates and assumptions, whether or not expressly identified as such, should not be considered statements of fact.

References to web site addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, the Rule.

### Initial Purchaser

After requesting competitive bids for the Certificates, the City accepted the bid of \_\_\_\_\_ (the "Purchaser") to purchase the Certificates at the interest rates shown on the inside cover page of this Official Statement at a price of \$\_\_\_\_\_ (representing the par amount of the Certificates, plus a net original issue reoffering premium of \$\_\_\_\_\_, less a Purchaser's discount of \$\_\_\_\_\_), plus accrued interest on the Certificates from their Dated Date to their date of initial delivery. The City can give no assurance that any trading market will be developed for the City after their sale by the City to the Purchaser. The City has no control over the price at which the Certificates are subsequently sold and the initial yield at which the Certificates will be priced and reoffered will be established by and will be the responsibility of the Purchaser.

**Certification of the Official Statement**

At the time of payment for and delivery of the Certificates, the Purchaser will be furnished a certificate, executed by proper officials of the City, acting in their official capacity, to the effect that to the best of their knowledge and belief: (a) the descriptions and statements of or pertaining to the City contained in its Official Statement, and any addenda, supplement or amendment thereto, on the date of such Official Statement, on the date of sale of said Certificates and the acceptance of the best bid therefor, and on the date of the delivery, were and are true and correct in all material respects; (b) insofar as the City and its affairs, including its financial affairs, are concerned, such Official Statement did not and does not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; (c) insofar as the descriptions and statements, including financial data, of or pertaining to entities, other than the City, and their activities contained in such Official Statement are concerned, such statements and data have been obtained from sources which the City believes to be reliable and the City has no reason to believe that they are untrue in any material respect; and (d) there has been no material adverse change in the financial condition of the City since the date of the last audited financial statements of the City.

**Financial Advisor**

SAMCO Capital Markets, Inc. is employed as a Financial Advisor to the Issuer in connection with the issuance of the Certificates. In this capacity, the Financial Advisor has compiled certain data relating to the Certificates and has drafted this Official Statement. The Financial Advisor has not independently verified any of the data contained herein or conducted a detailed investigation of the affairs of the Issuer to determine the accuracy or completeness of this Official Statement. Because of its limited participation, the Financial Advisor assumes no responsibility for the accuracy or completeness of any of the information contained herein. The fees for the Financial Advisor are contingent upon the issuance, sale and initial delivery of the Certificates.

The Financial Advisor has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with its responsibilities to the City and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

**Authorization of the Official Statement**

This Official Statement will be approved as to form and content and the use thereof in the offering of the Certificates will be authorized, ratified and approved by the City Council on the date of sale, and the Purchaser will be furnished, upon request, at the time of payment for and the delivery of the Certificates, a certified copy of such approval, duly executed by the proper officials of the Issuer.

The Ordinance will approve the form and content of this Official Statement, and any addenda, supplement or amendment thereto issued on behalf of the Issuer, and will authorize its further use in the reoffering of the Certificates by the Purchaser in accordance with the provisions of the Rule.

**CITY OF MARBLE FALLS, TEXAS**

/s/ \_\_\_\_\_  
Mayor  
City of Marble Falls, Texas

ATTEST:

/s/ \_\_\_\_\_  
City Secretary  
City of Marble Falls, Texas

**APPENDIX A**

**FINANCIAL INFORMATION RELATING TO  
THE CITY OF MARBLE FALLS, TEXAS**

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**FINANCIAL INFORMATION OF THE ISSUER**

<b>ASSESSED VALUATION</b>	<b>TABLE 1</b>
2022 Market Value of Taxable Property (100% of Market Value).....	\$ 1,553,656,128
Less Exemptions:	
Optional Over 65 or Disabled.....	\$ 30,151,270
Veterans' Exemptions.....	10,518,954
Freeport Exemptions.....	842,205
Open-Space Land and Timberland.....	87,248,268
Pollution Control	282,702
Homestead.....	5,716,636
Loss to 10% HO Cap.....	<u>52,173,335</u>
<b>TOTAL EXEMPTIONS</b> .....	\$ 186,933,370
2022 Assessed Value of Taxable Property.....	\$ 1,366,722,758
Less: Freeze Adjustment.....	<u>143,741,495</u>
2022 Adjusted Certified Assessed Value of Taxable Property.....	<u>\$ 1,222,981,263</u>

Source: Burnet Central Appraisal District.

**GENERAL OBLIGATION BONDED DEBT**

(as of September 1, 2022)

**General Obligation Debt Principal Outstanding**

Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2013	\$ 2,285,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2014	2,735,000
General Obligation Refunding Bonds, Series 2014	4,230,000
General Obligation Refunding Bonds, Series 2015	6,300,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2016	5,850,000
General Obligation Refunding Bonds, Series 2017	4,520,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2017	1,065,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2018	5,005,000
Tax Notes, Series 2019	350,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2019	1,930,000
General Obligation Refunding Bonds, Series 2020	3,880,000
General Obligation Refunding Bonds, Series 2020A	1,495,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2020	5,480,000
Combination Tax and Surplus Revenue Certificates of Obligation, Taxable Series 2021	17,749,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2021	2,725,000
General Obligation Refunding Bonds, Series 2021	1,585,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2022	7,645,000 *
Anticipation Notes, Series 2022	<u>565,000 **</u>
Total Gross General Obligation Debt	<u>\$ 75,394,000</u>
Less: Self Supporting Debt	
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2013 (100% Water and Sewer)	\$ 2,285,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2014 (25.22% Water and Sewer)	690,000
General Obligation Refunding Bonds, Series 2014 (100% Water and Sewer)	4,230,000
General Obligation Refunding Bonds, Series 2015 (58.25% Water and Sewer)	3,670,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2016 (100% Water and Sewer)	5,850,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2017 (100% Water and Sewer)	1,065,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2018 (34.16% Water and Sewer, 23.57% EDC, 7.39% HOT and 11.58% TIRZ)	3,840,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2019 (100% Water and Sewer)	1,930,000
General Obligation Refunding Bonds, Series 2020A (26.42% Water and Sewer and 42.81% HOT)	1,035,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2020 (15.32% Water and Sewer)	840,000
Combination Tax and Surplus Revenue Certificates of Obligations, Taxable Series 2021 (93.68% Water and Sewer)	16,629,000 *
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2021 (39.08% Water and Sewer)	<u>1,065,000 *</u>
Total Self-Supporting Debt	<u>\$ 43,129,000 *</u>
Total Net General Obligation Debt Outstanding	<u>\$ 32,265,000 *</u>
2022 Net Taxable Assessed Valuation	\$ 1,366,722,758
Ratio of Total Gross General Obligation Debt to 2022 Net Taxable Assessed Valuation	5.52% *
Ratio of Net General Obligation Debt to 2022 Net Taxable Assessed Valuation	2.36% *

Population: 1990 - 4,007; 2000 - 4,959; 2010 - 6,077; est. 2022 -7,300  
Per Capita Certified Net Taxable Assessed Valuation - \$187,222.30  
Per Capita Gross General Obligation Debt Principal - \$10,327.95  
Per Capita Net General Obligation Debt Principal - \$4,419.86

\* Preliminary, subject to change.

\*\* The Anticipation Notes are being sold concurrently with the Certificates as a private placement

**CITY DEBT OBLIGATIONS - CAPITAL LEASE AND NOTES PAYABLE**

**TABLE 2**

(As of September 30, 2021)

NONE

**GENERAL OBLIGATION DEBT SERVICE REQUIREMENTS**

Fiscal Year Ending	Current Total Outstanding	The Certificates*			The Notes*			Combined Debt	Less: Self-Supporting Debt	Total Net Debt
		Principal	Interest <sup>(b)</sup>	Total	Principal <sup>(c)</sup>	Interest <sup>(b)</sup>	Total			
2023	6,948,828	\$ 275,000	\$ 251,831	\$ 526,831	\$ 70,000	\$ 21,200	\$ 91,200	\$ 7,566,859	\$ 3,619,798	\$ 3,947,062
2024	6,649,476	250,000	326,025	576,025	75,000	18,300	93,300	7,318,801	3,594,600	3,724,201
2025	6,460,754	260,000	314,550	574,550	80,000	15,200	95,200	7,130,504	3,592,081	3,538,423
2026	6,391,681	275,000	302,513	577,513	80,000	12,000	92,000	7,061,194	3,543,368	3,517,826
2027	6,044,129	290,000	289,800	579,800	85,000	8,700	93,700	6,717,629	3,548,010	3,169,619
2028	5,455,756	300,000	276,525	576,525	85,000	5,300	90,300	6,122,581	3,563,696	2,558,885
2029	4,804,338	310,000	262,800	572,800	90,000	1,800	91,800	5,468,938	3,577,464	1,891,474
2030	4,807,836	330,000	248,400	578,400	-	-	-	5,386,236	3,601,095	1,785,141
2031	3,753,397	345,000	233,213	578,213	-	-	-	4,331,610	2,565,619	1,765,991
2032	3,584,699	360,000	217,350	577,350	-	-	-	4,162,049	2,466,674	1,695,375
2033	2,895,891	375,000	200,813	575,813	-	-	-	3,471,704	2,480,916	990,787
2034	2,421,588	395,000	183,488	578,488	-	-	-	3,000,076	2,060,763	939,313
2035	1,954,250	415,000	165,263	580,263	-	-	-	2,534,513	1,827,500	707,013
2036	1,943,363	430,000	146,250	576,250	-	-	-	2,519,613	1,836,163	683,451
2037	1,398,688	450,000	126,450	576,450	-	-	-	1,975,138	1,311,225	663,913
2038	1,395,975	475,000	105,638	580,638	-	-	-	1,976,613	1,333,488	643,125
2039	1,171,394	495,000	83,813	578,813	-	-	-	1,750,207	1,198,256	551,950
2040	1,166,081	515,000	61,088	576,088	-	-	-	1,742,169	1,215,619	526,550
2041	804,700	540,000	37,350	577,350	-	-	-	1,382,050	1,178,650	203,400
2042	573,000	560,000	12,600	572,600	-	-	-	1,145,600	1,133,000	12,600
2043	573,000	-	-	-	-	-	-	573,000	573,000	-
2044	573,000	-	-	-	-	-	-	573,000	573,000	-
2045	573,000	-	-	-	-	-	-	573,000	573,000	-
2046	573,000	-	-	-	-	-	-	573,000	573,000	-
2047	573,000	-	-	-	-	-	-	573,000	573,000	-
2048	573,000	-	-	-	-	-	-	573,000	573,000	-
2049	573,000	-	-	-	-	-	-	573,000	573,000	-
2050	573,000	-	-	-	-	-	-	573,000	573,000	-
2051	574,000	-	-	-	-	-	-	574,000	574,000	-
Total	\$ 75,783,824	\$ 7,645,000	\$ 3,845,756	\$ 11,490,756	\$ 565,000	\$ 82,500	\$ 647,500	\$ 87,922,080	\$ 54,405,982	\$ 33,516,098

\* Preliminary, subject to change.

<sup>(a)</sup> Includes self-supporting debt.

<sup>(b)</sup> Interest calculated at an assumed rate for illustrative purposes only

<sup>(c)</sup> The Notes are being sold concurrently with the Certificates as a private placement

**TAX ADEQUACY (Includes Self-Supporting Debt)**

2022 Freeze Adjusted Net Taxable Assessed Valuator	\$ 1,222,981,263
Maximum Annual Debt Service Requirements (Fiscal Year Ending 9-30-2023)	7,566,859
Indicated required I&S Fund Tax Rate at 98% Collections to produce Maximum Debt Service requirements	0.6313

\* Preliminary, subject to change.

Note: Above computations are exclusive of investment earnings, delinquent tax collections and penalties and interest or delinquent tax collections.

**TAX ADEQUACY (Excludes Self-Supporting Debt)**

2022 Freeze Adjusted Net Taxable Assessed Valuator	\$ 1,222,981,263
Maximum Annual Debt Service Requirements (Fiscal Year Ending 9-30-2023)	3,947,062
Indicated required I&S Fund Tax Rate at 98% Collections to produce Maximum Debt Service requirements	0.32933

\* Preliminary, subject to change.

Note: Above computations are exclusive of investment earnings, delinquent tax collections and penalties and interest on delinquent tax collections.

**GENERAL OBLIGATION PRINCIPAL REPAYMENT SCHEDULE**

(as of September 1, 2022)

**Principal Repayment Schedule**

FYE (9/30)	Currently Outstanding <sup>(a)</sup>	The			Principal Unpaid at End of Year*	Percent of Principal Retired (%)*
		Certificates*	The Notes**	Total*		
2023	\$ 5,589,000	\$ 275,000	\$ 70,000	\$ 5,934,000	\$ 69,460,000	7.87%
2024	5,414,000	250,000	75,000	5,739,000	63,721,000	15.48%
2025	5,349,000	260,000	80,000	5,689,000	58,032,000	23.03%
2026	5,404,000	275,000	80,000	5,759,000	52,273,000	30.67%
2027	5,184,000	290,000	85,000	5,559,000	46,714,000	38.04%
2028	4,733,000	300,000	85,000	5,118,000	41,596,000	44.83%
2029	4,218,000	310,000	90,000	4,618,000	36,978,000	50.95%
2030	4,348,000	330,000	-	4,678,000	32,300,000	57.16%
2031	3,398,000	345,000	-	3,743,000	28,557,000	62.12%
2032	3,313,000	360,000	-	3,673,000	24,884,000	66.99%
2033	2,697,000	375,000	-	3,072,000	21,812,000	71.07%
2034	2,276,000	395,000	-	2,671,000	19,141,000	74.61%
2035	1,846,000	415,000	-	2,261,000	16,880,000	77.61%
2036	1,866,000	430,000	-	2,296,000	14,584,000	80.66%
2037	1,346,000	450,000	-	1,796,000	12,788,000	83.04%
2038	1,361,000	475,000	-	1,836,000	10,952,000	85.47%
2039	1,151,000	495,000	-	1,646,000	9,306,000	87.66%
2040	1,157,000	515,000	-	1,672,000	7,634,000	89.87%
2041	803,000	540,000	-	1,343,000	6,291,000	91.66%
2042	573,000	560,000	-	1,133,000	5,158,000	93.16%
2043	573,000	-	-	573,000	4,585,000	93.92%
2044	573,000	-	-	573,000	4,012,000	94.68%
2045	573,000	-	-	573,000	3,439,000	95.44%
2046	573,000	-	-	573,000	2,866,000	96.20%
2047	573,000	-	-	573,000	2,293,000	96.96%
2048	573,000	-	-	573,000	1,720,000	97.72%
2049	573,000	-	-	573,000	1,147,000	98.48%
2050	573,000	-	-	573,000	574,000	99.24%
2051	574,000	-	-	574,000	-	100.00%
Total	\$ 67,184,000	\$ 7,645,000	\$ 565,000	\$ 75,394,000		

<sup>(a)</sup> Includes self-supporting debt

\* Preliminary, subject to change.

\*\* The Notes are being sold concurrently with the Certificates as a private placement.

**TAXABLE ASSESSED VALUATION FOR TAX YEARS 2012-2021**

**TABLE 3**

Tax Year	Net Taxable Assessed Valuation	Change From Preceding Year	
		Amount (\$)	Percent
2013-14	\$ 652,445,937	-	0.00%
2014-15	689,534,579	\$ 37,088,642	5.68%
2015-16	722,853,679	33,319,100	4.83%
2016-17	742,774,764	19,921,085	2.76%
2017-18	815,061,904	72,287,140	9.73%
2018-19	933,743,351	118,681,447	14.56%
2019-20	990,040,027	56,296,676	6.03%
2020-21	1,037,479,456	47,439,429	4.79%
2021-22	1,100,845,257	63,365,801	6.11%
2022-23	1,366,722,758	265,877,501	24.15%

Source: Burnet Central Appraisal District.

**PRINCIPAL TAXPAYERS 2021-2022**

**TABLE 4**

Name	Type of Business/Property	% of Total 2022	
		2022 Net Taxable Assessed Value	Assessed Valuation
Panther Hollow Apartments LLC	Apartments	\$ 20,342,720	1.85%
Huber Carbonates LLC	Stone Quarry	14,784,749	1.34%
Worldmark the Club	Lodging	14,733,990	1.34%
HTA-Marble Falls Mob LLC	Healthcare	14,026,820	1.27%
Homestead Mormon Mill LP	Commercial Real Estate	13,400,000	1.22%
Bray Spaar Partnership	General Contractor	12,000,000	1.09%
Pedernales Electric CO-OP	Utility	10,259,761	0.93%
Walmart Inc	Retail	9,454,760	0.86%
Roper Ranch LLC	Horse Ranch	8,970,274	0.81%
Riverboat Gamblers LLC	Real Estate	8,078,070	0.73%
		<u>\$ 126,051,144</u>	<u>11.45%</u>

Source: Burnet Central Appraisal District.

**CLASSIFICATION OF ASSESSED VALUATION**

**TABLE 5**

	2022	% of Total	2021	% of Total	2020	% of Total
Real, Residential, Single-Family	\$ 613,217,334	39.47%	\$ 475,521,132	39.03%	\$ 414,348,438	36.39%
Real, Residential, Multi-Family	108,790,662	7.00%	90,802,404	7.45%	85,827,187	7.54%
Real, Vacant Lots/Tracts	85,371,897	5.49%	62,526,003	5.13%	52,940,280	4.65%
Real, Acreage (Land Only)	87,731,382	5.65%	53,132,204	4.36%	51,481,976	4.52%
Real, Farm and Ranch Improvements	49,822,221	3.21%	19,491,341	1.60%	21,315,251	1.87%
Real, Commercial and Industrial	469,494,862	30.22%	375,659,644	30.83%	373,781,282	32.83%
Real & Tangible, Personal Utilities	8,687,533	0.56%	7,884,150	0.65%	7,389,430	0.65%
Tangible Personal, Commercial & Industrial	115,067,396	7.41%	118,412,689	9.72%	116,459,287	10.23%
Tangible Personal, Mobile Homes	3,306,785	0.21%	3,309,241	0.27%	2,950,047	0.26%
Real Property, Inventory	1,252,359	0.08%	1,214,366	0.10%	1,186,702	0.10%
Special Inventory	10,913,697	0.70%	10,360,910	0.85%	10,997,102	0.97%
<b>Total Appraised Value</b>	<b>\$1,553,656,128</b>	<b>100.00%</b>	<b>\$1,218,314,084</b>	<b>100.00%</b>	<b>\$1,138,676,982</b>	<b>100.00%</b>
<b>Less:</b>						
Optional Over 65 or Disabled	\$ 30,151,270		\$ 30,355,037		\$ 28,722,810	
Veterans' Exemptions	10,518,954		8,835,344		7,499,014	
Freeport Exemptions	842,205		4,056,029		4,058,084	
Open-Space Land and Timberland	87,248,268		52,564,264		50,924,063	
Pollution Control	282,702		282,702		5,469,440	
Homestead	5,716,636		5,613,778		282,702	
Loss to 10% HO Cap	52,173,335		15,761,673		4,241,413	
<b>Net Taxable Assessed Valuation</b>	<b>\$1,366,722,758</b>		<b>\$1,100,845,257</b>		<b>\$1,037,479,456</b>	

Source: Burnet Central Appraisal District.

**TAX DATA**

**TABLE 6**

Tax Year	Net Taxable Assessed Valuation	Tax Rate	Tax Levy	% of Collections Current	% of Collections Total	Year Ended
2013	\$ 652,445,937	\$ 0.648300	\$ 4,229,807	96.78	103.32	9/30/2014
2014	689,534,579	0.648300	4,470,253	98.56	100.46	9/30/2015
2015	722,853,679	0.648300	4,686,260	98.13	98.75	9/30/2016
2016	742,774,764	0.648300	4,815,409	98.97	101.04	9/30/2017
2017	815,061,904	0.634000	5,167,492	98.58	101.43	9/30/2018
2018	933,743,351	0.615000	5,742,522	94.74	95.35	9/30/2019
2019	990,040,027	0.610000	6,039,244	99.03	99.94	9/30/2020
2020	1,037,479,456	0.610000	6,328,625	95.44	96.31	9/30/2021
2021	1,100,845,257	0.599000	6,594,063	97.28	97.28	9/30/2022 *
2022	1,366,722,758	0.557700	7,622,213	(In process of collections)		9/30/2023

\* As of August 31, 2022.

**TAX RATE DISTRIBUTION**

**TABLE 7**

	2022	2021	2020	2019	2018
General Fund	\$ 0.210000	\$ 0.247700	\$ 0.256500	\$ 0.256900	\$ 0.247900
I & S Fund	0.347700	0.351300	0.353500	0.353100	0.367100
<b>Total Tax Rate</b>	<b>\$ 0.557700</b>	<b>\$ 0.599000</b>	<b>\$ 0.610000</b>	<b>\$ 0.610000</b>	<b>\$ 0.615000</b>

Source: Texas Municipal Report published by the Municipal Advisory Council of Texas, the Burnet Central Appraisal District, the Issuer's Comprehensive Annual Financial Report for the Fiscal Year Ended September 30, 2021, and information supplied by the Issuer.

**MUNICIPAL SALES TAX COLLECTIONS**

**TABLE 8**

The Issuer has adopted the provisions of Chapter 321, as amended, Texas Tax Code, authorizing the City to levy a 1% sales tax. In addition, some issuers are subject to a property tax relief and/or an economic and industrial development sales tax. The Issuer approved a ½¢ sales tax for economic development in 1987 and a ½¢ sales tax for property tax relief in 1990. The City’s total sales tax rate is 2%. Net collections on calendar year basis are as follows:

Calendar Year	Total Collected	% of Ad Valorem Tax Levy	Equivalent of Ad Valorem Tax Rate
2013	\$ 6,988,225	165.21%	1.071
2014	7,068,148	158.12%	1.025
2015	7,426,438	158.47%	1.027
2016	7,886,178	163.77%	1.062
2017	8,609,400	166.61%	1.056
2018	8,837,584	153.90%	0.946
2019	9,520,123	157.64%	0.962
2020	10,030,099	158.49%	0.967
2021	12,030,050	182.44%	1.093
2022	10,424,519	(As of September 2022)	

Source: State Comptroller's Office of the State of Texas.

**OVERLAPPING DEBT INFORMATION**

(As of September 1, 2022)

The following table indicates the indebtedness, defined as outstanding bonds payable from ad valorem taxes, of governmental entities overlapping the City and the estimated percentages and amounts of such indebtedness attributable to property within the City. Expenditures of the various taxing bodies overlapping the territory of the Issuer are paid out of ad valorem taxes levied by these taxing bodies on properties overlapping the Issuer. These political taxing bodies are independent of the Issuer and may incur borrowings to finance their expenditures. The following statements of direct and estimated overlapping ad valorem tax bonds was developed from information contained in the "Texas Municipal Reports" published by the Municipal Advisory Council of Texas. Except for the amounts relating to the Issuer, the Issuer has not independently verified the accuracy or completeness of such information, and no person should rely upon such information as being accurate or complete. Furthermore, certain of the entities listed below may have authorized or issued additional obligations since the date stated below, and such entities may have programs requiring the authorization and/or issuance of substantial amounts of additional obligations, the amount of which cannot be determined.

Taxing Body	Gross Debt (As of 9/1/2022)	% Overlapping	Amount Overlapping
Burnet County	\$ 23,570,000	14.46%	\$ 3,408,222
Marble Falls Independent School District	84,880,000	22.88%	19,420,544
Total Gross Overlapping Debt			\$ 22,828,766
City of Marble Falls			\$ 75,394,000 *
Total Gross Direct and Overlapping Debt			\$ 98,222,766 *
Ratio of Gross Direct and Overlapping Debt to 2022 Certified Net Taxable Assessed Valuation			7.19% *
Per Capita Gross Direct and Overlapping Debt			\$ 13,736 *

Note: The above figures show Gross General Obligation Debt for the Issuer. The Issuer’s Net General Obligation Debt is \$32,265,000. Calculations on the basis of Net General Obligation Debt would change the above figures as follows:

Total Net Direct and Overlapping Debt	\$ 55,093,766 *
Ratio of Net Direct and Overlapping Debt to 2022 Net Taxable Assessed Valuation	4.03% *
Per Capita Net Direct and Overlapping Debt	\$7,547.09 *

Source: Texas Municipal Reports published by the Municipal Advisory Council of Texas

\* Preliminary, subject to change.

**ASSESSED VALUATION AND TAX RATE OF OVERLAPPING ISSUERS**

Governmental Subdivision	2022 Assessed Valuation	% of Actual	2021 Tax Rate
Marble Falls ISD	\$ 8,799,779,628	100%	\$ 1.115000
Burnet County	4,973,815,550	100%	0.353000

Source: Texas Municipal Reports published by the Municipal Advisory Council of Texas.

**AUTHORIZED BUT UNISSUED GENERAL OBLIGATION BONDS OF DIRECT AND OVERLAPPING GOVERNMENTAL SUBDIVISIONS**

Issuer	Date of Authorization	Purpose	Amount Authorized	Issued To-Date	Unissued
Marble Falls ISD	None				
Burnet County	None				
Marble Falls, City of	None				

Source: Texas Municipal Reports published by the Municipal Advisory Council of Texas.

**GENERAL FUND COMPARATIVE STATEMENT OF REVENUES AND EXPENDITURES**

**TABLE 9**

The following statements set forth in condensed form reflect the historical operations of the Issuer. Such summary has been prepared for inclusion herein based upon information obtained from the Issuer's audited financial statements and records. Reference is made to such statements for further and complete information.

	Fiscal Year Ended				
	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017
Fund Balance - Beginning of Year	\$ 2,064,617	\$ 2,192,462	\$ 1,989,716	\$ 1,844,298	\$ 1,697,721
Revenues	\$ 14,416,747	\$ 12,223,775	\$ 11,128,569	\$ 10,223,490	\$ 9,826,057
Expenditures	12,562,929	13,574,212	12,135,225	10,912,713	9,717,770
Excess (Deficit) of Revenues Over Expenditures	\$ 1,853,818	\$ (1,350,437)	\$ (1,006,656)	\$ (689,223)	\$ 108,287
Other Financing Sources (Uses):					
Sale of Capital Assets	\$ 85,602	\$ 89,986	\$ 44,845	\$ 479,387	\$ 6,840
Premium on Bond Issuance	1,801,764	-	13,832	-	-
Debt Proceeds	-	-	375,900	-	-
Capital Lease Proceeds	-	532,272	-	31,507	23,615
Proceeds from Insurance	23,730	36,702	470,677	24,647	14,481
Operating Transfers In	1,215,869	1,152,015	419,848	366,000	319,000
Operating Transfers Out	(154,117)	(588,383)	(115,700)	(66,900)	(325,646)
Total Other Financing Sources (Uses):	\$ 2,972,848	\$ 1,222,592	\$ 1,209,402	\$ 834,641	\$ 38,290
Fund Balance - End of Year	\$ 6,891,283 <sup>(1)</sup>	\$ 2,064,617	\$ 2,192,462	\$ 1,989,716	\$ 1,844,298

Source: The Issuer's Comprehensive Annual Financial Reports and information provided by the Issuer.

<sup>(1)</sup> The City anticipates ending the fiscal year ending September 30, 2022 with an unaudited general fund balance of \$5,800,000.

Information regarding the City's Pension Plan can be found within the City's 2021 Annual Financial Report.

**UTILITY PLANT IN SERVICE****TABLE 11***(As of September 30, 2021)*

Land	\$ 851,508
Construction in Progress	-
Buildings & Improvements	69,220,337
Machines and Equipment	<u>2,274,724</u>
<b>Total</b>	<b>\$ 72,346,569</b>
Less: Accumulated Depreciation	<u>(31,827,589)</u>
<b>Net Property, Plant and Equipment</b>	<b>\$ 40,518,980</b>

Source: *The Issuer's Comprehensive Annual Financial Report for the fiscal year ended September 30, 2021.*

**WATERWORKS AND SEWER SYSTEM OPERATING STATEMENT****TABLE 12**

*The following condensed statements have been compiled using accounting principles customarily employed in the determination of net revenues available for debt service, and in all instances exclude depreciation, transfers, garbage, bad debt, debt service payments and expenditures identified as capital.*

	Fiscal Year Ended				
	9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017
Revenues	\$ 6,575,676	\$ 6,050,691	\$ 5,184,917	\$ 5,186,974	\$ 5,015,821
Expenses	<u>3,119,194</u>	<u>3,319,391</u>	<u>3,510,616</u>	<u>3,034,187</u>	<u>2,915,508</u>
Net Revenue Available for Debt Service	<u>\$ 3,456,482</u>	<u>\$ 2,731,300</u>	<u>\$ 1,674,301</u>	<u>\$ 2,152,787</u>	<u>\$ 2,100,313</u>
Customer Count:					
Water	3,387	3,401	3,352	3,213	3,180
Sewer	2,855	2,711	2,691	2,671	3,130

Source: *The Issuer's Comprehensive Annual Financial Reports.*



*(Effective January 1, 2022)*

**New Rates**

**Minimum Base Charges**

<b>Meter Size (inches)</b>	<b>Inside City Rate</b>	<b>Outside City Rate</b>
3/4"	\$ 26.75	\$ 40.12
1"	38.13	57.19
1 1/2"	68.30	102.45
2"	118.05	177.07
3"	252.76	379.14
4"	447.51	671.26
6"	792.07	1,188.10

<b>Total Consumption (Gallons)</b>	<b>Rate per 1,000 Gallons</b>
0 - 10,000	\$ 5.07      7.61
10,001 - 30,000	6.19      9.28
30,001 +	7.57      11.36

**Sprinkler/Irrigation**

<b>Total Consumption (Gallons)</b>	<b>Rate per 1,000 Gallons</b>
0 - 10,000	\$ 4.24
10,001 - 30,000	4.35
30,001 +	4.51

*(Effective January 1, 2022)*

**New Rates**

**Minimum Base Charges**

<b>Min. Base Charge</b>	<b>Rate</b>
\$	23.68

**Rate per 1,000 Gallons**

\$	5.31
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**APPENDIX B**

**GENERAL INFORMATION REGARDING THE CITY OF MARBLE FALLS  
AND BURNET COUNTY, TEXAS**

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## CITY OF MARBLE FALLS, TEXAS

### Location

The City of Marble Falls, Texas (the “City”) is located in the heart of the Texas Hill Country on U.S. 281. The City is 47 miles northwest of Austin and 85 miles north of San Antonio. The City lies immediately north of Lake Marble Falls, one of a chain of lakes created by dams on the Colorado River, collectively known as the Highland Lakes. The six Highland lakes – Buchanan, Inks, LBJ, Marble Falls, Travis and Austin – form the largest chain of lakes in Texas.

### Government

The City is a Home Rule municipal corporation operating under its own charter since August 9, 1986. The charter provides that the City will operate under the council/manager form of government pursuant to the laws of the State of Texas. The City Council consists of the Mayor and six Council-Members, all elected at large for two year terms and for no more than three consecutive terms. The City Council appoints the City Manager, who is the City’s chief administrative officer.

### Population

Calendar Year	City of Marble Falls
2010	6,009
2011	6,113
2012	6,085
2013	6,070
2014	6,079
2015	6,140
2016	6,251
2017	6,507
2018	6,932
2019	6,944
2020	7,114
2021	7,151

Source: US Census Bureau

### Economy

The City is a market and tourist center. Nearby Granite Mountain is the site of a quarry where commercial granite is recovered in vast quantities. Located in the middle of Highland Lakes, the City lies adjacent to hundreds of miles of waterways which offers tourists all types of recreational activity. Horseshoe Bay is a resort on Lake LBJ approximately five miles from the City. Among the seven golf courses located within a 20-mile radius of the City are 54 holes designed by Robert Trent Jones at Horseshoe Bay. Tourists are also attracted to the natural beauty of the Texas Hill Country surrounding the City.

### Principal Employers

Employer	Employees	Percentage of Total City Employment
Marble Falls ISD	695	27.65%
Baylor Scott & White	524	20.84%
H.E.B. Grocery Company	319	12.69%
Wal-Mart Corporation	285	11.34%
Lowe’s	127	5.05%
City of Marble Falls	124	4.93%
Granite Mesa	115	4.57%
Gibraltar	100	3.98%
The Home Depot	118	4.69%
Johnson Sewell Ford Licoln	107	4.26%

Source: The Issuer’s Comprehensive Financial Report for Fiscal Year Ended September 30, 2021.

## BURNET COUNTY, TEXAS

### Location

Burnet County, Texas (the “County” or “Burnet County”) was created in 1852 from parts of Bell, Williamson and Travis Counties, Texas and named after David G. Burnet, provisional president of the Republic of Texas. Its county seat is Burnet, which is located in the center of the County, with Marble Falls to the South, Bertram to the East. Burnet is named as “The Bluebonnet Capital of Texas”. Burnet County is traversed by U.S. Highways 183 and 281, State Highways 29 and 71 and six farm-to-market roads.

Activities that attract tourists to the County include hunting, fishing, water sports, Longhorn Caverns and Inks Lake State Park.

Minerals produced in the County include stone, graphite, sand and gravel. The Texas Almanac designates cattle, sheep, and goats as principal sources of agricultural income. Wholesale and retail trades also make significant contributions to the economy of the County.

Recreation in Burnet County includes scenic drives, visits to lakes (Buchanan, Inks, LBJ, Marble Falls or Travis) and trips to Inks Lake State Park or Longhorn Caverns State Park. There are ample opportunities for hunting and fishing.

### Principal Employers

Employer	Employees	Percentage of Total County Employment
Marble Falls ISD	693	3.03%
Horseshoe Bay Resort & Marriott	662	2.89%
Baylor, Scott & White	573	2.50%
Burnet CISD	503	2.20%
H.E.B. Grocery	440	1.92%
Burnet County	400	1.75%
Wal-Mart Stores, Inc.	380	1.66%
Stealth Products	150	0.66%
City of Burnet	141	0.62%
Entegris	130	0.57%

Source: Burnet County Comprehensive Financial Report for Fiscal Year Ended September 30, 2021.

### Labor Force Statistics <sup>(1)</sup>

	<u>2022</u> <sup>(2)</sup>	<u>2021</u> <sup>(3)</sup>	<u>2020</u> <sup>(3)</sup>	<u>2019</u> <sup>(3)</sup>
Civilian Labor Force	24,951	24,594	23,517	23,308
Total Employed	24,227	23,676	22,399	22,671
Total Unemployed	724	918	1,118	637
% Unemployment	2.9%	3.7%	4.8%	2.7%
%Unemployed (Texas)	4.2%	5.7%	7.7%	3.5%
%Unemployed (U.S.)	3.8%	5.3%	8.1%	3.7%

(1) Source: Texas Workforce Commission.

(2) As of August 2022.

(3) Average annual statistics.

**APPENDIX C**

**FORM OF LEGAL OPINION OF BOND COUNSEL**

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\_\_\_\_\_, 2022

\$ \_\_\_\_\_  
CITY OF MARBLE FALLS, TEXAS  
COMBINATION TAX AND REVENUE  
CERTIFICATES OF OBLIGATION  
SERIES 2022

WE HAVE ACTED AS BOND COUNSEL in connection with the issuance by the City of Marble Falls, Texas (the "City") of its \$ \_\_\_\_\_ aggregate original principal amount of Combination Tax and Revenue Certificates of Obligation, Series 2022, dated November 1, 2022 (the "Certificates").

IN OUR CAPACITY AS BOND COUNSEL, we have examined the Certificates for the sole purpose of rendering an opinion with respect to the legality and validity of the Ordinance (as defined below) and the Certificates under the Constitution and laws of the State of Texas, and with respect to the excludability of the interest on the Certificates from gross income for federal income tax purposes. We have not been requested to investigate or verify, and have not investigated or verified, any records, data or other material relating to the financial condition or capabilities of the City.

WE HAVE EXAMINED the applicable and pertinent provisions of the Constitution and laws of the State of Texas and the Home Rule Charter of the City. We have also examined applicable provisions of the Internal Revenue Code of 1986, as amended (the "Code"), court decisions, Treasury Regulations, and published rulings of the Internal Revenue Service as we have deemed relevant, a transcript of certified proceedings of the City and other pertinent instruments authorizing and relating to the issuance of the Certificates, including (1) the ordinance (the "Ordinance") authorizing the issuance of the Certificates, (2) the registered Initial Certificate numbered T-1, and (3) the Arbitrage and Tax Certificate of the City.

BASED ON OUR EXAMINATION, we are of the opinion that:

1. The Certificates are valid and legally binding obligations of the City enforceable in accordance with their terms, except as their enforceability may be limited by bankruptcy, insolvency, or other laws affecting creditors' rights generally and as may be affected by matters involving the exercise of equitable or judicial discretion.

2. The Certificates are secured by and payable from the levy of a direct and continuing annual ad valorem tax upon all taxable property within the City, within limits prescribed by law, sufficient for said purposes, and a limited pledge, not to exceed \$1,000, of the Surplus Revenues of the City's Water and Sewer System, as provided in the Ordinance.
3. Under existing statutes, regulations, rulings and court decisions, interest on the Certificates is excludable from the gross income of the holders thereof for federal income tax purposes assuming continuing compliance by the City with the requirements of the Code. Interest on the Certificates is not subject to the alternative minimum tax imposed on individuals under the Code. For purposes of the 15% federal minimum tax that is imposed on "applicable corporations" (as defined in the 2022 Inflation Reduction Act (the "2022 Act")) for taxable years beginning after December 31, 2022, interest on the Certificates will be taken into account in determining "adjusted financial statement income" (as defined in the 2022 Act).

In rendering this opinion, we have assumed continuing compliance by the City with the covenants contained in the Ordinance and the Arbitrage and Tax Certificate, that it will comply with the applicable requirements of the Code, including requirements relating to, *inter alia*, the use and investment of proceeds of the Certificates and rebate to the United States Treasury of specified arbitrage earnings, if any, under Section 148(f) of the Code. Failure of the City to comply with such covenants could result in the interest on the Certificates being subject to federal income tax from the date of issue. We have not undertaken to monitor compliance with such covenants or to advise any party as to changes in the law after the date hereof that may affect the tax-exempt status of the interest on the Certificates.

The opinions set forth above are based on existing law, which is subject to change. Such opinions are further based on our knowledge of facts as of the date hereof. We assume no duty to update or supplement these opinions to reflect any facts or circumstances that may hereafter come to our attention or to reflect any changes in any law that may hereafter occur or become effective. Moreover, our opinions are not a guarantee of result and are not binding on the Internal Revenue Service; rather, such opinions represent our legal judgment based upon our review of existing law and in reliance upon the representations and covenants referenced above that we deem relevant to such opinions. We observe that the City has covenanted in the Ordinance not to take any action, or omit to take any action within its control, that if taken or omitted, respectively, may result in the treatment of interest on the Certificates as includable in gross income for federal income tax purposes.

Respectfully,

**APPENDIX D**

**FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

(Independent Auditor's Report, General Financial Statements and Notes to the Financial Statements – not intended to be a complete statement of the Issuer's financial condition. Reference is made to the complete Annual Financial Report for further information.)

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## INDEPENDENT AUDITOR'S REPORT

Mayor and Members of City Council  
City of Marble Falls, Texas  
Marble Falls, Texas

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Marble Falls, Texas, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City of Marble Falls, Texas' basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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### OFFICE LOCATIONS

TEXAS | Waco | Temple | Hillsboro | Houston  
NEW MEXICO | Albuquerque

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Marble Falls, Texas, as of September 30, 2021, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Emphasis of Matter – Change in Accounting Principle**

As described in the notes to the financial statements, in fiscal year 2021 the City adopted new accounting guidance, Governmental Accounting Standards Board (GASB) Statement No. 84, Fiduciary Activities. Our opinion is not modified with respect to this matter.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and pension and OPEB information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Marble Falls, Texas' basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and is also not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules and the Schedule of Expenditures of Federal Awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report February 15, 2022, on our consideration of the City of Marble Falls, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Marble Falls, Texas' internal control over financial reporting and compliance.

*Pattillo, Brown & Hill, L.L.P.*

Waco, Texas  
February 15, 2022

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**MANAGEMENT'S  
DISCUSSION AND ANALYSIS**

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## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

As Management of the City of Marble Falls, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2021. This information is not intended to be a complete statement of the City's financial condition. We recommend and encourage readers to consider the information presented here in conjunction with the accompanying transmittal letter and basic financial statements.

### **FINANCIAL HIGHLIGHTS**

- The assets and deferred outflows of resources of the City of Marble Falls exceeded its liabilities and deferred inflows of resources as of September 30, 2021, by \$37,770,701 (net position). Of this amount, \$11,431,587 is unrestricted net position.
- The City's net position increased by \$13,629,130.
- As of the close of the current fiscal year, the City of Marble Falls governmental funds reported combined ending fund balances of \$22,102,121. \$6,891,283 of this amount is unassigned and available for use within the City's fund designation and policy.
- As of September 30, 2021, unassigned fund balance for the General Fund was \$6,891,283 or 54.85% of total General Fund expenditures.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

The discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **Government-wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. This statement combines and consolidates governmental funds current financial resources (short-term spendable resources) with capital assets and long-term obligations. Other non-financial factors should also be taken into consideration, such as changes in the City's property tax base and the condition of the City's infrastructure (i.e. roads, drainage improvements, storm sewer and water lines, etc.), to assess the overall financial condition of the City.

The Statement of Activities presents information showing how the City's net position changed during the fiscal year. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but not used compensated absences). Both the statement of net position and the statement of activities are prepared utilizing the accrual basis of accounting as opposed to the modified accrual basis used in prior reporting models.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from functions that are intended to recover all or a significant portion of their costs through user fees (business-type activities).

- Governmental activities include most of the City's basic services (general government, public safety, public works and culture and recreation). Property taxes, sales taxes, and franchise fees primarily finance these activities.
- Business-type activities include the City's water and sewer system. Charges for services cover all or most of the cost for these services.

## Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used by state and local governments to control and manage money for particular purposes and to ensure finance-related legal requirements. The City uses two fund types – governmental and proprietary.

- **Governmental funds** – Similar to the governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds focus on *near-term inflows and outflows of spendable resources* as well as on *balances of spendable resources* available at the end of the fiscal year. The governmental fund statement provides a detailed short-term view of the City's general government operations and helps you determine whether resources are available in the near future to finance City programs. Comparing the information presented for governmental funds with the information presented for governmental activities in the government-wide financial statements will help the reader to better understand the long-term impact of the government's near-term financing decisions. The governmental funds' Balance Sheet, Statement of Revenues, Expenditures and Changes in Fund Balances include a reconciliation to provide such comparison.

The City maintains 12 governmental funds. Information is presented separately in the governmental funds' Balance Sheet and the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances for the General Fund, Economic Development Corporation Fund, Debt Service Fund, Hotel Conference Center Fund, and Parks Improvement Fund, all of which are considered to be major funds. The other funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements found in this report.

- **Proprietary funds** – The City maintains one proprietary fund. The City uses the Enterprise Fund for water and sewer operations. The Enterprise Fund reports the same functions presented as business-type activities in the government-wide financial statement.

## Reporting the City's Fiduciary Responsibility

The City is the trustee, or fiduciary, for the LaVentana Public Improvement District Trust Fund, Gregg Ranch Public Improvement District Trust Fund, Thunder Rock PID Trust Fund and the Roper Ranch Public Improvement District Trust Fund. All of the City's fiduciary activities are reported in separate Statements of Fiduciary Net Position and Changes in Fiduciary Net Position. The activities of this fund are excluded from the City's government-wide financial statements because the City cannot use these assets to finance its operations. The City is responsible for ensuring that the assets reported in this fund are used for their intended purpose. The basic fiduciary fund financial statements can be found on pages 24 – 25 of this report.

## Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## Other Information

In addition to the basic financial statements and accompanying notes, this report also presents combining and individual fund statements and schedules that further support the information in the financial statements. These statements are presented immediately following the notes to the financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

The City's net position exceed liabilities by \$37.8 million as of September 30, 2021. The largest portion of the City's net position reflects its investments in capital assets (e.g., land, building, equipment, improvements, construction in progress and infrastructure), less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; therefore, these assets are not available for future spending. It should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

### CITY OF MARBLE FALLS' NET POSITION

	Governmental Activities		Business-type Activities		Totals	
	2021	2020	2021	2020	2021	2020
Current and other assets	\$ 27,059,839	\$ 15,521,903	\$ 30,862,120	\$ 411,710	\$ 57,921,959	\$ 15,933,613
Capital assets	<u>41,287,987</u>	<u>36,762,541</u>	<u>40,518,980</u>	<u>39,244,012</u>	<u>81,806,967</u>	<u>76,006,553</u>
Total assets	<u>68,347,826</u>	<u>52,284,444</u>	<u>71,381,100</u>	<u>39,655,722</u>	<u>139,728,926</u>	<u>91,940,166</u>
Deferred outflows of resources	<u>1,135,192</u>	<u>1,125,593</u>	<u>545,646</u>	<u>589,397</u>	<u>1,680,838</u>	<u>1,714,990</u>
Current liabilities	5,747,662	5,585,202	3,047,409	2,645,150	8,795,071	8,230,352
Noncurrent liabilities	<u>39,797,477</u>	<u>35,930,939</u>	<u>41,028,653</u>	<u>24,224,317</u>	<u>80,826,130</u>	<u>60,155,256</u>
Total liabilities	<u>45,545,139</u>	<u>41,516,141</u>	<u>44,076,062</u>	<u>26,869,467</u>	<u>89,621,201</u>	<u>68,385,608</u>
Deferred inflows of resources	<u>818,319</u>	<u>983,125</u>	<u>13,199,543</u>	<u>144,852</u>	<u>14,017,862</u>	<u>1,127,977</u>
Net position:						
Net investment,						
in capital assets	4,970,235	7,402,554	16,999,042	16,865,358	21,969,277	24,267,912
Restricted	4,369,837	3,216,650	-	-	4,369,837	3,216,650
Unrestricted	<u>13,779,488</u>	<u>291,567</u>	<u>( 2,347,901)</u>	<u>( 3,634,558)</u>	<u>11,431,587</u>	<u>( 3,342,991)</u>
Total net position	<u>\$ 23,119,560</u>	<u>\$ 10,910,771</u>	<u>\$ 14,651,141</u>	<u>\$ 13,230,800</u>	<u>\$ 37,770,701</u>	<u>\$ 24,141,571</u>

The restricted portion of the City's net position (11.6%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position is \$11,431,587 .

### Analysis of the City's Operations

The following table provides a summary of the City's operations for the year ended September 30, 2021. Governmental activities increased the City of Marble Falls' net position by \$12,208,789, accounting for a 111.9% increase in net position. Business-type activities increased the City's net position by \$1,420,341 accounting for a 10.7% increase in net position. The increase in the business-type activities was due to the increase of charges for services and capital grants.

**CITY OF MARBLE FALLS' CHANGES IN NET POSITION**

	Governmental Activities		Business-type Activities		Totals	
	2021	2020	2021	2020	2021	2020
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 2,106,055	\$ 1,316,685	\$ 6,535,361	\$ 6,044,484	\$ 8,641,416	\$ 7,361,169
Operating grants and contributions	2,799,884	958,026	38,162	-	2,838,046	958,026
Capital grants and contributions	4,747,102	-	339,437	-	5,086,539	-
General revenues:						
Property taxes	6,255,127	5,988,377	-	-	6,255,127	5,988,377
Sales taxes	11,890,740	9,952,643	-	-	11,890,740	9,952,643
Franchise taxes	563,337	554,140	-	-	563,337	554,140
Other taxes	824,442	616,648	-	-	824,442	616,648
Investment earnings	35,206	121,181	2,153	6,207	37,359	127,388
Gain on sale of assets	643,933	307,813	-	-	643,933	307,813
Miscellaneous	306,788	151,818	-	-	306,788	151,818
Total revenues	<u>30,172,614</u>	<u>19,967,331</u>	<u>6,915,113</u>	<u>6,050,691</u>	<u>37,087,727</u>	<u>26,018,022</u>
<b>Expenses:</b>						
General government	5,600,790	5,776,274	-	-	5,600,790	5,776,274
Public safety	7,797,505	8,087,970	-	-	7,797,505	8,087,970
Public works	1,224,598	1,524,668	-	-	1,224,598	1,524,668
Culture and recreation	1,902,820	1,781,135	-	-	1,902,820	1,781,135
Interest on long-term debt	1,262,322	1,204,850	-	-	1,262,322	1,204,850
Water and wastewater	-	-	5,670,562	5,622,704	5,670,562	5,622,704
Total expenses	<u>17,788,035</u>	<u>18,374,897</u>	<u>5,670,562</u>	<u>5,622,704</u>	<u>23,458,597</u>	<u>23,997,601</u>
Increases (decreases) in net position before transfers	12,384,579	1,592,434	1,244,551	427,987	13,629,130	2,020,421
Transfers	( 175,790)	( 143,672)	175,790	143,672	-	-
Change in net position	12,208,789	1,448,762	1,420,341	571,659	13,629,130	2,020,421
Net position, beginning	<u>10,910,771</u>	<u>9,462,009</u>	<u>13,230,800</u>	<u>12,659,141</u>	<u>24,141,571</u>	<u>22,121,150</u>
Net position, ending	<u>\$ 23,119,560</u>	<u>\$ 10,910,771</u>	<u>\$ 14,651,141</u>	<u>\$ 13,230,800</u>	<u>\$ 37,770,701</u>	<u>\$ 24,141,571</u>

**Government Funds**

In the General Fund, fund balance increased by \$4,826,666. The increase was due mainly to an increase in property taxes and sales taxes for FY 2021. Property taxes increased primarily due to a 6% increase in total assessed values. Sales taxes increased by 19.8% from the prior fiscal year due to an increase in retail sales activity.

The Economic Development Corporation Fund balance increased by \$1,034,276. The increase is due to an increase in sales taxes for FY 2021. Sales taxes increased by 19.8% from the prior fiscal year due to an increase in retail sales activity.

The Debt Service Fund balance increased by \$137,831 due to an increase in property tax revenue. Property taxes increased primarily due to a 6% increase in total assessed values.

The Hotel Conference Center Fund increased by \$140,063 due to transfers into the fund. The transfers are from the Economic Development Corporation Fund for the Hotel Conference Center capital project.

The Parks Improvement Fund increased by \$1,871,591 due to Intergovernmental revenue increasing. The sources of this revenue were federal grants from the Emergency Watershed Protection Program for the river bank stabilization project.

**Proprietary Fund**

Unrestricted net position of the proprietary fund (water and utility) was -\$2,347,901. The net position of the Water and Utility Fund increased by \$1,420,341. This increase was due to an increase in water and utility charges.

**General Fund Budgetary Highlights**

The City made revisions to the original appropriations approved by the City Council. These changes resulted in an increase in budgeted expenditures in the amount of \$40,046 from the original budget of \$12,368,155 to the revised budget of \$12,408,201 or a 0.3% increase. The majority of this increase was due to an increase in budgeted public safety expenditures.

The variance between the final amended budget and actual expenditures was a negative \$154,728. General Government actual expenditures were above budgeted expenditures by \$278,846. Additionally, Public Works expenditures were less than budgeted expenditures by \$256,866. This was mainly due to less than expected maintenance costs.

**Capital Assets**

Additional information regarding capital assets can be found in the notes to the financial statements on page 33.

**CITY OF MARBLE FALLS' CAPITAL ASSETS AT YEAR-END**

	Governmental Activities		Business-type Activities		Totals	
	2021	2020	2021	2020	2021	2020
Land	\$ 10,520,042	\$ 10,341,624	\$ 851,508	\$ 738,908	\$ 11,371,550	\$ 11,080,532
Buildings and improvements	72,321,158	65,123,842	69,220,337	67,099,832	141,541,495	132,223,674
Machinery and equipment	7,586,013	6,717,424	2,274,724	1,633,272	9,860,737	8,350,696
Less: accumulated depreciation	( 49,139,226)	( 45,420,349)	( 31,827,589)	( 30,228,000)	( 80,966,815)	( 75,648,349)
Total capital assets, net	\$ 41,287,987	\$ 36,762,541	\$ 40,518,980	\$ 39,244,012	\$ 81,806,967	\$ 76,006,553

**Debt Administration**

At the end of the current fiscal year, the City had total bonded debt and notes payable of \$79,019,000. Of this amount, \$37,865,090 represents bonded debt backed by the full faith and credit of the City and \$41,153,910 represents payables secured by water and wastewater revenues.

**OUTSTANDING DEBT AT YEAR-END**

	Governmental Activities		Business-type Activities		Totals	
	2021	2020	2021	2020	2021	2020
Bonds	\$ 37,865,090	\$ 33,235,090	\$ 41,153,910	\$ 24,179,910	\$ 79,019,000	\$ 57,415,000
Total	\$ 37,865,090	\$ 33,235,090	\$ 41,153,910	\$ 24,179,910	\$ 79,019,000	\$ 57,415,000

The City's General Obligation, Tax and Certificates of Obligation bond ratings are listed below.

	Moody's Investors Service	Standard & Poor's
General Obligation Bonds	A3	AA-

During the year the City issued new debt. Additional information on the City's long term-debt can be found in the notes to financial statements of this report on pages 35 – 38.

## **ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES**

The entire area surrounding the City of Marble Falls continues to experience unprecedented growth. The City's population is estimated to be in excess of 7,344 in 2022. The City is continuing to focus on Economic Development initiatives.

The City's largest source of revenue in the General Fund is Sales Tax. The City realized an increase of 19.8% from the prior year revenue of \$7,442,366 to \$8,918,055. The 2022 estimate is conservatively projected at \$8,000,000. The Marble Falls Economic Development Corporation is funded by a voter approved, half-cent sales tax, which is used to offer grants and other economic incentives to existing and new businesses. The City's financial management policies sets the guideline to maintain the fund balance and net position of the various operating funds at levels sufficient to protect the City's creditworthiness as well as its financial position from unforeseeable emergencies.

The City's second largest source of revenue in the General Fund is ad valorem taxes. The City's tax rate is \$0.5990. This rate consists of a maintenance and operations (M&O) tax rate of \$0.2477 and an Interest and Sinking (debt service) tax rate of \$0.3513. The rate was set based on a net position value of \$967,494,004. The assessed values increased about 6% for FY 2022.

Water revenues for 2022 are budgeted at \$4,020,000 which is an increase of 2.62% over the prior year. Wastewater revenues are budgeted at \$2,128,000, representing a 12% increase over the prior year.

## **CONTACTING THE CITY'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, customers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional information, contact the Finance Department; 800 Third Street; Marble Falls, Texas 78654 or call Jeff Lazenby (830) 693-3615 or e-mail [jlazenby@marblefallstx.gov](mailto:jlazenby@marblefallstx.gov).



**BASIC  
FINANCIAL STATEMENTS**

**CITY OF MARBLE FALLS, TEXAS**

STATEMENT OF NET POSITION

SEPTEMBER 30, 2021

	Primary Government		
	Governmental Activities	Business-type Activities	Total
<b>ASSETS</b>			
Cash and investments	\$ 22,016,270	\$ 29,735,928	\$ 51,752,198
Receivables, net of allowances for uncollectibles			
Taxes	2,446,621	-	2,446,621
Customer accounts	1,001,696	1,087,295	2,088,991
Other	1,460	-	1,460
Due from other governments	1,367,700	-	1,367,700
Internal balances	226,092	( 226,092)	-
Inventories	-	264,989	264,989
Capital assets:			
Land	10,520,042	851,508	11,371,550
Buildings and improvements	72,321,158	69,220,337	141,541,495
Machinery and equipment	7,586,013	2,274,724	9,860,737
Accumulated depreciation	( 49,139,226)	( 31,827,589)	( 80,966,815)
Total capital assets, net of accumulated depreciation	<u>41,287,987</u>	<u>40,518,980</u>	<u>81,806,967</u>
Total assets	<u>68,347,826</u>	<u>71,381,100</u>	<u>139,728,926</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred outflow related to pensions	632,469	103,388	735,857
OPEB - TMRS supplemental death benefit	108,670	17,765	126,435
OPEB - Retiree health plan	110,245	17,947	128,192
Deferred loss on bond refunding	283,808	406,546	690,354
Total deferred outflows of resources	<u>1,135,192</u>	<u>545,646</u>	<u>1,680,838</u>
<b>LIABILITIES</b>			
Accounts payable	1,109,506	254,028	1,363,534
Accrued liabilities	206,355	36,623	242,978
Due to others	65,501	139,328	204,829
Customer deposits	39,596	576,210	615,806
Accrued interest	196,514	118,472	314,986
Noncurrent liabilities:			
Due within one year			
General and certificates of obligation	3,530,000	1,770,000	5,300,000
Tax notes	170,000	-	170,000
Bond premiums	166,744	78,414	245,158
Capital lease	150,500	50,322	200,822
Compensated absences	112,946	24,012	136,958
Due in more than one year			
General and certificates of obligation	34,335,090	39,383,910	73,719,000
Tax notes	350,000	-	350,000
Bond premiums	1,529,912	1,014,956	2,544,868
Capital lease	499,214	108,734	607,948
Compensated absences	338,838	72,036	410,874
Net pension liability	1,780,702	291,086	2,071,788
OPEB - TMRS supplemental death benefit	454,049	74,961	529,010
OPEB - Retiree health plan	509,672	82,970	592,642
Total liabilities	<u>\$ 45,545,139</u>	<u>\$ 44,076,062</u>	<u>\$ 89,621,201</u>

The notes to the financial statements are an integral part of this statement.

**CITY OF MARBLE FALLS, TEXAS**

STATEMENT OF NET POSITION

SEPTEMBER 30, 2021

	Primary Government		
	Governmental Activities	Business-type Activities	Total
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred inflow related to pensions	\$ 745,357	\$ 121,841	\$ 867,198
Deferred inflow related to grants	-	13,065,800	13,065,800
OPEB - TMRS supplemental death benefit	36,124	5,905	42,029
OPEB - Retiree health plan	36,838	5,997	42,835
Total deferred inflows of resources	<u>818,319</u>	<u>13,199,543</u>	<u>14,017,862</u>
<b>NET POSITION</b>			
Net investment in capital assets	4,970,235	16,999,042	21,969,277
Restricted for:			
Economic development	3,449,673	-	3,449,673
Debt service	114,241	-	114,241
Public safety	126,696	-	126,696
Culture and recreation	679,227	-	679,227
Unrestricted	<u>13,779,488</u>	<u>( 2,347,901)</u>	<u>11,431,587</u>
Total net position	<u>\$ 23,119,560</u>	<u>\$ 14,651,141</u>	<u>\$ 37,770,701</u>

**CITY OF MARBLE FALLS, TEXAS**

STATEMENT OF ACTIVITIES

FOR THE FISCAL YEAR ENDED SEPTEMBER, 30 2021

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>Primary government:</b>				
Governmental activities:				
General government	\$ 5,600,790	\$ 858,954	\$ 260,246	\$ -
Public safety	7,797,505	173,490	2,187,062	-
Public works	1,224,598	765,881	-	-
Culture and recreation	1,902,820	307,730	352,576	4,747,102
Interest on long-term debt	<u>1,262,322</u>	-	-	-
Total governmental activities	<u>17,788,035</u>	<u>2,106,055</u>	<u>2,799,884</u>	<u>4,747,102</u>
Business-type activities:				
Water and sewer	<u>5,670,562</u>	<u>6,535,361</u>	<u>38,162</u>	<u>339,437</u>
Total business-type activities	<u>5,670,562</u>	<u>6,535,361</u>	<u>38,162</u>	<u>339,437</u>
Total primary government	\$ <u>23,458,597</u>	\$ <u>8,641,416</u>	\$ <u>2,838,046</u>	\$ <u>5,086,539</u>

General revenues:

Taxes:

Property, levied for general purposes

Property, levied for debt service

Sales

Franchise

Hotel motel

Mixed beverage

Bingo

Investment earnings

Gain (loss) on sale of assets

Miscellaneous

Transfers

Total general revenues and transfers

Change in net position

Net position, beginning

Net position, ending

Net (Expense) Revenue and  
Changes in Net Position

Primary Government		
Governmental Activities	Business-type Activities	Total
\$( 4,481,590)	\$ -	\$( 4,481,590)
( 5,436,953)	-	( 5,436,953)
( 458,717)	-	( 458,717)
3,504,588	-	3,504,588
<u>( 1,262,322)</u>	<u>-</u>	<u>( 1,262,322)</u>
<u>( 8,134,994)</u>	<u>-</u>	<u>( 8,134,994)</u>
-	1,242,398	1,242,398
<u>-</u>	<u>1,242,398</u>	<u>1,242,398</u>
( 8,134,994)	1,242,398	( 6,892,596)
2,637,674	-	2,637,674
3,617,453	-	3,617,453
11,890,740	-	11,890,740
563,337	-	563,337
824,442	-	824,442
61,265	-	61,265
597	-	597
35,206	2,153	37,359
643,933	-	643,933
244,926	-	244,926
<u>( 175,790)</u>	<u>175,790</u>	<u>-</u>
<u>20,343,783</u>	<u>177,943</u>	<u>20,521,726</u>
12,208,789	1,420,341	13,629,130
<u>10,910,771</u>	<u>13,230,800</u>	<u>24,141,571</u>
<u>\$ 23,119,560</u>	<u>\$ 14,651,141</u>	<u>\$ 37,770,701</u>

**CITY OF MARBLE FALLS, TEXAS**

BALANCE SHEET - GOVERNMENTAL FUNDS

SEPTEMBER 30, 2021

	<u>General</u>	<u>Economic Development Corporation</u>	<u>Debt Service</u>
<b>ASSETS</b>			
Cash and investments	\$ 6,907,706	2,981,747	\$ 116,312
Receivables, net of allowances for uncollectibles:			
Property taxes	17,007	-	117,161
Other taxes	1,636,007	543,493	-
Accounts	359,759	-	-
Other	1,385	75	-
Due from other governments	103,074	-	-
Due from other funds	<u>-</u>	<u>-</u>	<u>-</u>
Total assets	<u>9,024,938</u>	<u>3,525,315</u>	<u>233,473</u>
<b>LIABILITIES</b>			
Accounts payable	709,611	27,266	-
Accrued liabilities	200,079	5,873	403
Due to other funds	-	42,503	-
Due to others	65,501	-	-
Customer deposits	<u>39,596</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>1,014,787</u>	<u>75,642</u>	<u>403</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenue - property taxes	14,888	-	114,241
Unavailable revenue - grants	871,959	-	-
Unavailable revenue - court fines and fees	<u>232,021</u>	<u>-</u>	<u>-</u>
Total deferred inflows of resources	<u>1,118,868</u>	<u>-</u>	<u>114,241</u>
<b>FUND BALANCES</b>			
Restricted	-	3,449,673	118,829
Unassigned	<u>6,891,283</u>	<u>-</u>	<u>-</u>
Total fund balances	<u>6,891,283</u>	<u>3,449,673</u>	<u>118,829</u>
Total liabilities, deferred inflows of resources and fund balances	\$ <u>9,024,938</u>	<u>3,525,315</u>	\$ <u>233,473</u>

Amounts reported for governmental activities in the statement of net position are different because: Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Other long-term assets are not available to pay for current-period expenditures and, therefore, are reported as unavailable resources in the governmental funds balance sheet, but are recognized as revenue in the statement of activities.

The assets and liabilities of internal service funds are not included in the fund financial statements, but are included in the governmental activities of the Statement of Net Position.

Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds. Losses on refunding of bonds and the premium on issuance of bonds payable are not reported in the funds.

Net position of governmental activities

<u>Hotel Conference Center</u>	<u>Parks Improvement</u>	<u>Other Governmental</u>	<u>Total Governmental</u>
\$ 6,526,386	\$ 1,138,915	\$ 4,090,136	\$ 21,761,202
-	-	-	134,168
-	-	132,953	2,312,453
-	-	-	359,759
-	-	-	1,460
-	1,015,564	249,062	1,367,700
<u>42,503</u>	<u>-</u>	<u>226,092</u>	<u>268,595</u>
<u>6,568,889</u>	<u>2,154,479</u>	<u>4,698,243</u>	<u>26,205,337</u>
-	234,072	138,557	1,109,506
-	-	-	206,355
-	-	-	42,503
-	-	-	65,501
<u>-</u>	<u>-</u>	<u>-</u>	<u>39,596</u>
<u>-</u>	<u>234,072</u>	<u>138,557</u>	<u>1,463,461</u>
-	-	-	129,129
-	-	1,406,646	2,278,605
<u>-</u>	<u>-</u>	<u>-</u>	<u>232,021</u>
<u>-</u>	<u>-</u>	<u>1,406,646</u>	<u>2,639,755</u>
6,568,889	1,920,407	3,153,040	15,210,838
-	-	-	6,891,283
<u>6,568,889</u>	<u>1,920,407</u>	<u>3,153,040</u>	<u>22,102,121</u>
\$ <u>6,568,889</u>	\$ <u>2,154,479</u>	\$ <u>4,698,243</u>	
			41,314,160
			3,281,692
			228,895
			( 43,807,308)
			\$ <u>23,119,560</u>

**CITY OF MARBLE FALLS, TEXAS**

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER, 30 2021

	<u>General</u>	<u>Economic Development Corporation</u>	<u>Debt Service</u>
<b>REVENUES</b>			
Property taxes	\$ 2,644,476	\$ -	\$ 3,626,840
Sales taxes	8,918,055	2,972,685	-
Hotel/motel taxes	-	-	-
Mixed beverage taxes	61,265	-	-
Franchise fees	563,341	-	-
Fines and forfeitures	271,136	-	-
Permits and fees	516,747	27,342	-
Intergovernmental	686,094	4,434	-
Investment earnings	14,185	2,732	9,510
Other	741,448	3,155	-
Total revenues	<u>14,416,747</u>	<u>3,010,348</u>	<u>3,636,350</u>
<b>EXPENDITURES</b>			
Current:			
General government	3,087,162	613,094	-
Public safety	6,080,382	-	-
Public works	1,167,813	-	-
Culture and recreation	1,220,933	-	-
Capital outlay	662,784	221,717	-
Debt service:			
Principal	288,094	600,000	2,960,000
Interest and fiscal charges	45,408	294,253	796,445
Bond issuance costs	10,353	-	19,201
Total expenditures	<u>12,562,929</u>	<u>1,729,064</u>	<u>3,775,646</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>1,853,818</u>	<u>1,281,284</u>	<u>( 139,296)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Issuance of debt	1,801,764	-	-
Refunding bonds issued	-	-	505,000
Payment to escrow agent	-	-	( 501,002)
Premium on bond issuance	-	-	-
Sale of capital assets	85,602	635,096	-
Proceeds from insurance	23,730	-	-
Transfers in	1,215,869	7,000	273,129
Transfers out	<u>( 154,117)</u>	<u>( 889,104)</u>	<u>-</u>
Total other financing sources (uses)	<u>2,972,848</u>	<u>( 247,008)</u>	<u>277,127</u>
<b>NET CHANGE IN FUND BALANCES</b>	4,826,666	1,034,276	137,831
<b>FUND BALANCES, BEGINNING</b>	<u>2,064,617</u>	<u>2,415,397</u>	<u>( 19,002)</u>
<b>FUND BALANCES, ENDING</b>	\$ <u>6,891,283</u>	\$ <u>3,449,673</u>	\$ <u>118,829</u>

The notes to the financial statements are an integral part of this statement.



<u>Hotel Conference Center</u>	<u>Parks Improvement</u>	<u>Other Governmental</u>	<u>Total Governmental</u>
\$ -	\$ -	\$ -	\$ 6,271,316
-	-	-	11,890,740
-	-	824,442	824,442
-	-	-	61,265
-	-	-	563,341
-	-	662,154	933,290
-	-	-	544,089
-	4,742,342	289,917	5,722,787
6,485	1,236	1,058	35,206
-	-	-	744,603
<u>6,485</u>	<u>4,743,578</u>	<u>1,777,571</u>	<u>27,591,079</u>
-	-	734	3,700,990
-	-	67,269	6,147,651
-	-	-	1,167,813
-	-	504,102	1,725,035
366,422	6,919,438	559,388	8,729,749
-	-	-	3,848,094
-	-	-	1,136,106
-	-	154,447	184,001
<u>366,422</u>	<u>6,919,438</u>	<u>1,285,940</u>	<u>26,639,439</u>
( 359,937)	( 2,175,860)	491,631	951,640
-	4,223,436	1,714,800	7,740,000
-	-	710,000	1,215,000
-	-	( 704,379)	( 1,205,381)
-	262,118	185,710	447,828
-	-	-	720,698
-	-	-	23,730
500,000	-	31,900	2,027,898
-	( 438,103)	( 811,034)	( 2,292,358)
<u>500,000</u>	<u>4,047,451</u>	<u>1,126,997</u>	<u>8,677,415</u>
140,063	1,871,591	1,618,628	9,629,055
<u>6,428,826</u>	<u>48,816</u>	<u>1,534,412</u>	<u>12,473,066</u>
\$ <u>6,568,889</u>	\$ <u>1,920,407</u>	\$ <u>3,153,040</u>	\$ <u>22,102,121</u>

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**CITY OF MARBLE FALLS, TEXAS**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES**

FOR THE YEAR ENDED SEPTEMBER 30, 2021

Amounts reported for governmental activities in the Statement of Activities (pages 12 - 13) are different because:

Net change in fund balances - total governmental funds (pages 16 - 17)	\$ 9,629,055
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.	4,544,869
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	1,907,122
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.	( 4,436,722)
Certain pension expenditures are not expended in the government-wide financial statements and recorded as deferred resource outflows. This item relates to contributions made after the measurement date. Additionally, a portion of the City's unrecognized deferred resource outflows related to the pension liability were amortized.	330,888
Internal service funds are used by management to charge the costs of certain activities to individual funds. The net revenue (expense) of certain internal service funds is reported with governmental activities.	69,247
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>164,330</u>
Change in net position of governmental activities (pages 12 - 13)	\$ <u><u>12,208,789</u></u>

**CITY OF MARBLE FALLS, TEXAS**

STATEMENT OF NET POSITION  
PROPRIETARY FUND

SEPTEMBER 30, 2021

	<u>Business-type Activities Enterprise Fund Water and Utility</u>	<u>Governmental Activities Internal Service Fund Equipment Replacement</u>
<b>ASSETS</b>		
Current assets:		
Cash and investments	\$ 29,735,928	\$ 255,068
Accounts receivable, net of allowance	1,087,295	-
Inventories	<u>264,989</u>	<u>-</u>
Total current assets	<u>31,088,212</u>	<u>255,068</u>
Noncurrent assets:		
Capital assets:		
Land	851,508	-
Buildings and improvements	69,220,337	-
Machinery and equipment	2,274,724	157,317
Accumulated depreciation	<u>( 31,827,589)</u>	<u>( 26,173)</u>
Total capital assets	<u>40,518,980</u>	<u>131,144</u>
Total noncurrent assets	<u>40,518,980</u>	<u>131,144</u>
Total assets	<u>71,607,192</u>	<u>386,212</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred outflow related to pensions	103,388	-
OPEB - TMRS supplemental death benefit	17,765	-
OPEB - Retiree health plan	17,947	-
Deferred loss on bond refunding	<u>406,546</u>	<u>-</u>
Total deferred outflows of resources	<u>545,646</u>	<u>-</u>
<b>LIABILITIES</b>		
Current liabilities:		
Accounts payable	254,028	-
Accrued liabilities	36,623	-
Due to other funds	226,092	-
Customer deposits	576,210	-
Due to others	139,328	-
Accrued interest	118,472	-
Compensated absences	24,012	-
Capital leases	50,322	-
Bonds payable	1,770,000	-
Bonds premiums	<u>78,414</u>	<u>-</u>
Total current liabilities	<u>\$ 3,273,501</u>	<u>\$ -</u>

**CITY OF MARBLE FALLS, TEXAS**

STATEMENT OF NET POSITION  
 PROPRIETARY FUND

SEPTEMBER 30, 2021

	Business-type Activities <u>Enterprise Fund</u> <u>Water and Utility</u>	Governmental Activities <u>Internal Service Fund</u> <u>Equipment Replacement</u>
<b>LIABILITIES</b>		
Noncurrent liabilities:		
Compensated absences	\$ 72,036	\$ -
Capital leases	108,734	-
Bonds payable	39,383,910	-
Bonds premium	1,014,956	-
Net pension liability	291,086	-
OPEB - TMRS supplemental death benefit	74,961	-
OPEB - Retiree health plan	<u>82,970</u>	<u>-</u>
Total noncurrent liabilities	<u>41,028,653</u>	<u>-</u>
Total liabilities	<u>44,302,154</u>	<u>-</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred inflow related to pensions	121,841	-
Deferred inflow related to grants	13,065,800	-
OPEB - TMRS supplemental death benefit	5,905	-
OPEB - Retiree health plan	<u>5,997</u>	<u>-</u>
Total deferred inflows of resources	<u>13,199,543</u>	<u>-</u>
<b>NET POSITION</b>		
Net investment in capital assets	16,999,042	131,144
Unrestricted	<u>( 2,347,901)</u>	<u>255,068</u>
Total net position	\$ <u>14,651,141</u>	\$ <u>386,212</u>

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**CITY OF MARBLE FALLS, TEXAS**

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
 PROPRIETARY FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Business-type Activities <u>Enterprise Fund</u> <u>Water and Utility</u>	Governmental Activities <u>Internal Service Fund</u> <u>Equipment Replacement</u>
<b>OPERATING REVENUES</b>		
Water and utility charges	\$ 6,336,365	\$ -
Miscellaneous	<u>198,996</u>	<u>6,750</u>
Total operating revenues	<u>6,535,361</u>	<u>6,750</u>
<b>OPERATING EXPENSES</b>		
Personnel services	1,438,259	-
Supplies	462,230	-
Repairs and maintenance	751,893	-
Purchased and contracted services	430,046	-
Other services and charges	36,766	-
Depreciation	<u>1,599,589</u>	<u>26,173</u>
Total operating expenses	<u>4,718,783</u>	<u>26,173</u>
<b>OPERATING GAIN</b>	<u>1,816,578</u>	<u>( 19,423)</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>		
Intergovernmental	38,162	-
Investment earnings	2,153	-
Interest and fiscal charges	<u>( 951,779)</u>	<u>-</u>
Total nonoperating revenues (expenses)	<u>( 911,464)</u>	<u>-</u>
<b>INCOME BEFORE TRANSFERS</b>	1,244,551	( 19,423)
<b>TRANSFERS OUT</b>	( 658,959)	-
<b>TRANSFERS IN</b>	<u>834,749</u>	<u>88,670</u>
<b>CHANGE IN NET POSITION</b>	1,420,341	69,247
<b>NET POSITION, BEGINNING</b>	<u>13,230,800</u>	<u>316,965</u>
<b>NET POSITION, ENDING</b>	\$ <u>14,651,141</u>	\$ <u>386,212</u>

**CITY OF MARBLE FALLS, TEXAS**

STATEMENT OF CASH FLOWS  
PROPRIETARY FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Business-type Activities <u>Enterprise Fund</u> <u>Water and Utility</u>	Governmental Activities <u>Internal Service Fund</u> <u>Equipment Replacement</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash received from customers and users	\$ 6,394,005	\$ 6,750
Cash paid to suppliers for goods and services	( 2,056,617)	-
Cash paid to employees for services	( 1,455,534)	-
Net cash provided by operating activities	<u>2,881,854</u>	<u>6,750</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>		
Transfers to other funds	( 658,959)	-
Transfers from other funds	834,749	88,670
Operating grants	<u>13,103,962</u>	-
Net cash used by noncapital financing activities	<u>13,279,752</u>	<u>88,670</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Acquisition of capital assets	( 2,874,557)	( 6,750)
Proceeds from issuance of long-term debt	19,213,888	-
Capital contributions	339,437	-
Principal repayments on long-term debt	( 2,155,625)	-
Interest and fiscal charges paid on debt	( 950,974)	-
Net cash used by capital and related financing activities	<u>13,572,169</u>	<u>( 6,750)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest and investment earnings	<u>2,153</u>	-
Net cash provided by investing activities	<u>2,153</u>	-
<b>NET DECREASE IN CASH AND CASH EQUIVALENTS</b>	29,735,928	88,670
<b>CASH AND CASH EQUIVALENTS, BEGINNING</b>	<u>-</u>	<u>166,398</u>
<b>CASH AND CASH EQUIVALENTS, ENDING</b>	\$ <u>29,735,928</u>	\$ <u>255,068</u>



**CITY OF MARBLE FALLS, TEXAS**

STATEMENT OF CASH FLOWS  
PROPRIETARY FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Business-type Activities <u>Enterprise Fund</u> <u>Water and Utility</u>	Governmental Activities <u>Internal Service Fund</u> <u>Equipment Replacement</u>
Reconciliation of operating income (loss) to net cash used by operating activities:		
Operating loss	\$ 1,816,578	\$( 19,423)
Adjustments to reconcile operating income (loss) to net cash used by operating activities:		
Depreciation and amortization	1,599,589	26,173
Changes in assets and liabilities:		
Decrease (increase) in assets:		
Customer receivable	( 163,067)	-
Inventory	7,201	-
Net pension asset	( 27,647)	-
Deferred outflow related to pensions	( 3,053)	-
Increase (decrease) in liabilities:		
Accounts payable	89,583	-
Accrued liabilities	4,353	-
OPEB net pension obligation	13,987	-
Due to other funds	( 558,616)	-
Customer deposits	21,711	-
Due to others	86,870	-
Deferred inflow related to pensions	( 10,389)	-
Deferred inflow related to OPEB	( 720)	-
Compensated absences payable	<u>5,474</u>	<u>-</u>
Net cash provided by operating activities	\$ <u>2,881,854</u>	\$ <u>6,750</u>

**CITY OF MARBLE FALLS, TEXAS**  
 STATEMENT OF FIDUCIARY NET POSITION  
 FIDUCIARY FUNDS  
 SEPTEMBER 30, 2021

	<u>Total Trust Funds</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ <u>128,659</u>
Total assets	<u>128,659</u>
<b>LIABILITIES</b>	
Accounts payable	\$ <u>121,520</u>
Total liabilities	<u>121,520</u>
<b>NET POSITION</b>	
Held in trust	\$ <u><u>7,139</u></u>

**CITY OF MARBLE FALLS, TEXAS**

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION  
FIDUCIARY NET POSITION

FOR THE YEAR ENDED SEPTEMBER 30, 2021

	<u>Total Trust Funds</u>
<b>ADDITIONS</b>	
Property tax assessment	\$ 423,621
Investment earnings	<u>72</u>
Total additions	<u>423,693</u>
<b>DEDUCTIONS</b>	
Purchased and contracted services	403,275
Miscellaneous expense	<u>16,340</u>
Total deductions	<u>419,615</u>
<b>CHANGE IN NET POSITION</b>	4,078
<b>NET POSITION, BEGINNING</b>	<u>3,061</u>
<b>NET POSITION, ENDING</b>	<u>\$ 7,139</u>

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## CITY OF MARBLE FALLS, TEXAS

### NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED SEPTEMBER 30, 2021

#### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Marble Falls is a home rule municipality operating under its own charter since August 9, 1986. The charter provides that the City operate under the council/manager form of government. The City Manager, appointed by the seven-member elected Council, is the Chief Administrative Officer of the City. The City provides the following services: public safety, street maintenance, refuse collection, recreation programs, municipal court, public health, community development, public improvements, water and sewer services, and general administrative services.

##### **Reporting Entity**

As required by Governmental Accounting Standards Board Statement (GASBS) No. 14 and 39, these financial statements have been prepared based on considerations regarding the potential for inclusion of other entities, organizations, or functions as part of the City's financial reporting entity.

Consideration regarding the potential for inclusion of other entities, organizations, or functions in the City's financial reporting entity is based on criteria prescribed by GASBS No. 14 and 39. These same criteria are evaluated in considering whether the City is a part of any other governmental or other type of reporting entity. The overriding elements associated with prescribed criteria considered in determining that the City's financial reporting entity status is that of a primary government are that it has a separately elected governing body; it is legally separate; and it is financially independent of other state and local governments. Additional prescribed criteria under GASB No. 14 and No. 39 include considerations pertaining to organizations for which the primary government is financially accountable; and considerations pertaining to other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

As a result of applying the entity definition criteria of the Governmental Accounting Standards Board, the City has included the Economic Development Corporation as a component unit in these financial statements. The Corporation is presented as a blended component unit. The Economic Development Corporation is managed by a board of directors made up of 7 members appointed by the City Council. The Component unit's governing body is substantially the same as the governing body of the primary government. The City Council requires that the Corporation be responsible for the proper discharge of its duties. The Board shall determine its policies and direction within the limitation of the duties imposed by applicable laws, the Articles of Incorporation, Bylaws, budget and fiduciary responsibilities. The City is entitled to and can otherwise access all of the resources of the Economic Development Corporation. Additionally, as the City is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity. Complete financial statements for the Corporation may be obtained at the entity's administrative offices at 801 Fourth Street Marble Falls, Texas 78654.

##### **Government-wide Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenue, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenue* includes 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenue are reported instead as *general revenue*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual Enterprise Funds are reported as separate columns in the fund financial statements.

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

Government-wide, proprietary, and fiduciary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenue to be available if collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, sales taxes, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenue of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **Economic Development Corporation Fund** is used to account for the use of 4B sales tax revenues that must be used in compliance with statutory restrictions set forth by the state legislature.

The **Debt Service Fund** is used to account for revenue collected for purposes of paying interest on, and retiring, long-term debt including bonds, long-term tax notes, etc.

The **Hotel Conference Center Fund** is used to account for the bond proceeds and the expenditures for the construction of the Hotel Conference Center.

The **Parks Improvement Fund** is used to account for the funds assigned to park improvement projects.

The City reports the following major enterprise fund:

The **Water and Utility Fund** is used to account for the activities of the City's water and wastewater operations.

Additionally, the City reports the following fund types:

**Internal Service Funds** account equipment replacement services provided to other departments on a cost reimbursement basis.

**Private Purpose Trust Funds** are used to account for assets held by the City in trust for the Laventana PID, Gregg Ranch PID, Thunder Rock PID and Roper Ranch PID.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's water and utility function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenue reported for the various functions concerned.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Water and Utility Enterprise Fund are charges to customers for sales and services. Operating expenses for the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

## **Assets, Liabilities, and Net Position or Equity**

### **Cash and Investments**

Cash and investments include cash on hand, deposits with financial institutions, certificates of deposit, and privately managed public funds investment pools (LOGIC & Texas Class).

The City's general policy is to report money market investments and short-term participating interest-earning investment contracts at amortized cost and to report nonparticipating interest-earning investment contract using a cost-based measure. However, if the fair value of an investment is significantly affected by the impairment of the credit standing of the issuer or by other factors, it is reported at fair value. All other investments are reported at fair value unless a legal contract exists which guarantees a higher value. The term "short-term" refers to investments, which have a remaining term of one year or less at time of purchase. The term "nonparticipating" means that the investment's value does not vary with market interest rate changes.

The City maintains a pooled cash and investments account for all funds of the City. Each fund's positive equity in the pooled cash account is presented as "cash and investments" in the financial statements. Negative cash balances have been reclassified and are reflected as interfund accounts payable. Interest income and interest expense are allocated to each respective individual fund monthly based on their representative fund balances.

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

### **Receivables and Payables**

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advance to/from other funds" (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

All trade and property tax receivables are shown net of an allowance for uncollectibles. Trade accounts receivable in excess of 180 days comprise the trade accounts receivable allowance for uncollectibles. The property tax receivable allowance is equal to 10 percent of outstanding property taxes at September 30, 2021.

Ad valorem property taxes attach as enforceable liens as of January 1. The City's property tax is levied each October 1 on the assessed value listed on the previous January 1 for all real and personal property located in the City. Property taxes are payable on October 1 and are considered delinquent on February 1. The adjusted tax levy for October 2020 was \$6,222,264. The tax assessment of October 1, 2020 sets a tax levy at \$0.6100 per \$100 of assessed valuation at 100% of assumed market value. Of this amount, \$0.3535 was allocated to debt service.

Legislation has been passed by the Texas Legislature that affects the method of property assessment and tax collection in the City. This legislation, with certain exceptions, exempts intangible personal property and household goods. In addition, this legislation creates a "Property Tax Code" and provides, among other things, for the establishment of countywide appraisal districts and for a state property tax board, which commenced operation in January 1980.

The value of property within the appraisal district must be reviewed at least every three years. The City may challenge appraised values established by the appraisal district through various appeals and, if necessary, legal action. Under this legislation, the City continues to set tax rates on City property. However, if the effective tax rate, excluding tax rates for bonds and other contractual obligations and adjusted for new improvements, exceeds the rate for the previous year by more than 8%, qualified voters of the City may petition for an election to determine whether to limit the tax rate to no more than 8% above the tax rate of the previous year.

**Inventories and Prepaid Items**

All inventories are valued at cost using the first-in/first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The City defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant and equipment are depreciated using the straight-line method over the following useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	20-50
Improvements	5-50
Equipment	5-10
Water and sewer system	40-50

General infrastructure assets acquired prior to October 1, 2004, are not reported in the basic statements. General infrastructure assets include all roads, bridges, and other infrastructure assets acquired subsequent to October 1, 2004.

**Compensated Absences**

The City's employees earn vacation and sick leave which may either be taken or accumulated, up to certain amounts, until paid upon resignation or retirement. All vacation, comp time, personal leave, and sick leave pay are accrued when incurred in the government-wide and proprietary fund financial statements. Upon termination, an employee is paid for 100% of their accrued vacation, comp time, and personal leave pay and for 50% of accrued sick leave pay.



## Long-term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the straight-line method which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

## Pensions

For purposes of measuring the net pension liability, pension related deferred outflows and inflows of resources, and pension expense, City specific information about its Fiduciary Net Position in the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

## Other Post-Employment Benefits

***TMRS Supplemental Death Benefits Fund.*** The City participates in the Texas Municipal Retirement System Supplemental Death Benefit Fund (TMRS SDBF), which is an optional single-employer defined benefit life insurance plan that is administered by TMRS. It provides death benefits to active and, if elected, retired employees of participating employers. Contribution rates are determined annually for each participating municipality as a percentage of that City's covered payroll. The death benefit for retirees is considered an other-postemployment benefit (OPEB). The OPEB program is an unfunded trust because the SDBF trust covers both actives and retirees and is not segregated. The Total OPEB Liability of the plan has been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes for purposes of measuring the Total OPEB Liability, deferred inflows and outflows of resources, and OPEB expense. Benefit payments are recognized when due and payable in accordance with the benefit terms.

## Deferred Outflows / Inflows of Resources

In addition to assets, the statement of net position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets applying to a future period and will not be recognized as an outflow of resources, either expenses or expenditures, until that time. The City reports the following items qualifying for this category:

- Deferred charges on refunding reported in the statements of net position - A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price and is amortized over the shorter of the life of the refunded or refunding debt.
- Difference in expected and actual pension and OPEB experience - This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Changes in actuarial assumptions related to the pension and OPEB plan - This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Pension and OPEB contributions after measurement date - These contributions are deferred and recognized in the following fiscal year.

In addition to liabilities, the statement of net position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets applying to a future period and will not be recognized as an inflow of resources, or revenues, until that time. The City reports the following items qualifying for reporting in this category:

- Difference in expected and actual pension and OPEB experience – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Changes in actuarial assumptions related to the OPEB plan – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.
- Difference in projected and actual earnings on pension assets – This difference is deferred and amortized over a closed five-year period.
- Deferred unavailable revenues reported on the balance sheet of the governmental funds - A deferred amount is recorded for property taxes, grants and municipal court revenue not yet collected or available. These amounts are deferred and recognized as inflow of resources in the period the amounts become available.

### Net Position

Net position represents the difference between assets, deferred outflows/inflows of resources and liabilities. Net position invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislations adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

### Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

## 2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

### Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains, “Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.” The details of this \$(43,807,308) difference are as follows:

General obligation bonds	\$( 30,375,090)
Sales tax revenue bonds	( 7,490,000)
Tax notes	( 520,000)
Deferred loss on refunding debt issuance	283,808
Bond premiums	( 1,696,656)
TMRS net pension	( 1,893,590)
OPEB - TMRS supplemental death benefit	( 381,503)
OPEB - Retiree health plan	( 436,265)
Capital lease	( 649,714)
Compensated absences	( 451,784)
Accrued interest payable	<u>( 196,514)</u>
Net adjustment to reduce <i>fund balance – total governmental funds</i> to arrive at <i>net position – governmental activities</i>	<u>\$( 43,807,308)</u>

**Explanation of Certain Differences Between the Governmental Fund Statement of Revenue, Expenditures and Changes in Fund Balances and the Government-wide Statement of Activities**

The governmental fund statement of revenue, expenditures and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental fund* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains, “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$4,544,869 difference are as follows:

Capital outlay	\$ 8,323,717
Depreciation expense	( 3,778,848)
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	\$ <u>4,544,869</u>

Another element of that reconciliation states, “Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.” The details of this \$1,907,122 difference are as follows:

Property taxes	\$( 16,189)
Grants	1,975,963
Municipal court	( 52,652)
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	\$ <u>1,907,122</u>

Another element of that reconciliation states, “The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.” The details of this \$(4,436,722) difference are as follows:

Refunded debt	\$( 1,215,000)
General obligation debt payments	3,140,000
Tax note payments	475,000
Capital lease	233,094
Issuance of general obligation bonds	( 7,740,000)
Payment to escrow agent	1,205,381
Interest	( 5,838)
Premium	( 447,828)
OPEB - TMRS supplemental death benefit	( 42,394)
OPEB - Retiree health plan	( 39,137)
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	\$( <u>4,436,722</u> )

**3. DETAILED NOTES ON ALL FUNDS**

**Deposits and Investments**

As of September 30, 2021, the City had the following investments:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Weighted Average Maturity (Days)</u>
Logic	\$ 9,342,412	59
Texas Class	7,164,737	82

The Public Funds Investment Act (government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the City to adopt, implement and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for certificates of deposit. Statutes authorize the City to invest in (1) obligations of the U. S. Treasury, certain U. S. agencies, and the State of Texas; (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers acceptances, (7) mutual funds, (8) investment pools, (9) guaranteed investment contracts, and (10) common trust funds. The Act also requires the City to have independent auditors perform test procedures related to investment practices as provided by the Act. The City is in substantial compliance with the requirements of the Act and with local policies.

### **Public Funds Investment Pools**

Public funds investment pools in Texas ("Pools") are established under the authority of the Interlocal Cooperation Act Chapter 79 of the Texas Government Code and are subject to the provisions of the Public Funds Investment Act (the "Act"), Chapter 2256 of the Texas Government Code. In addition to other provisions of the Act designed to promote liquidity and safety of principal, the Act requires Pools to: 1) have an advisory board composed of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool; 2) maintain a continuous rating of no lower than AAA or AAAM or an equivalent rating by at least one nationally recognized rating service; and 3) maintain the market value of its underlying investment portfolio within one-half of one percent of the value of its shares.

The City's investments in Pools are reported at an amount determined by the fair value per share of the Pool's underlying portfolio, unless the Pool is 2a7-like, in which case they are reported at share value. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

*Custodial Credit Risk.* In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State and City statutes require that all deposits in financial institutions be fully collateralized by U. S. Government Obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a fair value of not less than the principal amount of deposits. As of September 30, 2021, \$3,065,575 of the City's \$3,345,769 deposit balance was collateralized with securities held by the pledging financial institution. The remaining balance, \$280,194, was covered by FDIC insurance.

*Credit Risk.* It is the City's policy to limit its investments to investment types with an investment quality rating not less than A or its equivalent by a nationally recognized statistical rating organization. The City's investment pool is rated AAAM by Standard & Poor's Investors Service.

*Interest Rate Risk.* In accordance with its investment policy, the City manages its exposure to declines in fair market values by limiting the average dollar-weighted maturity of its portfolio to a maximum of 365 days.

### **Receivables**

Receivables as of year-end for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	Governmental			Proprietary		Total
	General	Economic Development Corporation	Debt Service	Nonmajor Governmental	Water and Utility	
Receivables:						
Property taxes	\$ 18,897	\$ -	\$ 130,179	\$ -	\$ -	\$ 149,076
Other taxes	1,636,007	543,493	-	132,953	-	2,312,453
Customer accounts	791,340	-	-	-	1,354,846	2,146,186
Other	1,385	75	-	-	-	1,460
Gross receivables	<u>2,447,629</u>	<u>543,568</u>	<u>130,179</u>	<u>132,953</u>	<u>1,354,846</u>	<u>4,609,175</u>
Less: allowance for uncollectibles	<u>433,471</u>	<u>-</u>	<u>13,018</u>	<u>-</u>	<u>267,551</u>	<u>714,040</u>
Net total receivables	\$ <u>2,014,158</u>	\$ <u>543,568</u>	\$ <u>117,161</u>	\$ <u>132,953</u>	\$ <u>1,087,295</u>	\$ <u>3,895,135</u>

## **Capital Assets**

Capital asset activity for the year ended September 30, 2021, was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Government activities:				
Capital assets, not being depreciated:				
Land	\$ 10,341,624	\$ 178,418	\$ -	\$ 10,520,042
Total assets not being depreciated	<u>10,341,624</u>	<u>178,418</u>	<u>-</u>	<u>10,520,042</u>
Capital assets, being depreciated:				
Buildings and improvements	65,123,842	7,197,316	-	72,321,158
Machinery and equipment	6,717,424	954,733	( 86,144)	7,586,013
Total capital assets being depreciated	<u>71,841,266</u>	<u>8,152,049</u>	<u>( 86,144)</u>	<u>79,907,171</u>
Less accumulated depreciation:				
Buildings and improvements	( 39,748,354)	( 3,397,998)	-	( 43,146,352)
Machinery and equipment	( 5,671,995)	( 407,023)	86,144	( 5,992,874)
Total accumulated depreciation	<u>( 45,420,349)</u>	<u>( 3,805,021)</u>	<u>86,144</u>	<u>( 49,139,226)</u>
Total capital assets being depreciated, net	<u>26,420,917</u>	<u>4,347,028</u>	<u>-</u>	<u>30,767,945</u>
Governmental activities capital assets, net	<u>\$ 36,762,541</u>	<u>\$ 4,525,446</u>	<u>\$ -</u>	<u>\$ 41,287,987</u>
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 738,908	\$ 112,600	\$ -	\$ 851,508
Total assets not being depreciated	<u>738,908</u>	<u>112,600</u>	<u>-</u>	<u>851,508</u>
Capital assets, being depreciated:				
Buildings and improvements	67,099,832	2,120,505	-	69,220,337
Machinery and equipment	1,633,272	641,452	-	2,274,724
Total capital assets being depreciated	<u>68,733,104</u>	<u>2,761,957</u>	<u>-</u>	<u>71,495,061</u>
Less accumulated depreciation:				
Buildings and improvements	( 29,252,003)	( 1,432,014)	-	( 30,684,017)
Machinery and equipment	( 975,997)	( 167,575)	-	( 1,143,572)
Total accumulated depreciation	<u>( 30,228,000)</u>	<u>( 1,599,589)</u>	<u>-</u>	<u>( 31,827,589)</u>
Total capital assets being depreciated, net	<u>38,505,104</u>	<u>1,162,368</u>	<u>-</u>	<u>39,667,472</u>
Business-type activities capital assets, net	<u>\$ 39,244,012</u>	<u>\$ 1,274,968</u>	<u>\$ -</u>	<u>\$ 40,518,980</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General government	\$ 2,010,777
Public safety	1,491,384
Public works	90,930
Culture and recreation	<u>211,930</u>
Total depreciation expense - governmental activities	<u>\$ 3,805,021</u>
Business-type activities:	
Water and utility	<u>\$ 1,599,589</u>
Total depreciation expense - business-type activities	<u>\$ 1,599,589</u>

## **Interfund Receivables, Payables and Transfers**

The composition of interfund balances as of September 30, 2021 is as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Hotel Conference Center	Economic Development	\$ 42,503
Nonmajor Governmental	Water and Utility	<u>226,092</u>
Total		<u>\$ 268,595</u>

Balances resulted from the time lag between the dates that 1) interfund goods and services are provided or reimbursable expenditures occur, 2) transactions are recorded in the accounting system, and 3) payments between funds are made.

The following schedule briefly summarizes the City's transfer activity at the fund level:

Transfers Out	Transfers In							Total
	General	Economic Development Corporation	Debt Service	Hotel Conference Center	Nonmajor Governmental	Water and Utility	Internal Service	
General	\$ -	\$ 7,000	\$ 60,417	\$ -	\$ 31,900	\$ -	\$ 54,800	\$ 154,117
Economic Development Corporation	109,104	-	100,000	500,000	-	180,000	-	889,104
Parks Improvements	325,391	-	112,712	-	-	-	-	438,103
Nonmajor Governmental	156,285	-	-	-	-	654,749	-	811,034
Water and Utility	625,089	-	-	-	-	-	33,870	658,959
	\$ 1,215,869	\$ 7,000	\$ 273,129	\$ 500,000	\$ 31,900	\$ 834,749	\$ 88,670	\$ 2,951,317

Transfers are used to: (1) move revenues from the fund required by statute or budget to collect them to the fund required by statute or budget to expand them; and (2) fund the City's match portion for grants.

### Long-term Debt

The City issues a variety of long-term debt instruments in order to acquire and/or construct major capital facilities and equipment for governmental and business-type activities. These instruments include general obligation and revenue bonds, tax notes and notes payable. These debt obligations are secured by either future tax revenue, water and utility system revenue, or liens on property and equipment. Debt obligations that are intended to be repaid from water and utility system revenue have been recorded as business-type activities. All other long-term obligations of the City are considered to be governmental-type activities.

### Bonds Payable and Tax Notes

A summary of the terms of general obligation, revenue, combination tax and revenue bonds, and tax notes outstanding and their corresponding allocations to the governmental and business-type activities at September 30, 2021, follows:

Series and Original Issue Amount	Final Maturity	Interest Rate	Governmental Activities	Business-type Activities	
<b>General Obligation Refunding Bond</b>					
2012 Series	2,605,000	2023	3%	580,000	-
2013 Series	3,295,000	2034	3.75%-4.5%	1,550,000	-
2014 Series	5,750,000	2030	2% - 4%	-	4,410,000
2015 Series	3,850,000	2027	2%	3,047,840	4,377,160
2017 Series	6,610,000	2028	3%	5,195,000	-
2020 Series	4,405,000	2026	2.125% - 3%	4,145,000	-
2020a Series - Private Placement	1,650,000	2031	1.19%	1,215,000	435,000
				<u>15,732,840</u>	<u>9,222,160</u>
<b>Combination Tax and Revenue Bonds</b>					
2013 Series	3,490,000	2033	2 - 4%	-	2,455,000
2014 Series - Private Placement	4,000,000	2034	2 - 4%	2,185,000	735,000
2016 Series	7,590,000	2036	2 - 4%	-	6,230,000
2017 Series	1,785,000	2032	3%	1,220,000	-
2018 Series	6,265,000	2038	3% - 4%	3,497,250	1,842,750
2019 Series	2,185,000	2034	2% - 5%	-	2,060,000
2020 Series	5,745,000	2030	2% - 5%	4,870,000	875,000
2021 Series	2,795,000	2030	2% - 5%	1,690,000	1,105,000
2021 Series TWDB Loan - Private Placement	17,809,000	2036	0%	1,180,000	16,629,000
				<u>14,642,250</u>	<u>31,931,750</u>
<b>Sales Tax Revenue Bonds</b>					
2014 Series	4,000,000	2027	4.12%	2,095,000	-
2017 Series	6,500,000	2036	3-4.75%	5,395,000	-
				<u>7,490,000</u>	<u>-</u>
Total Bonds				<u>\$ 37,865,090</u>	<u>\$ 41,153,910</u>
<b>Tax Notes</b>					
2019 Series - Private Placement	1,170,000	2014	1.79%	\$ 520,000	\$ -
Total Tax Notes				<u>\$ 520,000</u>	<u>\$ -</u>

Annual debt service requirements for bonds and tax notes are as follows:

Year Ending September 30,	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2022	\$ 3,215,000	\$ 1,091,906	\$ 1,685,000	\$ 585,341
2023	3,290,000	987,519	1,725,000	544,101
2024	3,090,000	886,308	1,775,000	498,607
2025	3,180,000	789,414	1,825,000	451,002
2026	3,205,000	690,351	1,880,000	401,268
2027-2031	9,467,840	2,157,507	9,377,160	1,178,127
2032-2036	5,732,250	776,696	4,532,750	252,080
2037-2041	2,105,000	92,364	555,000	16,083
Total	\$ 33,285,090	\$ 7,472,065	\$ 23,354,910	\$ 3,926,609

  

Year Ending September 30,	Private Placement Governmental Activities		Private Placement Business-type Activities	
	Principal	Interest	Principal	Interest
2022	\$ 485,000	\$ 96,674	\$ 85,000	\$ 30,226
2023	490,000	88,017	669,000	28,296
2024	500,000	79,212	669,000	26,261
2025	330,000	71,793	669,000	24,225
2026	340,000	65,760	664,000	22,219
2027-2031	1,771,000	322,156	3,380,000	74,508
2032-2036	891,000	36,800	3,067,000	12,200
2037-2041	293,000	-	2,865,000	-
2042-2046	-	-	2,865,000	-
2047-2051	-	-	2,866,000	-
Total	\$ 5,100,000	\$ 760,412	\$ 17,799,000	\$ 217,935

Annual debt service requirements for the capital lease are as follows:

September 30,	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2022	\$ 150,500	\$ 21,092	\$ 50,322	\$ 4,586
2023	198,974	14,640	51,806	3,102
2024	202,919	7,971	56,928	1,573
2025	47,915	3,415	-	-
2026	49,406	1,737	-	-
Total	\$ 649,714	\$ 48,855	\$ 159,056	\$ 9,261

The City issues a variety of long-term debt instruments in order to acquire and/or construct major capital facilities and equipment for governmental activities. These instruments include general obligation bonds, certificates of obligation, and tax notes. These debt obligations are secured by primarily future property tax revenues. In some cases, these bonds are also secured by a pledge of net revenues from the utility system.

Additionally, certain obligations that were marketed as private placements have been separately identified; however, the terms of these obligations are not significantly different than other obligations and do not have substantive acceleration clauses. Should the City default on these bonds, a lawsuit would require the City to raise taxes to cover the annual debt payment.

### Debt Issuance

On December 1, 2020 the City issued \$5,745,000 of Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2020. The debt will be used for water utility system improvements, street reconstruction, emergency water protection stream bank stabilization, a covered park structure for the police department building, public safety vehicles and a dump truck and the payment of professional service.

On November 3, 2020 the City issued \$1,650,000 of General Obligation Refunding Bonds, Series 2020a. The net proceeds from the issuance of the bonds were used to purchase U.S. Government Securities and those securities were deposited in an irrevocable trust with an escrow agent to provide future debt service payments. The refunded bonds are considered legally defeased and the liability for these bonds have been removed. The new bonds defeased \$1,610,000 of the Certificates of Obligation Bonds, Series 2011. The reacquisition price exceeded the net carrying amount of the old debt by \$40,000. The City refunded to reduce its total debt service payments by \$147,096.

On August 3, 2021 the City issued \$2,795,000 of Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2021. The debt will be used for road and bridge improvements, low water crossing improvements, parks improvements, updates to the City's Master Plans, and improvements to the City's water and wastewater utility systems.

On August 1, 2021 the City issued \$17,809,000 of Combination Tax and Surplus Revenue Certificates of Obligation, Taxable Series 2021. The debt will be used for the construction of a two-way bridge to be installed at the Avenue N crossing of Backbone Creek and related flood control improvement projects which are together identified as TWDB Project No. 40110.

### Federal Arbitrage

General obligation bonds, combination tax and revenue bonds and certificates of obligation are subject to the provisions of the Internal Revenue Code of 1986 related to arbitrage and interest income tax regulations under those provisions.

### Changes in Long-term Liabilities

Long-term liability activity for the year ended September 30, 2021, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental activities</b>					
General obligation and Tax Revenue bonds	\$ 6,352,250	\$ 6,560,000	\$ 1,635,000	\$ 11,277,250	\$ 625,000
General obligation and Tax Revenue bonds - Private Placement	2,490,000	1,180,000	305,000	3,365,000	200,000
General obligation refunding bond	16,302,840	-	1,785,000	14,517,840	2,010,000
General obligation refunding bond - Private Placement	-	1,215,000	-	1,215,000	115,000
Sales tax revenue bond	8,090,000	-	600,000	7,490,000	580,000
Tax notes - Private Placement	995,000	-	475,000	520,000	170,000
Premium from issuance of bonds	1,394,617	447,828	145,789	1,696,656	166,744
Capital Lease	882,808	-	233,094	649,714	150,500
Compensated absences	629,256	85,605	263,077	451,784	112,946
Governmental activities long-term liabilities	<u>\$ 37,136,771</u>	<u>\$ 9,488,433</u>	<u>\$ 5,441,960</u>	<u>\$ 41,183,244</u>	<u>\$ 4,130,190</u>
<b>Business-type activities</b>					
Tax and revenue bonds	\$ 23,399,910	\$ 1,980,000	\$ 2,025,000	\$ 23,354,910	\$ 1,685,000
Tax and revenue bonds - Private Placement	780,000	17,064,000	45,000	17,799,000	85,000
Premium from issuance of bonds	1,009,669	169,888	86,187	1,093,370	78,414
Capital Lease	213,439	-	54,383	159,056	50,322
Compensated absences	90,574	27,835	22,361	96,048	24,012
Business-type activities long-term liabilities	<u>\$ 25,493,592</u>	<u>\$ 19,241,723</u>	<u>\$ 2,232,931</u>	<u>\$ 42,502,384</u>	<u>\$ 1,922,748</u>

### Accrued Compensated Absences

The compensated absences liability attributable to the governmental activities will be liquidated primarily by the General Fund.

### Net Pension Liability and Other Post Employment Benefit (OPEB)

When these liabilities are liquidated for governmental activities, the General Fund will be primarily responsible.



## Pledged Revenues

### Marble Falls Economic Development Corporation

The Board of Directors for the Marble Falls Economic Development Corporation adopted a resolution that authorized the issuance of \$4,000,000 worth of Sales Tax Revenue Bonds to pay for the costs of acquiring real property for the Waterfront Project and the Downtown Project, planning the two projects, parking, landscaping, meeting space, boardwalk, trail improvements, open space or park improvements and street improvements related to such projects, and the payment of costs of issuance related to the issuance of the bonds. This debt will be paid for with a one-half and one percent sales and use tax levied on the receipts at retail of taxable items within the City. It is anticipated that the pledged revenues will fully pay for future principal and interest payments. This debt issue is due to be retired in August 2027.

### Fund Balance

As of September 30, 2021, governmental fund balance is composed of the following:

Fund Balance Classification	General	Economic Development Corporation	Debt Service	Hotel Conference Center	Parks Improvement	Other Governmental	Totals
Restricted:							
Capital acquisition and construction	-	-	-	6,568,889	1,920,407	2,334,702	10,823,998
Debt	-	-	118,829	-	-	-	118,829
Tourism activities	-	-	-	-	-	679,227	679,227
Public safety	-	-	-	-	-	102,071	102,071
Building security	-	-	-	-	-	12,415	12,415
Economic development	-	3,449,673	-	-	-	-	3,449,673
Police forfeiture	-	-	-	-	-	24,625	24,625
Unassigned	6,921,283	-	-	-	-	-	6,921,283
Total governmental fund balance	\$ 6,921,283	\$ 3,449,673	\$ 118,829	\$ 6,568,889	\$ 1,920,407	\$ 3,153,040	\$ 22,132,121

### Net Pension and Total OPEB Liabilities and Expenses

Amounts are aggregated into a single net pension liability and total OPEB liability, and expenses for certain columns. Below is the detail of net pension liability and total OPEB liability and expenses for governmental and business-type activities.

	Governmental Activities	Business-type Activities	
		Water and Utility	Totals
Deferred Outflows:			
OPEB - TMRS supplemental death benefit	\$ 108,670	\$ 17,765	\$ 126,435
OPEB - Retiree health plan	110,245	17,947	128,192
Total Deferred Outflows	\$ 218,915	\$ 35,712	\$ 254,627
Net pension liability	\$ 1,780,702	\$ 291,086	\$ 2,071,788
Total OPEB liability:			
Due in more than one year:			
OPEB - TMRS supplemental death benefit	\$ 454,049	\$ 74,961	\$ 529,010
OPEB - Retiree health plan	509,672	82,970	592,642
Total due in more than one year	963,721	157,931	1,121,652
Total OPEB liability	\$ 963,721	\$ 157,931	\$ 1,121,652
Deferred Inflows:			
OPEB - TMRS supplemental death benefit	\$ 36,124	\$ 5,905	\$ 42,029
OPEB - Retiree health plan	36,838	5,997	42,835
Total Deferred Inflows	\$ 72,962	\$ 11,902	\$ 84,864
		Business-type Activities	
	Governmental Activities	Water and Utility	Totals
Pension expense	\$ 389,519	\$ 63,673	\$ 453,192
OPEB expense:			
OPEB - TMRS supplemental death benefit	\$ 49,159	\$ 8,116	\$ 57,275
OPEB - Retiree health plan	48,666	7,922	56,588
Total OPEB expense	\$ 97,825	\$ 16,038	\$ 113,863

**Defined Benefit Pension Policies**

**Plan Descriptions.** The City of Marble Falls participates as one of 883 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agency multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS’s defined benefit pension plan is a tax-qualified plan under Sections 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at [www.tmrs.org](http://www.tmrs.org).

All eligible employees of the City are required to participate in TMRS.

**Benefits Provided.** TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee’s contributions, with interest, and the City-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in over of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member’s deposits and interest.

The City has approved an annually repeating (automatic) basis a monetary credit referred to as an updated service credit (USC) which is a theoretical amount which takes into account salary increases or plan improvements. If at any time during their career an employee earns a USC, this amount remains in their account earning interest at 5% until retirement. At retirement, the benefit is calculated as if the sum of the employee's accumulated contributions with interest and the employer match plus employer financed monetary credits, such as USC, with interest were used to purchase an annuity. Additionally, City provides on an annually repeating (automatic) basis cost of living adjustments (COLA) for retirees equal to a percentage of the change in the consumer price index (CPI).

A summary of plan provisions for the City are as follows:

Employee deposit rate	7.0%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	Vested and age 60 or 20 years and any age
Updated service credit	100% Repeating

***Employees covered by benefit terms***

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	95
Inactive employees entitled to but not yet receiving benefits	74
Active employees	<u>114</u>
	<u><u>283</u></u>

**Contributions.** The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are with 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contributions rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The City’s contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time.

Employees for the City were required to contribute 7.0% of their annual gross earnings during the fiscal year. The contribution rates for the City were 11.14% and 10.83% in calendar years 2020 and 2021, respectively. The city’s contributions to TMRS for the year ended September 30, 2021, were \$839,444, and were equal to the required contributions.

**Net Pension Liability.** The City's Net Pension Liability (NPL) was measured as of December 31, 2020, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

**Actuarial assumptions**

The Total Pension Liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2109 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of arithmetic real rates return for each major assets class in fiscal year 2021 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	30.0%	5.30%
Core Fixed Income	10.0%	1.25%
Non-Core Fixed Income	20.0%	4.14%
Real Return	10.0%	3.85%
Real Estate	10.0%	4.00%
Absolute Return	10.0%	3.48%
Private Equity	10.0%	7.75%
Total	100.0%	

### Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the Total Pension Liability.

### Changes in the Net Pension Liability (Asset)

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balance at 12/31/2019	\$ 26,995,196	\$ 24,745,847	\$ 2,249,349
Changes for the year:			
Service cost	1,122,394	-	1,122,394
Interest	1,812,561	-	1,812,561
Change in benefits terms including substantively automatic status	-	-	-
Difference between expected and actual experience	99,742	-	99,742
Contributions - employer	-	822,639	( 822,639)
Contributions - employee	-	525,888	( 525,888)
Net investment income	-	1,876,360	( 1,876,360)
Benefit payments, including refunds of employee contributions	( 1,407,273)	( 1,407,273)	-
Administrative expense	-	( 12,154)	12,154
Other changes	-	( 475)	475
Net changes	<u>1,627,424</u>	<u>1,804,985</u>	<u>( 177,561)</u>
Balance at 12/31/2020	<u>\$ 28,622,620</u>	<u>\$ 26,550,832</u>	<u>\$ 2,071,788</u>

The following presents the net pension asset of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability/asset would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) of 1-percentage-higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability/ (asset)	\$ 6,134,134	\$ 2,071,788	\$( 1,253,397)

### Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. The report may be obtained on the Internet at [www.tmrs.org](http://www.tmrs.org).

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions.**

For the year ended September 30, 2021, the City recognized pension expense of \$453,192. At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual economic experience	\$ 98,082	\$ 175,536
Changes in actuarial assumptions	27,134	-
Difference between projected and actual investment earnings	-	691,662
Contributions subsequent to the measurement date	<u>610,641</u>	<u>-</u>
Total	<u>\$ 735,857</u>	<u>\$ 867,198</u>

\$610,641 reported as deferred outflows of resources related to pension resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2022. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expenses as follows:

<u>For the year ended September 30,</u>	
2022	\$( 294,083)
2023	( 13,966)
2024	( 392,729)
2025	( 41,204)

**Defined Other Post-Employment Benefit Plans**

**Retiree Health Care Plan**

**Plan Description.** The City provides health care benefits through a single-employer defined benefit OPEB, for all fulltime employees in an eligible class. All full-time employees of the City may participate in the retiree health plan upon retirement. Eligible retirees are required to pay 100% of the plan's blended premium. The City's GASB 75 liability is entirely attributable to the implicitly rate subsidy.

**Benefits Provided**

**Plan Participants**

All full-time employees of the City may participate in the retiree health plan upon retirement. Eligible retirees are required to pay 100% of the plan's blended premium. The City's GASB 75 liability is entirely attributable to the implicit rate subsidy.

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members or Beneficiaries Currently Receiving Benefits	4
Active Plan Members	<u>118</u>
Total	<u><u>122</u></u>

**Normal Retirement Benefits**

Members of the Texas Municipal Retirement System (TMRS) are eligible for normal retirement upon reaching age 60 with 5 years of service, or at any age with 20 years of service. The health care benefits are identical to the coverage offered to active employees.

Deferred Retirement Benefits

Employees who terminate service prior to retirement are not eligible for retiree medical coverage.

Death-in-Service Retirement Benefits

Surviving spouses of active employees who die while employed are allowed continued coverage through COBRA only.

Disability Retirement Benefits

Members who retire through disability retirement are eligible for retiree medical coverage.

Benefits for Spouses of Retired Employees

Spouses of eligible retirees are allowed coverage under the plan. Spouse coverage will end once the member is no longer covered.

Medicare – Eligible Provisions

Qualified retirees and eligible spouses are required to enroll in Medicare once eligible.

Dental and Vision Coverage

The City offers dental and vision coverage for retirees and their dependents. Retirees are 100% responsible for the dental and vision premiums.

Life Insurance Coverage

The City does not offer life insurance coverage for retirees and dependents.

Retiree Opt-out

The City does not provide any financial reward to retirees who opt-out.

Monthly Retiree Premiums Effective October 1, 2020

<b>Health Plan</b>	<b>Employee Only</b>	<b>Employee &amp; Spouse</b>	<b>Employee &amp; Child(ren)</b>	<b>Employee &amp; Family</b>
HSA	\$506	\$1,014	\$851	\$1,232
Plan 1	\$593	\$1,189	\$1,001	\$1,439
HAS NC	\$531	\$1,064	\$892	\$1,291
Plan1 NC	\$629	\$1,260	\$1,061	\$1,526

The City does not contribute to HSA accounts.

**Actuarial Assumptions.** The Total OPEB Liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Measurement year ended December 31,	2020
Actuarial cost method	Individual Entry-Age
Inflation rate	2.50% per annum
Discount rate	2.00
Salary Increases	3.50% to 11.5% including inflation
Demographic Assumptions	Based on the experience study covering the four year period ending December 31, 2018 as conducted for the Texas Municipal Retirement System (TMRS)
Mortality	For healthy retirees, the gender-distinct 2019 Municipal Retirees of Texas mortality tables are used. The rates are projected on a fully generational basis using the ultimate mortality improvement rates in the MP tables to account for future mortality improvements.
Health Care Trend Rates	Initial rate of 7.00% declining to an ultimate rate of 4.15% after 15 years
Participation Rates	25% for retirees that are at least 50 years old at retirement; 0% for retirees that are less than 50 years old at retirement

**Discount Rate.** The discount rate changed from 2.75% as of December 31, 2019 to 2.00% as of December 31, 2020. Additionally, the demographic assumptions were updated to reflect the 2020 TMRS Experience Study, and the health care trend and participation assumptions were updated to better reflect anticipated plan experience.

**Sensitivity of Total OPEB Liability to the Discount Rate Assumption.** Regarding the sensitivity of the total OPEB liability to changes in the discount rate, the following presents the plan's total OPEB liability, calculated using a discount rate of 2.00%, as well as what the plan's total OPEB liability would be if it were calculated using a discount rate that is one percent lower or one percent higher:

	<u>1% Decrease in Discount Rate (1.00%)</u>	<u>Current Discount Rate Assumption (2.00%)</u>	<u>1% Increase in Discount Rate (3.00%)</u>
Total OPEB Liability	\$ 646,735	\$ 592,642	\$ 542,897

**Sensitivity of Total OPEB Liability to the Healthcare Cost Trend Rate Assumption.** Regarding the sensitivity of the total OPEB liability to changes in the healthcare cost trend rates, the following presents the plan's total OPEB liability, calculated using the assumed trend rates as well as what the plan's total OPEB liability would be if it were calculated using a trend rate that is one percent lower or one percent higher:

	<u>1% Decrease</u>	<u>Current Healthcare Cost Trend Rate Assumption</u>	<u>1% Increase</u>
Total OPEB Liability	\$ 520,649	\$ 592,642	\$ 678,792

**OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEB.** At September 30, 2021, the City reported a liability of \$592,642 for its Total OPEB Liability. The Total OPEB Liability was determined by an actuarial valuation as of December 31, 2020. For the year ended September 30, 2021, the City recognized OPEB expense of \$56,588. There were no changes of benefit terms that affected measurement of the Total OPEB Liability during the measurement period.

**Changes in the Total OPEB Liability**

	<u>Total OPEB Liability</u>
Balance at 12/31/2019	\$ 531,474
Changes for the year:	
Service cost	29,709
Interest	14,847
Difference between expected and actual experience	( 8,224)
Changes of assumptions	37,680
Benefit payments	<u>( 12,844)</u>
Net changes	<u>61,168</u>
Balance at 12/31/2020	<u>\$ 592,642</u>

At September 30, 2021, the City reported deferred outflows of resources related to other post-employment benefits from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual economic experience	\$ -	\$ 31,928
Changes in actuarial assumptions	118,559	10,907
Contributions subsequent to the measurement date	<u>9,633</u>	<u>-</u>
Totals	<u>\$ 128,192</u>	<u>\$ 42,835</u>

\$9,633 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Total OPEB Liability for the year ending September 30, 2022. Other amounts of the reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>For the Year Ended September 30,</u>	
2022	\$ 12,032
2023	12,032
2024	12,032
2025	12,032
2026	10,692
Thereafter	16,904

**TMRS Supplemental Death Benefits Fund**

**Plan Description.** The City voluntarily participates in the Texas Municipal Retirement System Supplemental Death Benefits Fund (TMRS SDBF). The SDBF is a single-employer defined benefit Other Postemployment Benefit (OPEB) plan as defined by GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. It is established and administered in accordance with the TMRS Act identically to the City’s pension plan.

**Benefits Provided.** The SDBF provides group-term life insurance to City employees who are active members in TMRS, including or not including retirees. The City Council opted into this program via an ordinance, and may terminate coverage under, and discontinue participation in, the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

Payments from this fund are similar to group-term life insurance benefits and are paid to the designated beneficiaries upon the receipt of an approved application for payment. The death benefit for active employees provides a lump-sum payment approximately equal to the employee’s annual salary (calculated based on the employee’s actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other employment benefit and is a fixed amount of \$7,500.



The number of employees currently covered by the benefit terms is as follows:

Inactive employees or beneficiaries currently receiving benefits	68
Inactive employees entitled to but not yet receiving benefits	23
Active employees	<u>114</u>
Total	<u>205</u>

**Contributions.** The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation, which was 0.23% for 2021 and 0.19% for 2020, of which 0.13% and 0.04%, respectively, represented the retiree-only portion for each year, as a percentage of annual covered payroll. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to prefund retiree term life insurance during employees' entire careers. The City's contributions to the SDBF for the years ended September 30, 2021 and 2020 were \$7,989 and \$2,906, respectively, representing contributions for both active and retiree coverage, which equaled the required contributions each year.

**Actuarial Assumptions.** The Total OPEB Liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Measurement year ended December 31,	2020
Inflation rate	2.50% per annum
Discount rate	2%
Actuarial cost method	Entry Age Normal Method
Projected salary increases	3.50% to 11.5% including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the following:

Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with male rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who became disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor. Administrative expenses for the SDBF are paid through the TMRS Pension Trust Fund and are wholly accounted for under the provisions of GASB Statement No. 68.

Changes in assumptions reflect the annual change in the municipal bond rate. The actuarial assumptions used in the December 31, 2020 valuation were based on the results of an actuarial experience study for the period December 31, 2014 to December 31, 2018.

**Discount Rate.** The SDBF program is treated as an unfunded OPEB plan because the SDBF trust covers both actives and retirees and the assets are not segregated for these groups. As such, a single discount rate of 2.75% was used to measure the Total OPEB Liability. Because the plan is essentially a "pay-as-you-go" plan, the single discount rate is equal to the prevailing municipal bond rate. The source of the municipal bond rate was fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2020.

**Discount Rate Sensitivity Analysis.** The following schedule shows the impact of the Total OPEB Liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (2.00%) in measuring the Total OPEB Liability.

	<u>1% Decrease in Discount Rate (1.00%)</u>	<u>Discount Rate (2.00%)</u>	<u>1% Increase in Discount Rate (3.00%)</u>
Total OPEB Liability	\$ 654,343	\$ 529,010	\$ 434,743

**OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEBs.** At September 30, 2021, the City reported a liability of \$529,010 for its Total OPEB Liability. The Total OPEB Liability was determined by an actuarial valuation as of December 31, 2020. For the year ended September 30, 2021, the City recognized OPEB expense of \$57,275. There were no changes of benefit terms that affected measurement of the Total OPEB Liability during the measurement period.

**Changes in the Total OPEB Liability**

	Total OPEB Liability
Balance at 12/31/2019	\$ 433,289
Changes for the year:	
Service cost	20,284
Interest	12,153
Difference between expected and actual	( 6,878)
Changes of assumptions	73,167
Benefit payments	( 3,005)
Net changes	<u>95,721</u>
Balance at 12/31/2020	\$ <u>529,010</u>

At September 30, 2021, the City reported deferred outflows of resources related to other post-employment benefits from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual economic experience	\$ 10,944	\$ 31,603
Changes in actuarial assumptions	108,324	10,426
Contributions subsequent to the measurement date	<u>7,167</u>	<u>-</u>
Totals	\$ <u>126,435</u>	\$ <u>42,029</u>

\$7,167 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Total OPEB Liability for the year ending September 30, 2022. Other amounts of the reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	For the Year Ended September 30,
2022	\$ 24,837
2023	19,908
2024	18,960
2025	13,402
2026	<u>132</u>
Total	\$ <u>77,239</u>

**Risk Management**

A public entity risk pool is a cooperative group of governmental entities joining together to finance an exposure, liability or risk. The City participates in the Texas Municipal League Risk Pool, a risk-sharing pool, for property, liability, and workers' compensation, wherein member cities pool risks and funds and share in the costs of losses. Claims against the City are expected to be paid by that public entity risk pool. Should the City become insolvent, or otherwise unable to pay claims, the City may have to pay the claims. There were no significant reductions in insurance coverage or insurance settlements exceeding insurance coverage during each of the past three years.

### **New Accounting Standards**

Significant new accounting standards issued by the Governmental Accounting Standards Board (GASB) not yet implemented by the City include the following:

Statement No. 87, Leases – This Statement will improve the accounting and financial reporting for leases by governments by requiring recognition of certain lease assets and liabilities previously classified as operating leases. It establishes a single model for lease accounting based on the principle that leases are financing the right to use an underlying asset. Under the Statement a lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resource, enhancing the relevance and consistency of information about leasing activities. This Statement will become effective for the City in fiscal year 2022.

### **Subsequent Event**

On October 19, 2021 the City issued \$8,010,000 of Sales Tax Revenue Bonds, Series 2021. The debt will be used for the completion of the Business Technology Park, expansion of the Lakeside pavilion, and projects related to the approved Downtown Master Plan.

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**REQUIRED  
SUPPLEMENTARY INFORMATION**

**CITY OF MARBLE FALLS, TEXAS**

SCHEDULE OF CHANGES IN NET PENSION LIABILITY  
AND RELATED RATIOS

FOR THE YEAR ENDED SEPTEMBER 30, 2021

<b>Plan Year</b>	<u>2014</u>	<u>2015</u>
<b>A. Total pension liability</b>		
Service Cost	\$ 621,054	\$ 691,029
Interest (on the Total Pension Liability)	1,123,420	1,207,848
Changes of benefit terms	-	-
Difference between expected and actual experience	( 12,961)	( 34,356)
Change of assumptions	-	570,455
Benefit payments, including refunds of employee contributions	( 528,946)	( 591,804)
Net change in total pension liability	<u>1,202,567</u>	<u>1,843,172</u>
Total pension liability - beginning	<u>16,002,799</u>	<u>17,205,366</u>
Total pension liability - ending (a)	<u>\$ 17,205,366</u>	<u>\$ 19,048,538</u>
<b>B. Plan fiduciary net position</b>		
Contributions - Employer	\$ 259,082	\$ 258,552
Contributions - Employee	395,979	408,547
Net Investment Income	990,420	27,179
Benefit payments, including refunds of employee contributions	( 528,946)	( 591,804)
Administrative Expenses	( 10,340)	( 16,554)
Other	( 850)	( 817)
Net change in plan fiduciary net position	<u>1,105,345</u>	<u>85,103</u>
Plan fiduciary net position - beginning	<u>17,313,215</u>	<u>18,418,560</u>
Plan fiduciary net position - ending (b)	<u>\$ 18,418,560</u>	<u>\$ 18,503,663</u>
<b>C. Net pension liability/ (asset) - ending (a) - (b)</b>	<u>\$( 1,213,194)</u>	<u>\$ 544,875</u>
<b>D. Plan fiduciary net position as a percentage of total pension liability/ (asset)</b>	107.05%	97.14%
<b>E. Covered payroll</b>	\$ 5,656,837	\$ 5,836,390
<b>F. Net position liability/ (asset) as a percentage of covered payroll</b>	-21.45%	9.34%

Note: This schedule is intended to show ten years of information. Additional year's information will be displayed as it becomes available.

2016	2017	2018	2019	2020
\$ 750,228	\$ 801,181	\$ 966,975	\$ 1,094,985	\$ 1,122,394
1,281,912	1,350,616	1,565,139	1,725,798	1,812,561
-	-	1,941,094	674,344	-
( 153,085)	( 46,914)	127,487	( 383,270)	99,742
-	-	-	59,245	-
( 864,720)	( 908,687)	( 992,773)	( 1,042,897)	( 1,407,273)
<u>1,014,335</u>	<u>1,196,196</u>	<u>3,607,922</u>	<u>2,128,205</u>	<u>1,627,424</u>
<u>19,048,538</u>	<u>20,062,873</u>	<u>21,259,069</u>	<u>24,866,991</u>	<u>26,995,196</u>
\$ <u>20,062,873</u>	\$ <u>21,259,069</u>	\$ <u>24,866,991</u>	\$ <u>26,995,196</u>	\$ <u>28,622,620</u>
\$ 261,288	\$ 358,624	\$ 381,858	\$ 680,345	\$ 822,639
420,464	445,101	466,494	508,282	525,888
1,250,675	2,710,663	( 662,832)	3,292,624	1,876,360
( 864,720)	( 908,687)	( 992,773)	( 1,042,897)	( 1,407,273)
( 14,123)	( 14,047)	( 12,822)	( 18,630)	( 12,154)
( 761)	( 712)	( 670)	( 560)	( 475)
<u>1,052,823</u>	<u>2,590,942</u>	<u>( 820,745)</u>	<u>3,419,164</u>	<u>1,804,985</u>
<u>18,503,663</u>	<u>19,556,486</u>	<u>22,147,428</u>	<u>21,326,683</u>	<u>24,745,847</u>
\$ <u>19,556,486</u>	\$ <u>22,147,428</u>	\$ <u>21,326,683</u>	\$ <u>24,745,847</u>	\$ <u>26,550,832</u>
\$ <u>506,387</u>	\$ <u>( 888,359)</u>	\$ <u>3,540,308</u>	\$ <u>2,249,349</u>	\$ <u>2,071,788</u>
97.48%	104.18%	85.76%	91.67%	92.76%
\$ 6,006,626	\$ 6,358,583	\$ 6,664,300	\$ 7,261,173	\$ 7,512,681
8.43%	-13.97%	53.12%	30.98%	27.58%

**CITY OF MARBLE FALLS, TEXAS**

SCHEDULE OF CONTRIBUTIONS TO NET PENSION LIABILITY

FOR THE YEAR ENDED SEPTEMBER 30, 2021

Fiscal Year	2014	2015
Actuarial determined contribution	\$ 248,771	\$ 259,903
Contributions in relation to the actuarially determined contribution	<u>248,771</u>	<u>259,903</u>
Contribution deficiency (excess)	-	-
Covered payroll	5,563,255	5,809,989
Contributions as a percentage of covered payroll	4.47%	4.47%

Note: This schedule is intended to show ten years of information. Additional year's information will be displayed as it becomes available.

**NOTES TO SCHEDULE OF CONTRIBUTIONS**

**Valuation Date:** Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

**Methods and Assumptions Used to Determine Contribution Rates:**

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	24 years
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.50%
Salary Increases	3.50% to 11.50% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014 - 2018
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

**Other Information** There were no benefit changes during the year.



<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
\$ 270,623	\$ 334,622	\$ 383,566	\$ 623,026	\$ 780,674	\$ 839,444
<u>270,623</u>	<u>334,622</u>	<u>383,566</u>	<u>623,026</u>	<u>780,674</u>	<u>839,444</u>
-	-	-	-	-	-
6,189,840	6,278,742	6,554,197	7,169,326	7,263,861	7,567,030
4.37%	5.33%	5.85%	8.69%	10.75%	11.09%

**CITY OF MARBLE FALLS, TEXAS**

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY  
AND RELATED RATIOS  
TEXAS MUNICIPAL RETIREMENT SYSTEM - SUPPLEMENTAL DEATH BENEFITS FUND  
FOR THE YEAR ENDED SEPTEMBER 30, 2021

<b>Plan Year ended December 31,</b>	<u><b>2017</b></u>	<u><b>2018</b></u>	<u><b>2019</b></u>	<u><b>2020</b></u>
<b>A. Total OPEB liability</b>				
Service Cost	\$ 12,081	\$ 14,661	\$ 15,248	\$ 20,284
Interest (on the Total OPEB Liability)	11,622	11,880	14,254	12,153
Difference between expected and actual experience	-	26,361	( 43,322)	( 6,878)
Changes of assumptions	29,063	( 25,108)	71,978	73,167
Benefit payments, including refunds of employee contributions	<u>( 2,543)</u>	<u>( 2,666)</u>	<u>( 2,904)</u>	<u>( 3,005)</u>
Net change in Total OPEB liability	50,223	25,128	55,254	95,721
Total OPEB liability - beginning	<u>302,684</u>	<u>352,907</u>	<u>378,035</u>	<u>433,289</u>
Total OPEB liability - ending (a)	<u>352,907</u>	<u>378,035</u>	<u>433,289</u>	<u>529,010</u>
<b>B. Covered payroll</b>	\$ 6,358,583	\$ 6,664,200	\$ 7,261,173	\$ 7,512,681
<b>C. Total OPEB liability as a percentage of covered payroll</b>	5.55%	5.67%	5.97%	7.04%

Note: This schedule is required to have 10 years of information, but the information prior to 2017 is not available.

Note: No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

**CITY OF MARBLE FALLS, TEXAS**

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY  
AND RELATED RATIOS  
RETIREE INSURANCE BENEFITS PLAN

FOR THE YEAR ENDED SEPTEMBER 30, 2021

Plan Year ended December 31,	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
<b>A. Total OPEB liability</b>				
Service Cost	\$ 14,432	\$ 16,302	\$ 17,770	\$ 29,709
Interest (on the Total OPEB Liability)	15,102	14,688	16,577	14,847
Difference between expected and actual experience	-	( 1,378)	( 31,400)	( 8,224)
Changes of assumptions	20,917	( 16,904)	98,195	37,680
Benefit payments, including refunds of employee contributions	<u>( 2,472)</u>	<u>( 5,552)</u>	<u>( 15,198)</u>	<u>( 12,844)</u>
Net change in Total OPEB liability	47,979	7,156	85,944	61,168
Total OPEB liability - beginning	<u>390,395</u>	<u>438,374</u>	<u>445,530</u>	<u>531,474</u>
Total OPEB liability - ending (a)	<u>438,374</u>	<u>445,530</u>	<u>531,474</u>	<u>592,642</u>
<b>B. Covered employee payroll</b>	\$ 6,107,242	\$ 6,670,055	\$ 7,279,852	\$ 7,690,580
<b>C. Total OPEB liability as a percentage of covered employee payroll</b>	7.18%	6.68%	7.30%	7.71%

Note: This schedule is required to have 10 years of information, but the information prior to 2017 is not available.

Note: No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB

Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*.

**CITY OF MARBLE FALLS, TEXAS**

GENERAL FUND  
SCHEDULE OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL (BUDGETARY BASIS)

FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUE</b>				
Property taxes	\$ 2,700,245	\$ 2,700,245	\$ 2,644,476	\$( 55,769)
Sales taxes	7,120,747	7,120,747	8,918,055	1,797,308
Franchise taxes	636,550	636,550	563,341	( 73,209)
Mixed beverage taxes	57,000	57,000	61,265	4,265
Fines and forfeitures	250,900	250,900	271,136	20,236
Permits and fees	366,850	366,850	516,747	149,897
Intergovernmental	331,466	331,466	686,094	354,628
Interest on investments	13,150	13,150	14,185	1,035
Other	133,960	388,960	741,448	352,488
Total revenues	<u>11,610,868</u>	<u>11,865,868</u>	<u>14,416,747</u>	<u>2,550,879</u>
<b>EXPENDITURES</b>				
<b>GENERAL GOVERNMENT</b>				
Administration:				
Personnel services	658,095	666,551	679,218	( 12,667)
Supplies	27,900	27,900	72,809	( 44,909)
Maintenance	45,900	45,900	74,106	( 28,206)
Purchased and contracted services	265,100	280,220	294,507	( 14,287)
Other services and charges	<u>31,950</u>	<u>31,950</u>	<u>180,578</u>	<u>( 148,628)</u>
Total administration	<u>1,028,945</u>	<u>1,052,521</u>	<u>1,301,218</u>	<u>( 248,697)</u>
Finance:				
Personnel services	367,007	370,095	366,226	3,869
Supplies	18,850	18,850	16,677	2,173
Maintenance	33,000	33,000	28,286	4,714
Purchased and contracted services	35,070	35,070	28,037	7,033
Other services and charges	<u>3,474</u>	<u>3,474</u>	<u>10,009</u>	<u>( 6,535)</u>
Total finance	<u>457,401</u>	<u>460,489</u>	<u>449,235</u>	<u>11,254</u>
Human resources:				
Personnel services	129,824	131,986	127,395	4,591
Supplies	3,450	3,450	1,773	1,677
Maintenance	26,200	26,200	19,060	7,140
Purchased and contracted services	6,940	6,940	7,048	( 108)
Other services and charges	<u>40,011</u>	<u>40,011</u>	<u>23,664</u>	<u>16,347</u>
Total human resources	<u>206,425</u>	<u>208,587</u>	<u>178,940</u>	<u>29,647</u>

**CITY OF MARBLE FALLS, TEXAS**

GENERAL FUND  
SCHEDULE OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL (BUDGETARY BASIS)

FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>EXPENDITURES (Continued)</b>				
<b>GENERAL GOVERNMENT (Continued)</b>				
Mayor and City Council:				
Personnel services	\$ 11,630	\$ 11,630	\$ 11,726	\$( 96)
Other services and charges	11,000	11,000	9,917	1,083
Total Mayor and City Council	<u>22,630</u>	<u>22,630</u>	<u>21,643</u>	<u>987</u>
Communication Services:				
Personnel services	706,883	715,396	795,960	( 80,564)
Supplies	11,950	11,950	10,193	1,757
Maintenance	106,954	106,954	45,640	61,314
Purchased and contracted services	11,875	11,875	19,055	( 7,180)
Other services and charges	13,300	13,300	5,265	8,035
Total finance	<u>850,962</u>	<u>859,475</u>	<u>876,113</u>	<u>( 16,638)</u>
Non-departmental:				
Purchased and contracted services	176,614	176,614	176,614	-
Other services and charges	28,000	28,000	83,399	( 55,399)
Total non-departmental	<u>204,614</u>	<u>204,614</u>	<u>260,013</u>	<u>( 55,399)</u>
Total general government	<u>2,770,977</u>	<u>2,808,316</u>	<u>3,087,162</u>	<u>( 278,846)</u>
<b>PUBLIC SAFETY</b>				
Court:				
Personnel services	219,133	220,723	235,723	( 15,000)
Supplies	13,400	16,400	12,931	3,469
Purchased and contracted services	20,725	20,725	37,339	( 16,614)
Other services and charges	9,675	9,675	1,871	7,804
Total court	<u>262,933</u>	<u>267,523</u>	<u>287,864</u>	<u>( 20,341)</u>
Police department:				
Personnel services	2,347,555	2,379,079	2,464,243	( 85,164)
Supplies	129,000	129,000	107,628	21,372
Maintenance	165,200	165,200	144,207	20,993
Purchased and contracted services	140,137	140,137	153,919	( 13,782)
Other operating	71,050	39,150	37,157	1,993
Total police department	<u>2,852,942</u>	<u>2,852,566</u>	<u>2,907,154</u>	<u>( 54,588)</u>

**CITY OF MARBLE FALLS, TEXAS**

GENERAL FUND  
SCHEDULE OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL (BUDGETARY BASIS)

FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>EXPENDITURES (Continued)</b>				
<b>PUBLIC SAFETY (Continued)</b>				
Fire department:				
Personnel services	\$ 1,544,198	\$ 1,593,716	\$ 1,693,474	\$( 99,758)
Supplies	142,196	144,196	74,493	69,703
Maintenance	83,237	96,237	133,250	( 37,013)
Purchased and contracted services	60,750	60,750	53,737	7,013
Other operating	<u>39,625</u>	<u>39,625</u>	<u>60,179</u>	<u>( 20,554)</u>
Total fire department	<u>1,870,006</u>	<u>1,934,524</u>	<u>2,015,133</u>	<u>( 80,609)</u>
Engineering department:				
Personnel services	126,164	131,058	126,530	4,528
Supplies	2,550	5,109	11,474	( 6,365)
Maintenance	9,000	16,000	3,317	12,683
Purchased and contracted services	31,200	38,500	24,004	14,496
Other operating	<u>3,400</u>	<u>3,400</u>	<u>2,281</u>	<u>1,119</u>
Total engineering department	<u>172,314</u>	<u>194,067</u>	<u>167,606</u>	<u>26,461</u>
Code enforcement:				
Personnel services	675,628	682,048	618,686	63,362
Supplies	36,725	36,725	27,057	9,668
Repairs and maintenance	25,680	25,680	12,756	12,924
Purchased and contracted services	28,132	28,132	36,068	( 7,936)
Other services and charges	<u>16,300</u>	<u>16,300</u>	<u>8,058</u>	<u>8,242</u>
Total code enforcement	<u>782,465</u>	<u>788,885</u>	<u>702,625</u>	<u>86,260</u>
Total public safety	<u>5,768,346</u>	<u>6,037,565</u>	<u>6,080,382</u>	<u>( 42,817)</u>
<b>PUBLIC WORKS</b>				
Streets:				
Personnel services	735,056	746,049	733,849	12,200
Supplies	51,600	51,600	41,615	9,985
Maintenance	498,500	498,500	275,709	222,791
Purchased and contracted services	121,730	122,430	115,398	7,032
Other services and charges	<u>6,100</u>	<u>6,100</u>	<u>1,242</u>	<u>4,858</u>
Total streets	<u>1,412,986</u>	<u>1,424,679</u>	<u>1,167,813</u>	<u>256,866</u>
Total public works	<u>1,412,986</u>	<u>1,424,679</u>	<u>1,167,813</u>	<u>256,866</u>

**CITY OF MARBLE FALLS, TEXAS**

GENERAL FUND  
SCHEDULE OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL (BUDGETARY BASIS)

FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>EXPENDITURES (Continued)</b>				
<b>CULTURE AND RECREATION</b>				
Parks and recreation:				
Personnel services	\$ 736,601	\$ 746,752	\$ 731,580	\$ 15,172
Supplies	52,700	52,700	60,978	( 8,278)
Maintenance	168,000	168,000	174,990	( 6,990)
Purchased and contracted services	94,550	95,050	113,072	( 18,022)
Other services and charges	<u>115,433</u>	<u>115,433</u>	<u>132,662</u>	<u>( 17,229)</u>
Total parks and recreation	<u>1,167,284</u>	<u>1,177,935</u>	<u>1,213,282</u>	<u>( 35,347)</u>
Cemetery:				
Maintenance	5,000	38,450	7,200	31,250
Purchased and contracted services	1,600	1,600	438	1,162
Other services and charges	-	-	13	( 13)
Total cemetery	<u>6,600</u>	<u>40,050</u>	<u>7,651</u>	<u>32,399</u>
Total culture and recreation	<u>1,173,884</u>	<u>1,217,985</u>	<u>1,220,933</u>	<u>( 2,948)</u>
<b>CAPITAL OUTLAY</b>	<u>1,088,545</u>	<u>766,239</u>	<u>662,784</u>	<u>103,455</u>
<b>DEBT SERVICE</b>				
Principal	139,197	139,197	288,094	( 148,897)
Interest and fiscal charges	14,220	14,220	45,408	( 31,188)
Bond issuance costs	-	-	10,353	10,353
Total debt service	<u>153,417</u>	<u>153,417</u>	<u>343,855</u>	<u>( 190,438)</u>
Total expenditures	<u>12,368,155</u>	<u>12,408,201</u>	<u>12,562,929</u>	<u>( 154,728)</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>( 757,287)</u>	<u>( 542,333)</u>	<u>1,853,818</u>	<u>2,396,151</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Issuance of debt	650,000	650,000	1,801,764	1,151,764
Transfers in	458,500	458,500	1,215,869	757,369
Transfers out	( 86,917)	( 118,817)	( 154,117)	( 35,300)
Proceeds from insurance	5,000	5,000	23,730	18,730
Proceeds from sale of capital assets	<u>17,000</u>	<u>17,000</u>	<u>85,602</u>	<u>68,602</u>
Total other financing sources	<u>393,583</u>	<u>361,683</u>	<u>2,972,848</u>	<u>2,611,165</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>( 363,704)</u>	<u>( 180,650)</u>	<u>4,826,666</u>	<u>5,007,316</u>
<b>FUND BALANCE, BEGINNING</b>	<u>2,064,617</u>	<u>2,064,617</u>	<u>2,064,617</u>	<u>-</u>
<b>FUND BALANCE, ENDING</b>	<u>\$ 1,700,913</u>	<u>\$ 1,883,967</u>	<u>\$ 6,891,283</u>	<u>\$ 5,007,316</u>

**CITY OF MARBLE FALLS, TEXAS**

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

ECONOMIC DEVELOPMENT CORPORATION FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Sales taxes	\$ 2,378,945	\$ 2,458,144	\$ 2,972,685	\$ 514,541
Permits and fees	55,000	55,000	27,342	( 27,658)
Intergovernmental	40,000	40,000	4,434	( 35,566)
Interest on investments	13,300	13,300	2,732	( 10,568)
Other	-	-	3,155	3,155
Total revenues	<u>2,487,245</u>	<u>2,566,444</u>	<u>3,010,348</u>	<u>443,904</u>
<b>EXPENDITURES</b>				
Current:				
Personnel services	252,446	258,347	262,670	( 4,323)
Supplies	4,500	4,500	2,323	2,177
Maintenance	32,100	34,100	37,210	( 3,110)
Purchased and contracted services	514,130	522,880	275,439	247,441
Other services and charges	78,000	153,000	35,452	117,548
Capital outlay	165,000	165,000	221,717	( 56,717)
Debt service				
Principal	560,000	600,000	600,000	-
Interest	359,422	294,253	294,253	-
Total expenditures	<u>1,965,598</u>	<u>2,032,080</u>	<u>1,729,064</u>	<u>303,016</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<u>521,647</u>	<u>534,364</u>	<u>1,281,284</u>	<u>746,920</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Sale of capital assets	302,524	628,610	635,096	6,486
Transfers in	-	-	7,000	7,000
Transfers out	( 665,000)	( 850,000)	( 889,104)	( 39,104)
Total other financing sources (uses)	<u>( 362,476)</u>	<u>( 221,390)</u>	<u>( 247,008)</u>	<u>( 25,618)</u>
<b>NET CHANGE IN FUND BALANCE</b>	159,171	312,974	1,034,276	721,302
<b>FUND BALANCE, BEGINNING</b>	<u>2,415,397</u>	<u>2,415,397</u>	<u>2,415,397</u>	<u>-</u>
<b>FUND BALANCE, ENDING</b>	<u>\$ 2,574,568</u>	<u>\$ 2,728,371</u>	<u>\$ 3,449,673</u>	<u>\$ 721,302</u>



**CITY OF MARBLE FALLS, TEXAS**

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

FOR THE YEAR ENDED SEPTEMBER 30, 2021

**Budgetary Information**

Annual appropriated budgets are legally adopted for the General Fund, Hotel/Motel Tax, Police Forfeiture, Economic Development Corporation, and Debt Service Funds on a basis consistent with generally accepted accounting principles. An annual non-appropriated budget is adopted for the City's Water and Utility Enterprise Fund on a non-GAAP basis for managerial control. Project length budgets are adopted for the Hotel Conference Center Capital Project Fund, the Parks Improvement Capital Project Fund, the General Improvements Capital Projects Fund, the Trunked Radio System Fund, the Impact Fee Fund, the Building Security Fund, and the CDBG 2016 Grant Fund. These funds are amended on an annual basis to reflect the uncompleted portion of the projects. These funds adopt their budget based on individual projects that cross fund years. An annual comparison does not fairly represent the budgetary results for multiple year projects.

The original budget is adopted by the City Council prior to the beginning of the fiscal year. Amendments are made during the year on approval by the City Council. Unused budget appropriations lapse at year-end unless carried forward to the next year by Council action. The final budget is legally adopted by the Council prior to September 30 of each year.

The City Council has the authority to transfer appropriation balances from one expenditure category to another within a department. Although costs are monitored by expenditure category, the legal level of control (level at which expenditures may not exceed budget) is the fund level. The reported budgetary data has been revised for amendments authorized during the year.

**Excess of expenditures over appropriations**

Expenditures in the General Government function of the General Fund exceeded appropriations by \$278,846. This overage was funded with greater than anticipated revenues.

Expenditures in the Public Safety function of the General Fund exceeded appropriations by \$236,884. This overage was funded with greater than anticipated revenues.

Expenditures in the Debt Service function of the General Fund exceeded appropriations by \$190,438. This overage was funded with greater than anticipated revenues.

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Financial Advisory Services  
Provided By:

