NEW ISSUE-BOOK-ENTRY-ONLY

Ratings: S&P: "AA-"
(See: "OTHER PERTINENT INFORMATION-Ratings")

OFFICIAL STATEMENT
August 1, 2023

In the opinion of Bickerstaff Heath Delgado Acosta LLP, Bond Counsel, under existing statutes, regulations, rulings and court decisions and assuming continuing compliance with the requirements of Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), (i) interest on the Certificates will be excludable from the gross income of the holders thereof for federal income tax purposes, and (ii) interest on the Certificates is not subject to the alternative minimum tax imposed on individuals under the Code. See "TAX MATTERS" herein.

$22,680,000
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 2023D

Dated Date: August 1, 2023 **Due: February 1, as shown on inside cover page**

The $22,680,000 City of Marble Falls, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023D (the "Certificates") are being issued pursuant to Subchapter C, Chapter 271, Texas Local Government Code (the "Certificates of Obligation Act of 1971"), as amended, an ordinance (the "Ordinance") adopted by the City Council of the City of Marble Falls, Texas (the "City" or "Issuer") on August 1, 2023, 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 August 1, 2023 (the "Dated Date") and will be payable on August 1 and February 1 of each year, commencing February 1, 2024, 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 BOKF, NA, Dallas, 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) the planning, acquisition, design, construction, extension, and improvement of City roads and streets including Nature Height Drive; (2) planning, acquisition, design, construction, extension, improvement, and maintenance of City-wide highways, roads, and streets, including traffic signalization improvements, and the acquisition of rights-of-way and easements therefor, including Main Street and Highway 281, Manzano Mile, the intersection of Highways 1431 and 281, and Avenue Q; (3) construction, expansion, improving, and maintenance of sidewalks including in Pecan Valley Neighborhood; (4) construction, expansion, renovation, and equipping of Fire Station #1; (5) construction, improvement, equipping and maintenance of telecommunications and wireless communications facilities including Mustang GST Radio Tower; (6) planning, acquisition, design, construction, extension, and equipping of certain improvements to the City's water and wastewater facilities including wastewater treatment plant design, pump stations, groundwater prospecting systems, design of purple pipe extensions, and the design of direct potable reuse systems; 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 $1,340,000 City of Marble Falls, Texas Tax Notes, Series 2023.

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

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 August 24, 2023.

$22,680,000
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 2023D

MATURITY SCHEDULE
(Due February 1)

CUSIP Prefix No. 566022[1]

Stated Maturity 2/1	Principal Amount	Interest Rate	Initial Yield	CUSIP No. Suffix [1]	Stated Maturity 2/1	Principal Amount	Interest Rate	Initial Yield	CUSIP No. Suffix [1]
2024	$ 635,000	5.000%	3.470%	F53	2034	$ 1,180,000	5.000%	3.100%[2]	G78
2025	435,000	5.000%	3.380%	F61	2035	1,240,000	5.000%	3.170%[2]	G86
2026	450,000	5.000%	3.250%	F79	2036	1,305,000	5.000%	3.310%[2]	G94
2027	470,000	5.000%	3.110%	F87	2037	1,375,000	5.000%	3.440%[2]	H28
2028	875,000	5.000%	3.080%	F95	2038	1,440,000	5.000%	3.500%[2]	H36
2029	915,000	5.000%	3.020%	G29	2039	1,510,000	4.000%	4.100%	H44
2030	970,000	5.000%	2.970%	G37	2040	1,570,000	4.000%	4.150%	H51
2031	1,015,000	5.000%	2.950%	G45	2041	1,635,000	4.000%	4.200%	H69
2032	1,070,000	5.000%	2.980%	G52	2042	1,700,000	4.000%	4.250%	H77
2033	1,120,000	5.000%	3.050%[2]	G60	2043	1,770,000	4.000%	4.300%	H85

(Interest to accrue from Dated Date)

The Issuer reserves the right to redeem the Certificates maturing on and after February 1, 2033, in whole or in part, in principal amounts of $5,000 or any integral multiple thereof, on February 1, 2032, or any date thereafter, at the redemption price of par plus accrued interest to the date fixed for redemption, as further described herein. (See "THE CERTIFICATES - Redemption Provisions" herein.)

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[1] 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.
[2] Yield calculated based on the assumption that the Certificates denoted and sold at premium will be redeemed on February 1, 2032, the earliest date of redemption for the Certificates, at a price of par plus accrued interest to the date of redemption.

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CITY OF MARBLE FALLS, TEXAS

ELECTED OFFICIALS

Name	Years Served	Term Expires (May)
Dave Rhodes Mayor [(1)]	14 [(1)]	2025
William (Dee) Haddock Mayor Pro-Tem/Councilmember, Place 5	6	2024
Griff Morris Councilmember, Place 1	9 [(2)]	2024
Karlee Cauble Councilmember, Place 2	Sworn Into Office May 16, 2023	2025
Lauren Haltom Councilmember, Place 3	1	2024
Bryan Walker Councilmember, Place 4	2	2025
Craig Magerkurth Councilmember, Place 6	6	2025

(1) Previously served as councilmember for 14 years.
(2) Served as Mayor 1993-1997.

ADMINISTRATION

Name	Position	Length of Service (Years)
Mike Hodge	City Manager	9
Jeff Lazenby	Director of Finance	2
Christina McDonald	City Secretary	29
Patty L. Akers	City Attorney	18

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:

Mr. Mike Hodge, City Manager
Mr. Jeff Lazenby, Director of Finance
City of Marble Falls
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Marble Falls, Texas 78654
Telephone: (830) 693-3615
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Telephone: (210) 832-9760
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USE OF INFORMATION IN THE OFFICIAL STATEMENT

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 as such information has been provided by DTC.

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.

TABLE OF CONTENTS

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.

The Issuer	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 2023 population is 7,300 (See "APPENDIX B – General Information Regarding the City of Marble Falls and Burnet County, Texas" herein.)
The Certificates	The Certificates are being issued pursuant to Subchapter C, Chapter 271, Texas Local Government Code (the "Certificates of Obligation Act of 1971"), as amended, Chapter 1502, Texas Government Code, as amended, an ordinance (the "Ordinance") adopted by the City Council of the City on August 1, 2023, and the City's Charter. (See "THE CERTIFICATES - Authority for Issuance" herein.)
Paying Agent/Registrar	The initial Paying Agent/Registrar is BOKF, NA, Dallas, Texas.
Security	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.)
Redemption Provisions	The Issuer reserves the right, at its sole option, to redeem Certificates stated to mature on and after February 1, 2033, in whole or in part, in principal amounts of $5,000 or any integral multiple thereof, on February 1, 2032, or any date thereafter, at the redemption price of par plus accrued interest to the date fixed for redemption. (See "THE CERTIFICATES - Redemption Provisions" herein.)
Tax Matters	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.)
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) the planning, acquisition, design, construction, extension, and improvement of City roads and streets including Nature Height Drive; (2) planning, acquisition, design, construction, extension, improvement, and maintenance of City-wide highways, roads, and streets, including traffic signalization improvements, and the acquisition of rights-of-way and easements therefor, including Main Street and Highway 281, Manzano Mile, the intersection of Highways 1431 and 281, and Avenue Q; (3) construction, expansion, improving, and maintenance of sidewalks including in Pecan Valley Neighborhood; (4) construction, expansion, renovation, and equipping of Fire Station #1; (5) construction, improvement, equipping and maintenance of telecommunications and wireless communications facilities including Mustang GST Radio Tower; (6) planning, acquisition, design, construction, extension, and equipping of certain improvements to the City's water and wastewater facilities including wastewater treatment plant design, pump stations, groundwater prospecting systems, design of purple pipe extensions, and the design of direct potable reuse systems; and (7) costs of financing the aforementioned projects (including related professional services and costs of issuance). (See "THE CERTIFICATES - Use of Proceeds" herein.)

Ratings	S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P") has assigned and unenhanced, underlying rating of "AA-" to the Certificates. (See "OTHER PERTINENT INFORMATION - Ratings" herein.)
Concurrent Issues	Concurrently with the sale of the Certificates, the City is issuing by means of a private placement sale its $1,340,000 City of Marble Falls, Texas Tax Notes, Series 2023.
Payment Record	The City has never defaulted on the payment of its general obligation or revenue indebtedness.
Future Bond Issues	The City anticipates issuing approximately $6,675,000 of debt through the Texas Water Development Board and $15,000,000 in Utility System supported debt in 2023.
Delivery	When issued, anticipated on or about August 24, 2023.
Legality	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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OFFICIAL STATEMENT

RELATING TO

CITY OF MARBLE FALLS, TEXAS

$22,680,000
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023D

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 $22,680,000 Combination Tax and Revenue Certificates of Obligation, Series 2023D (the "Certificates") identified on the cover page hereof.

The Issuer is a political subdivision of the State of Texas (the "State") and a home rule 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") 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.

THE CERTIFICATES

General Description of the Certificates

The Certificates are dated August 1, 2023 (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, 2024 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 BOKF, NA, Dallas, 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 State 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, 2033, in whole or in part, in principal amounts of $5,000 or any integral multiple thereof, on February 1, 2032, 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) the planning, acquisition, design, construction, extension, and improvement of City roads and streets including Nature Height Drive; (2) planning, acquisition, design, construction, extension, improvement, and maintenance of City-wide highways, roads, and streets, including traffic signalization improvements, and the acquisition of rights-of-way and easements therefor, including Main Street and Highway 281, Manzano Mile, the intersection of Highways 1431 and 281, and Avenue Q; (3) construction, expansion, improving, and maintenance of sidewalks including in Pecan Valley Neighborhood; (4) construction, expansion, renovation, and equipping of Fire Station #1; (5) construction, improvement, equipping and maintenance of telecommunications and wireless communications facilities including Mustang GST Radio Tower; (6) planning, acquisition, design, construction, extension, and equipping of certain improvements to the City's water and wastewater facilities including wastewater treatment plant design, pump stations, groundwater prospecting systems, design of purple pipe extensions, and the design of direct potable reuse systems; 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	$	22,680,000.00
Accrued Interest on the Certificates		67,220.69
Net Premium		1,391,196.20
Total Sources of Funds	$	24,138,416.89
Uses		
Project Fund Deposit	$	23,415,000.00
Purchaser's Discount		354,937.47
Interest and Sinking Fund Deposit		68,479.42
Costs of Issuance		300,000.00
Total Uses	$	24,138,416.89

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 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 Certificate holders 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 (the "Court") ruled in *Tooke v. City of Mexia*, 197 S.W.3d 325 (Tex. 2006) 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 State courts. In general, State 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. State 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) , 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, it 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 case law, 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 judgment, 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 Certificate holders 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 the enforceability of the Certificates may be affected by bankruptcy, insolvency, or other law affecting creditor' rights generally and by matters involving the exercise of equitable or judicial discretion.

REGISTRATION, TRANSFER AND EXCHANGE

Paying Agent/Registrar

The initial Paying Agent/Registrar is BOKF, NA, Dallas, 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 of 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 (15th) calendar 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.

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.

INVESTMENT POLICIES

The Issuer invests its investable funds in investments authorized by State 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 State 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 State 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 State 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 confirm 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.

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Current Investments [1] **TABLE 1**

As of March 31, 2023, the City held investments as follows:

Investment Type	Amount	Percentage
Demand Deposits	$ 3,383,714	8.50%
Logic	29,040,896	72.96%
Texas Class	7,378,235	18.54%
	$ 39,802,845	100.00%

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.

____

(1) 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. The City has entered into two tax abatement agreements.

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.

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 United States Internal Revenue Service (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.

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., 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 2023. 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 2023. 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.

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

Except as described below, during the past five years, the City has complied in all material respects with its continuing disclosure agreements in accordance with the Rule.

Due to an administrative oversight, the City did not file notice of its Incurrence of Financial Obligation of the Issuer on time. The City issued its Combination Tax and Surplus Revenue Certificates of Obligation, Taxable Series A, Combination Tax and Surplus Revenue Certificates of Obligation, Series 2023B and Combination Tax and Surplus Revenue Certificates of Obligation, Taxable Series 2023C on June 21, 2023, but did not disclose such issuances on EMMA until July 12, 2023. The City filed a Notice of Failure to timely file with EMMA on August 3, 2023. The City has since put procedures in place to ensure that it timely files its Incurrence of Financial Obligation notices moving forward.

The City recognizes that the audit for September 30, 2022 was not completed by the March 31, 2023 deadline. The City filed the draft income statement with the required tables on March 28, 2023. On May 1, 2023, upon the audit's completion, the City filed the audit on EMMA. The City believes they are in full compliance 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

S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P") has assigned an unenhanced, underlying rating of "AA-". 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 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.

Initial Purchaser

After requesting competitive bids for the Certificates, the City accepted the bid of Wells Fargo Bank, National Association (the "Purchaser") to purchase the Certificates at the interest rates shown on the inside cover page of this Official Statement at a price of $23,716,258.73 (representing the par amount of the Certificates, plus a net original issue reoffering premium of $1,391,196.20 less a Purchaser's discount of $354,937.47), 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 was approved as to form and content and the use thereof in the offering of the Certificates was 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 approved the form and content of this Official Statement, and any addenda, supplement or amendment thereto issued on behalf of the Issuer, and authorized 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/ Dave Rhodes
Mayor
City of Marble Falls, Texas

ATTEST:

/s/ Christina McDonald
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

ASSESSED VALUATION **TABLE 1**

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		52,173,335
TOTAL EXEMPTIONS	$	186,933,370
2022 Assessed Value of Taxable Property	$	1,366,722,758
Less: Freeze Adjustment		143,741,495
2022 Adjusted Certified Assessed Value of Taxable Property	$	1,222,981,263
2023 Preliminary Freeze Adjusted Taxable Value	$	1,413,675,430

Source: Burnet Central Appraisal District.

GENERAL OBLIGATION BONDED DEBT
(as of August 1, 2023)

General Obligation Debt Principal Outstanding

Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2013	$	2,110,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2014		2,545,000
General Obligation Refunding Bonds, Series 2014		4,045,000
General Obligation Refunding Bonds, Series 2015		5,155,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2016		5,465,000
General Obligation Refunding Bonds, Series 2017		3,825,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2017		965,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2018		4,655,000
Tax Notes, Series 2019		175,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2019		1,795,000
General Obligation Refunding Bonds, Series 2020		3,605,000
General Obligation Refunding Bonds, Series 2020A		1,335,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2020		5,210,000
Combination Tax and Surplus Revenue Certificates of Obligation, Taxable Series 2021		17,115,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2021		2,625,000
General Obligation Refunding Bonds, Series 2021		970,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2022		7,420,000
Combination Tax and Surplus Revenue Certificates of Obligation, Taxable Series 2023A		995,000
Combination Tax and Surplus Revenue Certificates of Obligation, Series 2023B		1,650,000
Combination Tax and Surplus Revenue Certificates of Obligation, Taxable Series 2023C		1,020,000
Combination Tax and Revenue Certificates of Obligation, Series 2023D (the "Certificates")		22,680,000
Tax Notes, Series 2023 (the "Tax Notes")		1,340,000 *
Total Gross General Obligation Debt	$	96,700,000
Less: Self Supporting Debt		
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2013 (100% Water and Sewer)	$	2,110,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2014 (25.15% Water and Sewer)		640,000
General Obligation Refunding Bonds, Series 2014 (100% Water and Sewer)		4,045,000
General Obligation Refunding Bonds, Series 2015 (58.78% Water and Sewer)		3,030,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2016 (100% Water and Sewer)		5,465,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2018 (33.94% Water and Sewer, 24.17% EDC, 7.52% HOT and 10.74% TIRZ)		3,840,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2019 (100% Water and Sewer)		1,795,000
General Obligation Refunding Bonds, Series 2020A (26.22% Water and Sewer and 43.07% HOT)		1,035,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2020 (15.45% Water and Sewer)		805,000
Combination Tax and Surplus Revenue Certificates of Obligations, Taxable Series 2021 (93.81% Water and Sewer)		16,055,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2021 (39.05% Water and Sewer)		1,025,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2022 (48.92% Water and Sewer)		3,630,000
Combination Tax and Surplus Revenue Certificates of Obligation, Taxable Series 2023A (100% Water and Sewer)		995,000
Combination Tax and Surplus Revenue Certificates of Obligation, Series 2023B (100% Water and Sewer)		1,650,000
Combination Tax and Surplus Revenue Certificates of Obligation, Taxable Series 2023C (100% Water and Sewer)		1,020,000
The Certificates (54.21% Water and Sewer)		12,295,000
Total Self-Supporting Debt	$	59,435,000
Total Net General Obligation Debt Outstanding	$	37,265,000
2023 Preliminary Freeze Adjusted Taxable Value	$	1,413,675,430
Ratio of Total Gross General Obligation Debt to 2023 Preliminary Freeze Adjusted Taxable Value		6.84%
Ratio of Net General Obligation Debt to 2023 Preliminary Freeze Adjusted Taxable Value		2.64%

Population: 1990 - 4,007; 2000 - 4,959; 2010 - 6,077; est. 2023 -7,300
Per Capita 2023 Preliminary Freeze Adjusted Taxable Value - $193,654.17
Per Capita Gross General Obligation Debt Principal - $13,246.58
Per Capita Net General Obligation Debt Principal - $5,104.79

** The Tax Notes, Series 2023 are being sold concurrently with the Certificates as a private placement.*

CITY DEBT OBLIGATIONS - CAPITAL LEASE AND NOTES PAYABLE **TABLE 2**

A summary of leases payable as of September 30, 2022 are as follows:

Purpose of Lease	Interest Rate	Initial Year of Lease	Amount of Initial Liability	Interest Current Year	Amounts Outstanding 9/30/22	Amounts Due Within One Year
Right to Use:						
Engineering copier	2.18%	2022	$ 5,597	$ 94	$ 5,145	$ 1,780
Development services copier	2.09%	2022	12,238	201	10,996	2,987
Visitor center copier	0.43%	2022	2,702	8	2,253	898
City hall pitney bowes mail machine	0.69%	2022	3,542	19	3,013	701
Total			$ 24,079	$ 322	$ 21,407	$ 6,366

Annual lease payments to maturity are as follows:

Year Ending 30-Sep	Lease Payable Principal	Interest	Totals
2023	$ 6,366	$ 323	$ 6,689
2024	6,477	212	6,689
2025	5,824	99	5,923
2026	2,562	17	2,579
2027	178	1	179
Total	$ 21,407	$ 652	$ 22,059

Source: The Issuer's Comprehensive Annual Financial Report for the Fiscal Year Ended September 30, 2022.

GENERAL OBLIGATION DEBT SERVICE REQUIREMENTS

Fiscal Year Ending Sept. 30	Current Total Outstanding Debt [(a)]	The Certificates			The Tax Notes [(b)]			Combined Debt Service[(a)]	Less: Self-Supporting Debt	Total Net Debt Service
		Principal	Interest	Total	Principal	Interest	Total			
2024	$ 7,399,318	$ 635,000	$ 1,036,275	$ 1,671,275	$ 275,000	$ 47,271	$ 322,271	$ 9,392,863	$ 4,840,129	$ 4,552,735
2025	7,207,313	435,000	1,009,525	1,444,525	300,000	38,655	338,655	8,990,493	4,426,715	4,563,778
2026	7,137,871	450,000	987,400	1,437,400	375,000	24,255	399,255	8,974,526	4,359,920	4,614,606
2027	6,794,117	470,000	964,400	1,434,400	390,000	8,190	398,190	8,626,707	4,346,062	4,280,646
2028	6,204,339	875,000	930,775	1,805,775			-	8,010,114	4,718,578	3,291,536
2029	5,551,484	915,000	886,025	1,801,025	-	-	-	7,352,509	4,723,910	2,628,599
2030	5,552,789	970,000	838,900	1,808,900	-	-	-	7,361,689	4,727,348	2,634,341
2031	4,505,226	1,015,000	789,275	1,804,275	-		-	6,309,501	3,679,872	2,629,629
2032	4,332,477	1,070,000	737,150	1,807,150	-	-	-	6,139,627	3,567,002	2,572,625
2033	3,643,675	1,120,000	682,400	1,802,400	-	-	-	5,446,075	3,565,250	1,880,825
2034	3,168,245	1,180,000	624,900	1,804,900	-	-	-	4,973,145	3,121,970	1,851,175
2035	2,700,821	1,240,000	564,400	1,804,400	-	-	-	4,505,221	2,869,421	1,635,800
2036	2,691,000	1,305,000	500,775	1,805,775	-	-	-	4,496,775	2,862,575	1,634,200
2037	2,146,493	1,375,000	433,775	1,808,775	-	-	-	3,955,268	2,319,756	1,635,513
2038	2,147,733	1,440,000	363,400	1,803,400	-	-	-	3,951,133	2,158,886	1,792,247
2039	1,920,887	1,510,000	297,200	1,807,200	-	-	-	3,728,087	2,162,615	1,565,472
2040	1,917,057	1,570,000	235,600	1,805,600	-	-	-	3,722,657	2,163,050	1,559,606
2041	1,550,899	1,635,000	171,500	1,806,500	-	-	-	3,357,399	2,097,080	1,260,319
2042	1,308,534	1,700,000	104,800	1,804,800	-	-	-	3,113,334	2,015,672	1,097,663
2043	739,240	1,770,000	35,400	1,805,400	-	-	-	2,544,640	1,743,940	800,700
2044	638,000	-	-	-	-	-	-	638,000	638,000	-
2045	638,000	-	-	-	-	-	-	638,000	638,000	-
2046	638,000	-	-	-	-	-	-	638,000	638,000	-
2047	633,000	-	-	-	-	-	-	633,000	633,000	-
2048	633,000	-	-	-	-	-	-	633,000	633,000	-
2049	633,000	-	-	-	-	-	-	633,000	633,000	-
2050	633,000	-	-	-	-	-	-	633,000	633,000	-
2051	634,000	-	-	-	-	-	-	634,000	634,000	-
2052	60,000	-	-	-	-	-	-	60,000	60,000	-
2053	70,000	-	-	-	-	-	-	70,000	70,000	-
Total	$ 83,829,516	$ 22,680,000	$ 12,193,875	$ 34,873,875	$ 1,340,000	$ 118,371	1,458,371	$ 120,161,762	$ 71,679,749	$ 48,482,013

(a) *Includes self-supporting debt.*
(b) *The Tax Notes are being sold concurrently with the Certificates as a private placement.*

TAX ADEQUACY (Includes Self-Supporting Debt)

2023 Preliminary Freeze Adjusted Taxable Value	$ 1,413,675,430
Maximum Annual Debt Service Requirements (Fiscal Year Ending 9-30-2024)	9,392,863
Indicated required I&S Fund Tax Rate at 98% Collections to produce Maximum Debt Service requirements	$ 0.6780

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

TAX ADEQUACY (Excludes Self-Supporting Debt)

2023 Preliminary Freeze Adjusted Taxable Value	$ 1,413,675,430
Maximum Annual Debt Service Requirements (Fiscal Year Ending 9-30-2024)	4,614,606
Indicated required I&S Fund Tax Rate at 98% Collections to produce Maximum Debt Service requirements	$ 0.33309

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

GENERAL OBLIGATION PRINCIPAL REPAYMENT SCHEDULE

	Principal Repayment Schedule					
FYE (9/30)	Currently Outstanding[(a)]	The Certificates	The Tax Notes*	Total	Principal Unpaid at End of Year	Percent of Principal Retired (%)
2024	$ 5,794,000	$ 635,000	$ 275,000	$ 6,704,000	$ 89,996,000	6.93%
2025	5,744,000	435,000	300,000	6,479,000	83,517,000	13.63%
2026	5,814,000	450,000	375,000	6,639,000	76,878,000	20.50%
2027	5,614,000	470,000	390,000	6,474,000	70,404,000	27.19%
2028	5,178,000	875,000		6,053,000	64,351,000	33.45%
2029	4,678,000	915,000	-	5,593,000	58,758,000	39.24%
2030	4,823,000	970,000	-	5,793,000	52,965,000	45.23%
2031	3,898,000	1,015,000	-	4,913,000	48,052,000	50.31%
2032	3,828,000	1,070,000	-	4,898,000	43,154,000	55.37%
2033	3,232,000	1,120,000	-	4,352,000	38,802,000	59.87%
2034	2,831,000	1,180,000	-	4,011,000	34,791,000	64.02%
2035	2,421,000	1,240,000	-	3,661,000	31,130,000	67.81%
2036	2,461,000	1,305,000	-	3,766,000	27,364,000	71.70%
2037	1,961,000	1,375,000	-	3,336,000	24,028,000	75.15%
2038	2,001,000	1,440,000	-	3,441,000	20,587,000	78.71%
2039	1,811,000	1,510,000	-	3,321,000	17,266,000	82.14%
2040	1,842,000	1,570,000	-	3,412,000	13,854,000	85.67%
2041	1,508,000	1,635,000	-	3,143,000	10,711,000	88.92%
2042	1,293,000	1,700,000	-	2,993,000	7,718,000	92.02%
2043	738,000	1,770,000	-	2,508,000	5,210,000	94.61%
2044	638,000	-	-	638,000	4,572,000	95.27%
2045	638,000	-	-	638,000	3,934,000	95.93%
2046	638,000	-	-	638,000	3,296,000	96.59%
2047	633,000	-	-	633,000	2,663,000	97.25%
2048	633,000	-	-	633,000	2,030,000	97.90%
2049	633,000	-	-	633,000	1,397,000	98.56%
2050	633,000	-	-	633,000	764,000	99.21%
2051	634,000	-	-	634,000	130,000	99.87%
2052	60,000	-	-	60,000	70,000	99.93%
2053	70,000	-	-	70,000	-	100.00%
Total	$ 72,680,000	$ 22,680,000	$ 1,340,000	$ 96,700,000		

[(a)] *Includes self-supporting debt .*

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

TAXABLE ASSESSED VALUATION FOR TAX YEARS 2013-2022 **TABLE 3**

		Change From Preceding Year	
Tax Year	Net Taxable Assessed Valuation	Amount ($)	Percent
2013	$ 652,445,937	-	-
2014	689,534,579	$ 37,088,642	5.68%
2015	722,853,679	33,319,100	4.83%
2016	742,774,764	19,921,085	2.76%
2017	815,061,904	72,287,140	9.73%
2018	931,394,413	116,332,509	14.27%
2019	990,040,027	58,645,614	6.30%
2020	1,037,479,456	47,439,429	4.79%
2021	1,100,845,257	63,365,801	6.11%
2022	1,366,722,758	265,877,501	24.15%

Source: Burnet Central Appraisal District.

PRINCIPAL TAXPAYERS 2022 **TABLE 4**

Name	Type of Business/Property	2022 Net Taxable Assessed Value	% of Total 2022 Assessed Valuation
Panther Hollow Apartments LLC	Apartments	$ 20,342,720	1.49%
Huber Carbonates LLC	Stone Quarry	14,784,749	1.08%
Worldmark the Club	Lodging	14,733,990	1.08%
HTA-Marble Falls Mob LLC	Healthcare	14,026,820	1.03%
Homestead Mormon Mill LP	Commercial Real Estate	13,400,000	0.98%
Bray Spaar Partnership	General Contractor	12,000,000	0.88%
Pedernales Elecric CO-OP	Utility	10,259,761	0.75%
Walmart Inc	Retail	9,454,760	0.69%
Roper Ranch LLC	Horse Ranch	8,970,274	0.66%
Riverboat Gamblers LLC	Real Estate	8,078,070	0.59%
		$ 126,051,144	9.22%

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%
Total Appraised Value	$ 1,553,656,128	100.00%	$ 1,218,314,084	100.00%	$ 1,138,676,982	100.00%
Less:						
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	
Net Taxable Assessed Valuation	$ 1,366,722,758		$ 1,100,845,257		$ 1,037,479,456	

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	931,394,413	0.615000	5,728,076	94.97	95.59	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	7,319,429	98.49	98.78	9/30/2023 *

* *As of June 30, 2023.*

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
Total Tax Rate	$ 0.557700	$ 0.599000	$ 0.610000	$ 0.610000	$ 0.615000

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, 2022, 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	154.29%	0.949
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	13,918,618	190.16%	1.018
2023	8,249,425	(Through July 1, 2023)	

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

OVERLAPPING DEBT INFORMATION

(As of August 1, 2023)

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 8/1/2023)	% Overlapping	Amount Overlapping
Burnet County	$ 30,085,000	14.24%	$ 4,284,104
Marble Falls Independent School District	80,315,000	22.02%	17,685,363
Total Gross Overlapping Debt			$ 21,969,467
City of Marble Falls			$ 96,700,000
Total Gross Direct and Overlapping Debt			$ 118,669,467
Ratio of Gross Direct and Overlapping Debt to 2023 Preliminary Freeze Adjusted Taxable Value			8.39%
Per Capita Gross Direct and Overlapping Debt			$ 16,256

Note: The above figures show Gross General Obligation Debt for the Issuer. The Issuer's Net General Obligation Debt is $37,265,000. Calculations on the basis of Net General Obligation Debt would change the above figures as follows:

Total Net Direct and Overlapping Debt	$ 59,234,467
Ratio of Net Direct and Overlapping Debt to 2023 Preliminary Freeze Adjusted Taxable Value	4.19%
Per Capita Net Direct and Overlapping Debt	$8,114.31

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

ASSESSED VALUATION AND TAX RATE OF OVERLAPPING ISSUERS

Governmental Subdivision	2022 Assessed Valuation	% of Actual	2022 Tax Rate
Marble Falls ISD	$ 5,448,963,137	100%	$1.073
Burnet County	10,893,259,175	100%	0.377

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				
	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018
Fund Balance - Beginning of Year	$ 6,891,283	$ 2,064,617	$ 2,192,462	$ 1,989,716	$ 1,844,298
Revenues	$ 16,238,636	$ 14,416,747	$ 12,223,775	$ 11,128,569	$ 10,223,490
Expenditures	14,713,586	12,562,929	13,574,212	12,135,225	10,912,713
Excess (Deficit) of Revenues Over Expenditures	$ 1,525,050	$ 1,853,818	$ (1,350,437)	$ (1,006,656)	$ (689,223)
Other Financing Sources (Uses):					
Sale of Capital Assets	$ 11,744	$ 85,602	$ 89,986	$ 44,845	$ 31,507
Issuance of debt	$ 35,000	$ 1,801,764			
Capital Lease Proceeds	21,377	-	532,272	$ 375,900	$ 479,387
Proceeds from Insurance	9,100	23,730	36,702	484,509	24,647
Operating Transfers In	835,451	1,215,869	1,152,015	419,848	366,000
Operating Transfers Out	(380,407)	(154,117)	(588,383)	(115,700)	(66,900)
Total Other Financing Sources (Uses):	$ 532,265	$ 2,972,848	$ 1,222,592	$ 1,209,402	$ 834,641
Prior Period Adjustment	$ (1,169,647)				
Fund Balance - End of Year	$ 7,778,951 *	$ 6,891,283	$ 2,064,617	$ 2,192,462	$ 1,989,716

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

* *The City anticipates closing the fiscal year ending September 30, 2023 with an unaudited general fund balance of $8,600,000 due to increasing sales tax and development revenue.*

EMPLOYEE'S PENSION PLAN AND OTHER POST-EMPLOYMENT BENEFITS **TABLE 10**

Information regarding the City's Pension Plan can be found within the City's 2022 Annual Financial Report.

UTILITY PLANT IN SERVICE **TABLE 11**

(As of September 30, 2022)

Land	$ 851,508
Construction in Progress	-
Buildings & Improvements	70,758,455
Machines and Equipment	2,413,316
Total	$ 74,023,279
Less: Accumulated Depreciation	(33,871,394)
Net Property, Plant and Equipment	$ 40,151,885

Source: The Issuer's Comprehensive Annual Financial Report for the fiscal year ended September 30, 2022.

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				
	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018
Revenues	$ 7,638,013	$ 6,575,676	$ 6,050,691	$ 5,184,917	$ 5,186,974
Expenses	3,769,650	3,119,194	3,319,391	3,510,616	3,034,187
Net Revenue Available for Debt Service	$ 3,868,363	$ 3,456,482	$ 2,731,300	$ 1,674,301	$ 2,152,787
Customer Count:					
Water	3,500	3,387	3,401	3,352	3,213
Sewer	3,200	2,855	2,711	2,691	2,671

Source: The Issuer's Comprehensive Annual Financial Reports.

WATERWORKS AND SEWER SYSTEM DEBT *

On November 30, 2022 the City issued $565,000 Anticipation Notes, Series 2022 with a pledge of the Surplus Revenues of the System.

Fiscal Year	**Anticipation Notes, Series 2022**		
Ending Sept. 30	**Principal**	**Interest**	**Total**
2023	$ 95,000	$ 14,066	$ 109,066
2024	110,000	17,659	127,659
2025	115,000	13,666	128,666
2026	120,000	9,411	129,411
2027	125,000	4,863	129,863
	$ 565,000	$ 59,663	$ 624,663

* *Does not include issues with both a general obligation and utility system revenue pledge.*

(Effective January 1, 2023)

New Rates

Monthly Minimum Base Charges

Meter Size (inches)	**Inside City Rate**	**Outside City Rate**
3/4"	$ 27.28	$ 31.77
1"	38.89	44.72
1 1/2"	69.67	80.12
2"	120.41	138.47
3"	257.81	296.48
4"	456.46	524.93
6"	N/A	929.10

Total Comsumption (Gallons)	**Rate per 1,000 Gallons**	
0 - 10,000	$ 5.17	5.95
10,001 - 30,000	6.31	7.26
30,001 +	7.73	8.89

Sprinkler/Irrigation

Total Comsumption (Gallons)	**Rate per 1,000 Gallons**
0 - 10,000	$ 4.33
10,001 - 30,000	4.44
30,001 +	4.60

Bulk

Volume Rate/1,000 Gallons	21.64

Wholeale Water Rates and Charges

Volume Rate/1,000 Gallons	5.04

(Effective January 1, 2023)

New Rates

Monthly Minimum Base Charges

Min. Base Charge	Rate
$ 26.53	

Rate per 1,000 Gallons

$ 5.94	

Purple Pipe Monthly Minimum Base Charges

Meter Size (inches)	Rate
3/4"	$ 13.64
1"	19.45
1 1/2"	34.83
2"	60.20
3"	128.91
4"	228.23
6"	403.95

Volume Rate/1,000 Gallons

0-10,000	$ 2.59
10,001-30,000	3.15
31,001+	3.86

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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	21.92%
Baylor Scott & White	524	16.53%
H.E.B. Grocery Company	319	10.06%
Wal-Mart Corporation	285	8.99%
City of Marble Falls	138	4.35%
Lowe’s	127	4.01%
Granite Mesa	115	3.63%
Johnson Sewell Ford Lincoln	107	3.38%
Gibraltar	100	3.15%
Pedernales Electric Coop	95	3.00%

Source: The Issuer’s Comprehensive Financial Report for Fiscal Year Ended September 30, 2022.

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	695	3.03%
Horseshoe Bay Resort & Marriott	670	2.89%
Baylor, Scott & White	524	2.50%
Burnet CISD	500	2.205
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	183	0.62%
Entegris	130	0.57%

Source: Burnet County Comprehensive Financial Report for Fiscal Year Ended September 30, 2022.

Labor Force Statistics (1)

	2023 (2)	2022 (3)	2021 (3)	2020 (3)
Civilian Labor Force	26,305	25,614	24,809	23,659
Total Employed	25,473	24,857	23,870	22,531
Total Unemployed	832	757	939	1,128
% Unemployment	3.2%	3.0%	3.8%	4.8%
%Unemployed (Texas)	4.2%	3.9%	5.6%	7.7%
%Unemployed (U.S.)	3.8%	3.6%	5.3%	8.1%

(1) Source: Texas Workforce Commission.
(2) As of June 2023.
(3) Average annual statistics.

APPENDIX C

FORM OF LEGAL OPINION OF BOND COUNSEL

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Bickerstaff
Heath Delgado Acosta LLP

$22,680,000
CITY OF MARBLE FALLS, TEXAS
COMBINATION TAX AND REVENUE
CERTIFICATES OF OBLIGATION
SERIES 2023D

WE HAVE ACTED AS BOND COUNSEL in connection with the issuance by the City of Marble Falls, Texas (the “City”) of its $22,680,000 aggregate original principal amount of Combination Tax and Revenue Certificates of Obligation, Series 2023D, dated August 1, 2023 (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 I-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, 2022

(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 Audit of the Financial Statements

Opinions

We have audited the 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, 2022, 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.

In our opinion, the accompanying financial statements 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, 2022, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Marble Falls, Texas and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter - Change of Accounting Principle

As discussed in the notes to the financial statements, in the year ending September 30, 2022, the City of Marble Falls, Texas adopted new accounting guidance, Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Marble Falls, Texas' ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit 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 City of Marble Falls, Texas' internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Marble Falls, Texas' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

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 is the responsibility of management and, 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.

Supplementary 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 combining statements and the Schedule of Expenditures of Federal Awards, 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), are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 statements 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.

Other Information Included in the Annual Comprehensive Financial Report

Management is responsible for the other information included in the annual comprehensive financial report (ACFR). The other information comprises the introductory section and statistical section but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 27, 2023 on our consideration of the City's 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 solely 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 the effectiveness of the City of Marble Falls, Texas' 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
April 27, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

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, 2022. 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, 2022, by $45,248,349 (net position). Of this amount, $4,160,075 is unrestricted net position.

- The City’s net position increased by $7,477,648.

- As of the close of the current fiscal year, the City of Marble Falls governmental funds reported combined ending fund balances of $34,055,916. $7,778,951 of this amount is unassigned and available for use within the City’s fund designation and policy.

- As of September 30, 2022, unassigned fund balance for the General Fund was $7,778,951 or 52.87% 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 13 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 two proprietary funds. 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. The City also maintains an Internal Service Fund, used for equipment replacement.

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, and the Thunder Rock PID 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 $45.2 million as of September 30, 2022. 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	
	2022	2021	2022	2021	2022	2021
Current and other assets	$ 39,848,522	$ 27,059,839	$ 32,578,999	$ 30,862,120	$ 72,427,521	$ 57,921,959
Capital assets	42,675,731	41,287,987	40,151,885	40,518,980	82,827,616	81,806,967
Total assets	82,524,253	68,347,826	72,730,884	71,381,100	155,255,137	139,728,926
Deferred outflows of resources	1,377,974	1,135,192	529,032	545,646	1,907,006	1,680,838
Current liabilities	9,466,236	5,747,662	16,719,066	3,047,409	26,185,302	8,795,071
Noncurrent liabilities	44,982,763	39,797,477	38,639,221	41,028,653	83,621,984	80,826,130
Total liabilities	54,448,999	45,545,139	55,358,287	44,076,062	109,807,286	89,621,201
Deferred inflows of resources	1,827,237	818,319	279,271	13,199,543	2,106,508	14,017,862
Net position:						
Net investment, in capital assets	5,949,304	4,970,235	16,928,614	16,999,042	22,877,918	21,969,277
Restricted	18,210,356	4,369,837	-	-	18,210,356	4,369,837
Unrestricted	3,466,331	13,779,488	693,744	(2,347,901)	4,160,075	11,431,587
Total net position	$ 27,625,991	$ 23,119,560	$ 17,622,358	$ 14,651,141	$ 45,248,349	$ 37,770,701

The restricted portion of the City's net position (40.2%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position is $4,160,075 .

Analysis of the City's Operations

The following table provides a summary of the City's operations for the year ended September 30, 2022. Governmental activities increased the City of Marble Falls' net position by $6,608,880, accounting for a 28.6% increase in net position. Primary factors attributing to the increase compared to the prior year include sales tax growth of 16% or $1,870,443 and general property tax growth of 3% or $215,432 due to increased valuations and additions to the tax roll. Expenses in governmental activities were higher compared to the prior year in the general government and public safety function, due to personnel services. The City approved a 5% cost of living adjustment.

Results for the current fiscal year in the City's business-type activities increased the City's net position by $2,971,217 accounting for a 20.3% increase in net position. The operating grants and contributions increased due to the EDA and CDBG grant. Charges for services increased by $993,821, primarily due to an increase in water and wastewater rates. Total expenses increased by $880,920 or 15%. The City's cost of living adjustment and capital asset additions increased the depreciation expenses.

CITY OF MARBLE FALLS' CHANGES IN NET POSITION

	Governmental Activities		Business-type Activities		Totals	
	2022	2021	2022	2021	2022	2021
Revenues:						
Program revenues:						
Charges for services	$ 2,478,417	$ 2,106,055	$ 7,529,182	$ 6,535,361	$ 10,007,599	$ 8,641,416
Operating grants and contributions	1,030,867	2,799,884	1,109,727	38,162	2,140,594	2,838,046
Capital grants and contributions	756,411	4,747,102	-	339,437	756,411	5,086,539
General revenues:						
Property taxes	6,470,559	6,255,127	-	-	6,470,559	6,255,127
Sales taxes	13,761,183	11,890,740	-	-	13,761,183	11,890,740
Franchise taxes	599,968	563,337	-	-	599,968	563,337
Other taxes	1,052,812	824,442	-	-	1,052,812	824,442
Investment earnings	266,866	35,206	108,831	2,153	375,697	37,359
Gain on sale of assets	2,359,352	643,933	-	-	2,359,352	643,933
Miscellaneous	444,818	306,788	-	-	444,818	306,788
Total revenues	29,221,253	30,172,614	8,747,740	6,915,113	37,968,993	37,087,727
Expenses:						
General government	6,676,218	5,600,790	-	-	6,676,218	5,600,790
Public safety	9,221,922	7,797,505	-	-	9,221,922	7,797,505
Public works	1,964,553	1,224,598	-	-	1,964,553	1,224,598
Culture and recreation	2,640,598	1,902,820	-	-	2,640,598	1,902,820
Interest on long-term debt	1,414,123	1,262,322	-	-	1,414,123	1,262,322
Water and wastewater	-	-	6,471,482	5,670,562	6,471,482	5,670,562
Total expenses	21,917,414	17,788,035	6,471,482	5,670,562	28,388,896	23,458,597
Increases (decreases) in net position before transfers	7,303,839	12,384,579	2,276,258	1,244,551	9,580,097	13,629,130
Transfers	(694,959)	(175,790)	694,959	175,790	-	-
Change in net position	6,608,880	12,208,789	2,971,217	1,420,341	9,580,097	13,629,130
Net position, beginning	23,119,560	10,910,771	14,651,141	13,230,800	37,770,701	24,141,571
Prior period adjustment	(2,102,449)	-	-	-	(2,102,449)	-
Net position, ending	$ 27,625,991	$ 23,119,560	$ 17,622,358	$ 14,651,141	$ 45,248,349	$ 37,770,701

Government Funds

In the General Fund, fund balance increased by $887,668. The increase was due mainly to an increase in property taxes and sales taxes for FY 2022. Property taxes increased by 3.2% primarily due to an increase in total assessed values. Sales taxes increased by 15.7% from the prior fiscal year due to an increase in retail sales activity.

The Economic Development Corporation Fund balance increased by $6,233,669. The increase is due to an increase in sales taxes for FY 2022. Sales taxes increased by 15.7% from the prior fiscal year due to an increase in retail sales activity.

The Debt Service Fund balance increased by $114,013 due to an increase in property tax revenue. Property taxes increased by 3.2% primarily due to an increase in total assessed values.

The Hotel Conference Center Fund increased by $3,927,446 due to transfers into the fund. The transfers are from the Economic Development Corporation Fund for the Hotel Conference Center capital project.

Proprietary Fund

Unrestricted net position of the proprietary fund (water and utility) was $693,744. The net position of the Water and Utility Fund increased by $2,971,217. 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 $507,424 from the original budget of $13,490,152 to the revised budget of $13,997,576 or a 3.8% 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 $716,010. General Government actual expenditures were above budgeted expenditures by $416,464. Additionally, Public Works expenditures were above budgeted expenditures by $171,560, this was mainly due to 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	
	2022	2021	2022	2021	2022	2021
Land	$ 10,520,042	$ 10,520,042	$ 851,508	$ 851,508	$ 11,371,550	$ 11,371,550
Buildings and improvements	74,602,609	72,321,158	70,758,455	69,220,337	145,361,064	141,541,495
Equipment	8,236,748	7,586,013	2,413,316	2,274,724	10,650,064	9,860,737
Construction in progress	1,623,853	-	-	-	1,623,853	-
Less: accumulated depreciation	(52,307,521)	(49,139,226)	(33,871,394)	(31,827,589)	(86,178,915)	(80,966,815)
Total capital assets, net	$ 42,675,731	$ 41,287,987	$ 40,151,885	$ 40,518,980	$ 82,827,616	$ 81,806,967

Debt Administration

At the end of the current fiscal year, the City had total bonded debt and notes payable of $83,896,636. Of this amount, $43,516,539 represents bonded debt backed by the full faith and credit of the City and $40,380,097 represents payables secured by water and wastewater revenues.

OUTSTANDING DEBT AT YEAR-END

	Governmental Activities		Business-type Activities		Totals	
	2022	2021	2022	2021	2022	2021
Bonds	$ 43,516,539	$ 39,561,746	$ 40,380,097	$ 42,247,280	$ 83,896,636	$ 81,809,026
Total	$ 43,516,539	$ 39,561,746	$ 40,380,097	$ 42,247,280	$ 83,896,636	$ 81,809,026

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 36 – 39.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The entire area surrounding the City of Marble Falls continues to experience solid growth. The City's population is estimated to be in excess of 7,500 in 2023. 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 14% from the prior year revenue of $8,918,055 to $10,179,507. The 2023 estimate is conservatively projected at $9,500,000. 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 $0.5577. This rate consists of a maintenance and operations (M&O) tax rate of $0.2100 and an Interest and Sinking (debt service) tax rate of $0.3477. The rate was set based on a net position value of $1,202,312,110. The assessed values increased about 24% for FY 2023.

Water revenues for 2023 are budgeted at $4,200,000 which is an increase of 2% over the prior year. Wastewater revenues are budgeted at $2,400,000, 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.

BASIC
FINANCIAL STATEMENTS

CITY OF MARBLE FALLS, TEXAS

STATEMENT OF NET POSITION

SEPTEMBER 30, 2022

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and investments	$ 34,830,698	$ 31,101,114	$ 65,931,812
Receivables, net of allowances for uncollectibles			
Taxes	2,757,792	-	2,757,792
Customer accounts	919,277	1,096,163	2,015,440
Other	843	-	843
Due from other governments	1,113,820	211,645	1,325,465
Internal balances	226,092	(226,092)	-
Inventories	-	396,169	396,169
Capital assets:			
Land	10,520,042	851,508	11,371,550
Buildings and improvements	74,602,609	70,758,455	145,361,064
Equipment	8,236,748	2,413,316	10,650,064
Construction in progress	1,623,853	-	1,623,853
Accumulated depreciation	(52,307,521)	(33,871,394)	(86,178,915)
Total capital assets, net of accumulated depreciation	42,675,731	40,151,885	82,827,616
Total assets	82,524,253	72,730,884	155,255,137
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflow related to pensions	976,017	149,594	1,125,611
OPEB - TMRS supplemental death benefit	92,898	14,239	107,137
OPEB - Retiree health plan	91,005	13,598	104,603
Deferred loss on bond refunding	218,054	351,601	569,655
Total deferred outflows of resources	1,377,974	529,032	1,907,006
LIABILITIES			
Accounts payable	778,177	189,934	968,111
Accrued liabilities	293,859	50,667	344,526
Due to others	70,562	118,809	189,371
Unearned revenue	2,616,767	13,065,800	15,682,567
Developer deposits	603,860	-	603,860
Customer deposits	57,361	599,741	657,102
Accrued interest	213,216	110,370	323,586
Noncurrent liabilities:			
Due within one year			
General and certificates of obligation	4,065,000	2,491,183	6,556,183
Tax notes	175,000	-	175,000
Financing arrangements	348,300	51,806	400,106
Leases	6,366	-	6,366
Compensated absences	237,768	40,756	278,524
Due in more than one year			
General and certificates of obligation	39,451,539	37,888,914	77,340,453
Tax notes	175,000	-	175,000
Financing arrangements	892,792	56,928	949,720
Leases	15,041	-	15,041
Compensated absences	713,304	122,268	835,572
Net pension liability	2,889,972	442,945	3,332,917
OPEB - TMRS supplemental death benefit	490,063	75,112	565,175
OPEB - Retiree health plan	355,052	53,054	408,106
Total liabilities	$ 54,448,999	$ 55,358,287	$ 109,807,286

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

CITY OF MARBLE FALLS, TEXAS

STATEMENT OF NET POSITION

SEPTEMBER 30, 2022

	Primary Government		
	Governmental Activities	Business-type Activities	Total
DEFERRED INFLOWS OF RESOURCES			
Deferred inflow related to pensions	$ 1,593,645	$ 244,257	$ 1,837,902
OPEB - TMRS supplemental death benefit	28,623	4,387	33,010
OPEB - Retiree health plan	204,969	30,627	235,596
Total deferred inflows of resources	1,827,237	279,271	2,106,508
NET POSITION			
Net investment in capital assets	5,949,304	16,928,614	22,877,918
Restricted for:			
Economic development	16,748,864	-	16,748,864
Debt service	350,790	-	350,790
Public safety	120,409	-	120,409
Culture and recreation	990,293	-	990,293
Unrestricted	3,466,331	693,744	4,160,075
Total net position	$ 27,625,991	$ 17,622,358	$ 45,248,349

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

CITY OF MARBLE FALLS, TEXAS

STATEMENT OF ACTIVITIES

FOR THE FISCAL YEAR ENDED SEPTEMBER, 30 2022

		Program Revenues		
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	$ 6,676,218	$ 687,627	$ 50,156	$ -
Public safety	9,221,922	332,681	265,677	-
Public works	1,964,553	1,242,899	-	133,551
Culture and recreation	2,640,598	215,210	715,034	622,860
Interest on long-term debt	1,414,123	-	-	-
Total governmental activities	21,917,414	2,478,417	1,030,867	756,411
Business-type activities:				
Water and sewer	6,471,482	7,529,182	1,109,727	-
Total business-type activities	6,471,482	7,529,182	1,109,727	-
Total primary government	$ 28,388,896	$ 10,007,599	$ 2,140,594	$ 756,411

General revenues:
Taxes:
Property, levied for general purposes
Property, levied for debt service
Sales
Franchise
Hotel motel
Mixed bevarage
Bingo
Investment earnings
Gain on sale of assets
Miscellaneous
Transfers
Total general revenues and transfers

Change in net position

Net position, beginning

Prior period adjustment

Net position, beginning restated

Net position, ending

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

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-type Activities	Total
$(5,938,435)	$ -	$(5,938,435)
(8,623,564)	-	(8,623,564)
(588,103)	-	(588,103)
(1,087,494)	-	(1,087,494)
(1,414,123)	-	(1,414,123)
(17,651,719)	-	(17,651,719)
-	2,167,427	2,167,427
-	2,167,427	2,167,427
(17,651,719)	2,167,427	(15,484,292)
2,756,093	-	2,756,093
3,714,466	-	3,714,466
13,761,183	-	13,761,183
599,968	-	599,968
1,052,812	-	1,052,812
83,777	-	83,777
453	-	453
266,866	108,831	375,697
2,359,352	-	2,359,352
360,588	-	360,588
(694,959)	694,959	-
24,260,599	803,790	25,064,389
6,608,880	2,971,217	9,580,097
23,119,560	14,651,141	37,770,701
(2,102,449)	-	(2,102,449)
21,017,111	14,651,141	35,668,252
$ 27,625,991	$ 17,622,358	$ 45,248,349

CITY OF MARBLE FALLS, TEXAS

BALANCE SHEET - GOVERNMENTAL FUNDS

SEPTEMBER 30, 2022

	General	Economic Development Corporation	Debt Service
ASSETS			
Cash and investments	$ 8,333,448	9,072,703	$ 229,547
Receivables, net of allowances for uncollectibles:			
Property taxes	20,170	-	121,646
Other taxes	1,778,200	590,603	-
Accounts	354,105	-	-
Other	-	75	-
Due from other governments	55,478	-	-
Due from other funds	9,368	229,769	-
Total assets	10,550,769	9,893,150	351,193
LIABILITIES			
Accounts payable	294,920	201,832	-
Accrued liabilities	281,075	7,976	403
Due to other funds	-	-	-
Due to others	70,562	-	-
Unearned revenue	1,210,121	-	-
Developer deposits	603,860	-	-
Customer deposits	57,361	-	-
Total liabilities	2,517,899	209,808	403
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	17,478	-	117,948
Unavailable revenue - grants	-	-	-
Unavailable revenue - court fines and fees	236,441	-	-
Total deferred inflows of resources	253,919	-	117,948
FUND BALANCES			
Restricted	-	9,683,342	232,842
Unassigned	7,778,951	-	-
Total fund balances	7,778,951	9,683,342	232,842
Total liabilities, deferred inflows of resources and fund balances	$ 10,550,769	9,893,150	$ 351,193

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

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

Hotel Conference Center	Other Governmental	Total Governmental
$ 10,726,104	$ 6,210,071	$ 34,571,873
-	-	141,816
-	247,173	2,615,976
-	-	354,105
-	768	843
-	1,058,342	1,113,820
-	226,092	465,229
10,726,104	7,742,446	39,263,662
-	281,425	778,177
-	4,405	293,859
229,769	9,368	239,137
-	-	70,562
-	1,406,646	2,616,767
-	-	603,860
-	-	57,361
229,769	1,701,844	4,659,723
-	-	135,426
-	176,156	176,156
-	-	236,441
-	176,156	548,023
10,496,335	5,864,446	26,276,965
-	-	7,778,951
10,496,335	5,864,446	34,055,916
$ 10,726,104	$ 7,742,446	
		42,706,238
		1,113,195
		228,318
		(50,477,676)
		$ 27,625,991

CITY OF MARBLE FALLS, TEXAS

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

FOR THE FISCAL YEAR ENDED SEPTEMBER, 30 2022

	General	Economic Development Corporation	Debt Service
REVENUES			
Property taxes	$ 2,753,503	$ -	$ 3,710,759
Sales taxes	10,320,887	3,440,296	-
Hotel/motel taxes	-	-	-
Mixed beverage taxes	83,777	-	-
Franchise fees	599,972	-	-
Fines and forfeitures	233,185	-	-
Permits and fees	720,369	26,284	-
Intergovernmental	936,752	37,274	-
Investment earnings	36,198	124,758	2,924
Other	553,993	273,082	-
Total revenues	16,238,636	3,901,694	3,713,683
EXPENDITURES			
Current:			
General government	3,736,637	676,779	-
Public safety	6,877,056	-	-
Public works	1,740,767	-	-
Culture and recreation	1,894,214	-	-
Capital outlay	146,534	145,220	-
Debt service:			
Principal	269,745	1,075,000	3,080,000
Interest and fiscal charges	48,633	503,196	762,478
Bond issuance costs	-	192,188	46,004
Total expenditures	14,713,586	2,592,383	3,888,482
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	1,525,050	1,309,311	(174,799)
OTHER FINANCING SOURCES (USES)			
Issuance of debt	-	8,010,000	-
Refunding bonds issued	-	-	1,620,000
Issuance of financed purchases	35,000	-	-
Payment to escrow agent	-	-	(1,586,563)
Premium on bond issuance	-	192,188	-
Leases issued	21,377	-	-
Sale of capital assets	11,744	434,748	-
Proceeds from insurance	9,100	-	-
Transfers in	835,451	2,500	255,375
Transfers out	(380,407)	(3,715,078)	-
Total other financing sources (uses)	532,265	4,924,358	288,812
NET CHANGE IN FUND BALANCES	2,057,315	6,233,669	114,013
FUND BALANCES, BEGINNING	6,891,283	3,449,673	118,829
PRIOR PERIOD ADJUSTMENT	(1,169,647)	-	-
FUND BALANCES, BEGINNING AS RESTATED	5,721,636	3,449,673	118,829
FUND BALANCES, ENDING	$ 7,778,951	$ 9,683,342	$ 232,842

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

Hotel Conference Center	Other Governmental	Total Governmental
$ -	$ -	$ 6,464,262
-	-	13,761,183
-	1,052,812	1,052,812
-	-	83,777
-	-	599,972
-	1,065,897	1,299,082
-	-	746,653
-	764,676	1,738,702
61,674	41,312	266,866
-	1,700	828,775
61,674	2,926,397	26,842,084
-	15,381	4,428,797
-	89,871	6,966,927
-	-	1,740,767
-	426,042	2,320,256
1,623,853	2,243,434	4,159,041
-	449	4,425,194
-	-	1,314,307
-	-	238,192
1,623,853	2,775,177	25,593,481
(1,562,179)	151,220	1,248,603
-	-	8,010,000
-	-	1,620,000
-	748,900	783,900
-	-	(1,586,563)
-	-	192,188
-	2,702	24,079
1,989,625	-	2,436,117
-	-	9,100
3,500,000	244,350	4,837,676
-	(1,525,820)	(5,621,305)
5,489,625	(529,868)	10,705,192
3,927,446	(378,648)	11,953,795
6,568,889	5,073,447	22,102,121
-	1,169,647	-
6,568,889	6,243,094	22,102,121
$ 10,496,335	$ 5,864,446	$ 34,055,916

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, 2022

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)	$ 11,953,795
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.	1,333,338
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	10,717
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.	(4,647,373)
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.	(1,614,010)
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.	58,163
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.	(485,750)
Change in net position of governmental activities (pages 12 - 13)	$ 6,608,880

CITY OF MARBLE FALLS, TEXAS

STATEMENT OF NET POSITION
PROPRIETARY FUND

SEPTEMBER 30, 2022

	Business-type Activities Enterprise Fund Water and Utility	Governmental Activities Internal Service Fund Equipment Replacement
ASSETS		
Current assets:		
Cash and investments	$ 31,101,114	$ 258,825
Accounts receivable, net of allowance	1,096,163	-
Due from other governments	211,645	-
Inventories	396,169	-
Total current assets	32,805,091	258,825
Noncurrent assets:		
Capital assets:		
Land	851,508	-
Buildings and improvements	70,758,455	-
Machinery and equipment	2,413,316	242,230
Accumulated depreciation	(33,871,394)	(56,680)
Total capital assets	40,151,885	185,550
Total noncurrent assets	40,151,885	185,550
Total assets	72,956,976	444,375
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflow related to pensions	149,594	-
OPEB - TMRS supplemental death benefit	14,239	-
OPEB - Retiree health plan	13,598	-
Deferred loss on bond refunding	351,601	-
Total deferred outflows of resources	529,032	-
LIABILITIES		
Current liabilities:		
Accounts payable	189,934	-
Accrued liabilities	50,667	-
Due to other funds	226,092	-
Customer deposits	599,741	-
Unearned revenue	13,065,800	-
Due to others	118,809	-
Accrued interest	110,370	-
Compensated absences	40,756	-
Financing arrangements	51,806	-
Bonds payable	2,491,183	-
Total current liabilities	$ 16,945,158	$ -

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

CITY OF MARBLE FALLS, TEXAS

STATEMENT OF NET POSITION
PROPRIETARY FUND

SEPTEMBER 30, 2022

	Business-type Activities Enterprise Fund Water and Utility	Governmental Activities Internal Service Fund Equipment Replacement
LIABILITIES		
Noncurrent liabilities:		
Compensated absences	$ 122,268	$ -
Financing arrangements	56,928	-
Bonds payable	37,888,914	-
Net pension liability	442,945	-
OPEB - TMRS supplemental death benefit	75,112	-
OPEB - Retiree health plan	53,054	-
Total noncurrent liabilities	38,639,221	-
Total liabilities	55,584,379	-
DEFERRED INFLOWS OF RESOURCES		
Deferred inflow related to pensions	244,257	-
OPEB - TMRS supplemental death benefit	4,387	-
OPEB - Retiree health plan	30,627	-
Total deferred inflows of resources	279,271	-
NET POSITION		
Net investment in capital assets	16,928,614	185,550
Unrestricted	693,744	258,825
Total net position	$ 17,622,358	$ 444,375

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

CITY OF MARBLE FALLS, TEXAS

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

FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Business-type Activities Enterprise Fund	Governmental Activities Internal Service Fund
	Water and Utility	Equipment Replacement
OPERATING REVENUES		
Water and utility charges	$ 7,341,539	$ -
Miscellaneous	187,643	-
Total operating revenues	7,529,182	-
OPERATING EXPENSES		
Personnel services	1,875,700	-
Supplies	558,458	-
Repairs and maintenance	623,257	-
Purchased and contracted services	642,629	-
Other services and charges	69,606	-
Depreciation	2,043,805	30,507
Total operating expenses	5,813,455	30,507
OPERATING GAIN	1,715,727	(30,507)
NONOPERATING REVENUES (EXPENSES)		
Intergovernmental	1,109,727	-
Investment earnings	108,831	-
Interest and fiscal charges	(658,027)	-
Total nonoperating revenues (expenses)	560,531	-
INCOME BEFORE TRANSFERS	2,276,258	(30,507)
TRANSFERS OUT	(601,991)	-
TRANSFERS IN	1,296,950	88,670
CHANGE IN NET POSITION	2,971,217	58,163
NET POSITION, BEGINNING	14,651,141	386,212
NET POSITION, ENDING	$ 17,622,358	$ 444,375

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

CITY OF MARBLE FALLS, TEXAS

STATEMENT OF CASH FLOWS
PROPRIETARY FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Business-type Activities Enterprise Fund Water and Utility	Governmental Activities Internal Service Fund Equipment Replacement
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers and users	$ 7,543,845	$ -
Cash paid to suppliers for goods and services	(2,298,276)	-
Cash paid to employees for services	(1,588,501)	-
Net cash provided by operating activities	3,657,068	-
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Transfers to other funds	(601,991)	-
Transfers from other funds	1,296,950	88,670
Operating grants	1,109,727	-
Net cash used by noncapital financing activities	1,804,686	88,670
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition of capital assets	(1,676,710)	(84,913)
Principal repayments on long-term debt	(1,862,560)	-
Interest and fiscal charges paid on debt	(666,129)	-
Net cash used by capital and related financing activities	(4,205,399)	(84,913)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and investment earnings	108,831	-
Net cash provided by investing activities	108,831	-
NET DECREASE IN CASH AND CASH EQUIVALENTS	1,365,186	3,757
CASH AND CASH EQUIVALENTS, BEGINNING	29,735,928	255,068
CASH AND CASH EQUIVALENTS, ENDING	$ 31,101,114	$ 258,825

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

CITY OF MARBLE FALLS, TEXAS

STATEMENT OF CASH FLOWS
PROPRIETARY FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Business-type Activities Enterprise Fund Water and Utility	Governmental Activities Internal Service Fund Equipment Replacement
Reconciliation of operating income (loss) to net cash used by operating activities:		
Operating loss	$ 1,715,727	$(30,507)
Adjustments to reconcile operating income (loss) to net cash used by operating activities:		
Depreciation and amortization	2,043,805	30,507
Changes in assets and liabilities:		
Decrease (increase) in assets:		
Customer receivable	(8,868)	-
Due from other governments receivable	(211,645)	-
Inventory	(131,180)	-
Deferred outflow related to pensions	(46,206)	-
Increase (decrease) in liabilities:		
Accounts payable	(64,094)	-
Accrued liabilities	14,044	-
Net pension liability	151,859	-
OPEB net pension obligation	(21,890)	-
Customer deposits	23,531	-
Due to others	(20,519)	-
Deferred inflow related to pensions	122,416	-
Deferred inflow related to OPEB	23,112	-
Compensated absences payable	66,976	-
Net cash provided by operating activities	$ 3,657,068	$ -

CITY OF MARBLE FALLS, TEXAS

STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS

SEPTEMBER 30, 2022

	Total Trust Funds
ASSETS	
Cash and cash equivalents	$ 145,649
Total assets	145,649
LIABILITIES	
Accounts payable	$ 520
Developer deposits	121,000
Total liabilities	$ 121,520
NET POSITION	
Held in trust	$ 24,129

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

CITY OF MARBLE FALLS, TEXAS

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY NET POSITION

FOR THE YEAR ENDED SEPTEMBER 30, 2022

		Total Trust Funds
ADDITIONS		
Property tax assessment	$	572,346
Investment earnings		189
Total additions		572,535
DEDUCTIONS		
Purchased and contracted services		555,545
Total deductions		555,545
CHANGE IN NET POSITION		16,990
NET POSITION, BEGINNING		7,139
NET POSITION, ENDING	$	24,129

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

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 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 and Thunder Rock 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, 2022.

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 2021 was $6,424,311. The tax assessment of October 1, 2021 sets a tax levy at $0.599 per $100 of assessed valuation at 100% of assumed market value. Of this amount, $0.3513 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:

Assets	Years
Buildings	20-50
Improvements	5-50
Equipment	5-10
Water and sewer system	40-50
Right to use equipment	5-10

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.

Leases

The City has entered into various lease agreements as a lessee. Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate, if available. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.

- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability or lease asset.

Lessee

The City is a lessee for noncancellable leases of equipment. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. Lease assets are reported with other capital assets and lease liabilities are reported with long- term debt on the statement of net position.

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.

Change in Accounting Principle

GASB Statement No. 87, Leases, was adopted effective October 1, 2021. The statement addresses accounting and financial reporting for lease contracts. Statement No. 87 establishes standards for recognizing and measuring assets, liabilities, deferred outflows of resources, deferred inflows of resources, and revenues and expenses related to leases in the basic financial statements, in addition to requiring more extensive note disclosures. The adoption of this standard did not result in a restatement of beginning fund balance or net position, but assets, deferred inflows and liabilities were recognized, and more extensive note disclosures were required.

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 $(50,477,676) difference are as follows:

General obligation bonds	$(27,450,090)
Sales tax revenue bonds	(14,425,000)
Tax notes	(350,000)
Deferred loss on refunding debt issuance	218,054
Bond premiums	(1,641,449)
TMRS net pension	(3,507,600)
OPEB - TMRS supplemental death benefit	(425,788)
OPEB - Retiree health plan	(469,016)
Financing arrangements	(1,241,092)
Leases	(21,407)
Compensated absences	(951,072)
Accrued interest payable	(213,216)
Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net position - governmental activities*	$(50,477,676)

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 $1,333,338 difference are as follows:

Capital outlay	$ 4,541,170
Depreciation expense	(3,207,832)
Net adjustment to decrease *net changes in fund balances - total governmental funds* to arrive at *changes in net* position *of governmental activities*	$ 1,333,338

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 $10,717 difference are as follows:

Property taxes	$ 4,420
Municipal court	6,297
Net adjustment to increase *net changes in fund balances - total governmental funds* to arrive at *changes in net* position *of governmental activities*	$ 10,717

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 $(4,647,373) difference are as follows:

Refunded debt	$(1,620,000)
General obligation debt payments	4,060,000
Tax note payments	170,000
Financing arrangement	(591,378)
Leases	(21,407)
Issuance of sales tax revenue bond	(8,010,000)
Payment to escrow agent	1,586,563
Premium	(144,115)
OPEB - TMRS supplemental death benefit	(44,285)
OPEB - Retiree health plan	(32,751)
Net adjustment to decrease *net changes in fund balances - total governmental funds* to arrive at *changes in net position of governmental activities*	$(4,647,373)

3. DETAILED NOTES ON ALL FUNDS

Deposits and Investments

As of September 30, 2022, the City had the following investments:

Investment Type	Fair Value	Weighted Average Maturity (Days)
Logic	$ 20,291,728	14
Texas Class	7,223,201	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, 2022, $38,331,924 of the City's $38,856,141 deposit balance was collateralized with securities held by the pledging financial institution. The remaining balance, $524,217, 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	
	General	Economic Development Corporation	Debt Service	Nonmajor Governmental	Water and Utility	Total
Receivables:						
Property taxes	$ 22,411	$ -	$ 135,162	$ -	$ -	$ 157,573
Other taxes	1,778,200	590,603	-	247,173	-	2,615,976
Customer accounts	793,909	-	-	-	1,386,896	2,180,805
Other	-	75	-	768	-	843
Gross receivables	2,594,520	590,678	135,162	247,941	1,386,896	4,955,197
Less: allowance for uncollectibles	442,045	-	13,516	-	290,733	746,294
Net total receivables	$ 2,152,475	$ 590,678	$ 121,646	$ 247,941	$ 1,096,163	$ 4,208,903

Capital Assets

Capital asset activity for the year ended September 30, 2022, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Government activities:				
Capital assets, not being depreciated:				
Land	$ 10,520,042	$ -	$ -	$ 10,520,042
Construction in progress	-	1,623,853	-	1,623,853
Total assets not being depreciated	10,520,042	1,623,853	-	12,143,895
Capital assets, being depreciated:				
Buildings and improvements	72,321,158	2,281,451	-	74,602,609
Equipment	7,586,013	696,550	(70,044)	8,212,519
Right to use equipment	-	24,229	-	24,229
Total capital assets being depreciated	79,907,171	3,002,230	(70,044)	82,839,357
Less accumulated depreciation:				
Buildings and improvements	(43,146,352)	(2,570,572)	-	(45,716,924)
Equipment	(5,992,874)	(665,099)	70,044	(6,587,929)
Right to use equipment	-	(2,668)	-	(2,668)
Total accumulated depreciation	(49,139,226)	(3,238,339)	70,044	(52,307,521)
Total capital assets being depreciated, net	30,767,945	(236,109)	-	30,531,836
Governmental activities capital assets, net	$ 41,287,987	$ 1,387,744	$ -	$ 42,675,731
Business-type activities:				
Capital assets, not being depreciated:				
Land	$ 851,508	$ -	$ -	$ 851,508
Total assets not being depreciated	851,508	-	-	851,508
Capital assets, being depreciated:				
Buildings and improvements	69,220,337	1,538,118	-	70,758,455
Machinery and equipment	2,274,724	138,592	-	2,413,316
Total capital assets being depreciated	71,495,061	1,676,710	-	73,171,771
Less accumulated depreciation:				
Buildings and improvements	(30,684,017)	(1,831,915)	-	(32,515,932)
Machinery and equipment	(1,143,572)	(211,890)	-	(1,355,462)
Total accumulated depreciation	(31,827,589)	(2,043,805)	-	(33,871,394)
Total capital assets being depreciated, net	39,667,472	(367,095)	-	39,300,377
Business-type activities capital assets, net	$ 40,518,980	$(367,095)	$ -	$ 40,151,885

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

Governmental activities:	
General government	$ 1,702,002
Public safety	1,277,010
Public works	77,860
Culture and recreation	181,467
Total depreciation expense - governmental activities	$ 3,238,339
Business-type activities:	
Water and utility	$ 2,043,805
Total depreciation expense - business-type activities	$ 2,043,805

Interfund Receivables, Payables and Transfers

The composition of interfund balances as of September 30, 2022 is as follows:

Receivable Fund	Payable Fund	Amount
Economic Development Corporation	Hotel Conference Center	$ 229,769
General	Nonmajor Governmental	9,368
Nonmajor Governmental	Water and Utility	226,092
Total		$ 465,229

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:

Tranfers In	Transfer Out	Amount	Purpose
Economic Development Corporation	General	$ 2,500	For COVID Response
Debt Service	General	51,917	Debt Service for Fire Apparatus
Nonmajor Governmental	General	34,350	Radio Subscription Fee
Water and Utility	General	236,840	Transfer from CDBG Fund
Internal Service	General	54,800	Equipment Reserve
General	Economic Development Corporation	117,890	General Services (Accounts Payable, Treasurer)
Debt Service	Economic Development Corporation	97,188	EDC Debt Service
Hotel Conference Center	Economic Development Corporation	3,500,000	Hotel Conference Center Project
General	Nonmajor Governmental	170,951	Hotel/Motel Contributions
Debt Service	Nonmajor Governmental	84,759	Hotel/Motel Debt Service
Nonmajor Governmental	Nonmajor Governmental	210,000	Capital Project
Water and Utility	Nonmajor Governmental	1,060,110	Impact Fee Revenue
General	Water and Utility	546,610	Cost Allocation
Debt Service	Water and Utility	21,511	Hotel/Motel Debt Service
Internal Service	Water and Utility	33,870	Equipment Reserve
		$ 6,223,296	

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, 2022, follows:

Series and Original Issue Amount		Final Maturity	Interest Rate	Governmental Activities	Business-type Activities
General Obligation Refunding Bond					
2014 Series	5,750,000	2030	2% - 4%	$ -	$ 4,230,000
2015 Series	3,850,000	2027	2%	2,547,840	3,752,160
2017 Series	6,610,000	2028	3%	4,520,000	-
2020 Series	4,405,000	2026	2.125% - 3%	3,880,000	-
2020a Series - Private Placement	1,650,000	2031	1.19%	1,100,000	395,000
2021 Series - Private Placement	1,650,000	2026	.3%-1%	1,585,000	-
				13,632,840	8,377,160
Combination Tax and Revenue Bonds					
2013 Series	3,490,000	2033	2 - 4%	-	2,285,000
2014 Series - Private Placement	4,000,000	2034	2 - 4%	2,045,000	690,000
2016 Series	7,590,000	2036	2 - 4%	-	5,850,000
2017 Series	1,785,000	2032	3%	1,065,000	-
2018 Series	6,265,000	2038	3% - 4%	3,287,250	1,717,750
2019 Series	2,185,000	2034	2% - 5%	-	1,930,000
2020 Series	5,745,000	2030	2% - 5%	4,640,000	840,000
2021 Series	2,795,000	2030	2% - 5%	1,660,000	1,065,000
2021 Series TWDB Loan - Private Placement	17,809,000	2036	0%	1,120,000	16,629,000
				13,817,250	31,006,750
Sales Tax Revenue Bonds					
2014 Series	4,000,000	2027	4.12%	1,750,000	-
2017 Series	6,500,000	2036	3-4.75%	5,135,000	-
2021 Series	8,010,000	2036	3-4.75%	7,540,000	-
				14,425,000	-
Total Bonds				$ 41,875,090	$ 39,383,910
Tax Notes					
2019 Series - Private Placement	1,170,000	2014	1.79%	$ 350,000	$ -
Total Tax Notes				$ 350,000	$ -

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

Year Ending September 30,	Governmental Activities Principal	Governmental Activities Interest	Business-type Activities Principal	Business-type Activities Interest
2023	$ 3,135,000	$ 1,162,261	$ 1,725,000	$ 544,101
2024	2,880,000	1,065,025	1,775,000	498,607
2025	2,960,000	977,107	1,825,000	451,002
2026	2,970,000	887,601	1,880,000	401,268
2027	2,912,840	790,725	2,007,160	356,043
2028-2032	9,900,000	2,651,227	8,560,000	916,701
2033-2037	6,537,250	1,117,374	3,462,750	163,151
2038-2041	4,730,000	191,995	435,000	10,395
Total	$ 36,025,090	$ 8,843,315	$ 21,669,910	$ 3,341,268

Year Ending September 30,	Private Placement Governmental Activities Principal	Private Placement Governmental Activities Interest	Private Placement Business-type Activities Principal	Private Placement Business-type Activities Interest
2023	$ 1,105,000	$ 98,295	$ 669,000	$ 28,296
2024	820,000	86,672	669,000	26,261
2025	650,000	76,533	669,000	24,225
2026	670,000	67,410	664,000	22,219
2027	340,000	59,378	674,000	20,069
2028-2032	1,680,000	282,978	3,345,000	61,140
2033-2037	700,000	16,600	3,001,000	5,500
2038-2042	235,000	-	2,865,000	-
2043-2047	-	-	2,865,000	-
2048-2051	-	-	2,293,000	-
Total	$ 6,200,000	$ 687,866	$ 17,714,000	$ 187,710

Annual debt service requirements for the financing arrangements are as follows:

September 30,	Governmental Activities Principal	Governmental Activities Interest	Business-type Activities Principal	Business-type Activities Interest
2023	$ 346,112	$ 39,521	$ 51,806	$ 3,102
2024	358,991	28,182	56,928	1,573
2025	204,542	18,807	-	-
2026	211,004	12,158	-	-
2027	120,443	44,600	-	-
Total	$ 1,241,092	$ 143,268	$ 108,734	$ 4,675

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 that 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.

Lease Obligations

A summary of leases payable as of September 30, 2022 are as follows:

Purpose of Lease	Interest Rate	Initial Year of Lease	Amount of Initial Liability	Interest Current Year	Amounts Outstanding 9/30/2022	Amounts Due Within One Year
Right to use:						
Engineering copier	2.18%	2022	$ 5,597	$ 94	$ 5,145	$ 1,780
Development services copier	2.09%	2022	12,238	201	10,996	2,987
Visitors center copier	0.43%	2022	2,702	8	2,253	898
City hall pitney bowes mail machine	0.69%	2022	3,542	19	3,013	701
Total			$ 24,079	$ 322	$ 21,407	$ 6,366

Annual lease payments to maturity are as follows:

Year Ending September 30,	Lease payable Principal	Interest	Totals
2023	$ 6,366	$ 323	$ 6,689
2024	6,477	212	6,689
2025	5,824	99	5,923
2026	2,562	17	2,579
2027	178	1	179
Total	$ 21,407	$ 652	$ 22,059

Debt Issuance

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, street and sidewalk improvements and related projects for the approved Downtown Master Plan.

On November 12, 2021 the City issued $1,620,000 of General Obligation Refunding Bonds, Series 2021. 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 $295,000 of the General Obligation Refunding Bonds, Series 2012 and $1,265,000 of General Obligation Refunding Bonds, Series 2013. The reacquisition price exceeded the net carrying amount of the old debt by $40,814. The refunding transaction resulted in a reduction of $45,860 in the City's aggregate future debt service payments, and an economic gain to the City of $66,992. The call date on these bonds was March 1, 2022, Therefore all of the $1,560,000 in refunded bonds are considered defeased as of September 30, 2021.

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, 2022, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
General obligation and Tax Revenue bonds	$ 11,277,250	$ -	$ 625,000	$ 10,652,250	$ 615,000
General obligation and Tax Revenue bonds - Private Placement	3,365,000	-	200,000	3,165,000	200,000
General obligation refunding bond	14,517,840	-	3,570,000	10,947,840	1,475,000
General obligation refunding bond - Private Placement	1,215,000	1,620,000	150,000	2,685,000	730,000
Sales tax revenue bond	7,490,000	8,010,000	1,075,000	14,425,000	1,045,000
Tax notes - Private Placement	520,000	-	170,000	350,000	175,000
Premium from issuance of bonds	1,696,656	192,188	247,395	1,641,449	-
Financing arrangements	649,714	783,900	192,522	1,241,092	348,300
Leases	-	24,079	2,672	21,407	6,366
Compensated absences	451,784	589,645	90,357	951,072	237,768
Governmental activities long-term liabilities	$ 41,183,244	$ 11,219,812	$ 6,322,946	$ 46,080,110	$ 4,832,434
Business-type activities					
Tax and revenue bonds	$ 23,354,910	$ -	$ 1,685,000	$ 21,669,910	$ 1,725,000
Tax and revenue bonds - Private Placement	17,799,000	-	85,000	17,714,000	669,000
Premium from issuance of bonds	1,093,370	-	97,183	996,187	97,183
Financing arrangements	159,056	-	50,322	108,734	51,806
Compensated absences	96,048	86,186	19,210	163,024	40,756
Business-type activities long-term liabilities	$ 42,502,384	$ 86,186	$ 1,936,715	$ 40,651,855	$ 2,583,745

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, 2022, governmental fund balance is composed of the following:

Fund Balance Classification	General	Economic Development Corporation	Debt Service	Hotel Conference Center	Other Governmental	Totals
Restricted:						
Capital acquisition and construction	-	-	-	10,496,335	4,753,744	15,250,079
Debt	-	-	232,842	-	-	232,842
Tourism activities	-	-	-	-	990,293	990,293
Public safety	-	-	-	-	96,565	96,565
Building security	-	-	-	-	7,788	7,788
Economic development	-	9,683,342	-	-	-	9,683,342
Police forfeiture	-	-	-	-	16,056	16,056
Unassigned	7,778,951	-	-	-	-	7,778,951
Total governmental fund balance	$ 7,778,951	$ 9,683,342	$ 232,842	$ 10,496,335	$ 5,864,446	$ 34,055,916

Defined Benefit Pension Policies

Plan Descriptions. The City of Marble Falls participates as one of 901 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 taxqualified plan under Sections 401(a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at *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, 2021 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	100
Inactive employees entitled to but not yet receiving benefits	77
Active employees	122
	299

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 14.31% and 11.14% in calendar years 2022 and 2021, respectively. The city's contributions to TMRS for the year ended September 30, 2022, were $1,117,365 and were equal to the required contributions.

Net Pension Liability. The City's Net Pension Liability (NPL) was measured as of December 31, 2021, 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, 2021 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, 2019 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 2022 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	35.0%	7.55%
Core Fixed Income	6.0%	2.00%
Non-Core Fixed Income	20.0%	5.68%
Real Return	12.0%	7.22%
Real Estate	12.0%	8.85%
Absolute Return	5.0%	5.35%
Private Equity	10.0%	10.00%
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 statue. 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 12/31/2020	$ 28,622,620	$ 26,550,832	$ 2,071,788
Changes for the year:			
Service cost	1,240,239	-	1,240,239
Interest	2,089,797	-	2,089,797
Change in benefits terms including substantively automatic status	2,477,246	-	2,477,246
Difference between expected and actual experience	286,310	-	286,310
Contributions - employer	-	845,349	(845,349)
Contributions - employee	-	544,647	(544,647)
Net investment income	-	3,458,371	(3,458,371)
Benefit payments, including refunds of employee contributions	(1,520,057)	(1,520,057)	-
Administrative expense	-	(16,015)	16,015
Other changes	-	111	(111)
Net changes	4,573,535	3,312,406	1,261,129
Balance at 12/31/2021	$ 33,196,155	$ 29,863,238	$ 3,332,917

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)	$ 8,188,836	$ 3,332,917	$(618,006)

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*.

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

For the year ended September 30, 2022, the City recognized pension expense of $2,941,550. At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 249,772	$ 71,669
Changes in actuarial assumptions	11,078	-
Difference between projected and actual investment earnings	-	1,766,233
Contributions subsequent to the measurement date	864,761	-
Total	$ 1,125,611	$ 1,837,902

$864,761 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, 2023. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expenses as follows:

For the year ended September 30,	
2023	$(264,695)
2024	(643,457)
2025	(335,661)
2026	(333,239)

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. 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*.

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, 2021 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members or Beneficiaries Currently Receiving Benefits	3
Active Plan Members	119
Total	122

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, 2021

Health Plan	**Employee Only**	**Employee & Spouse**	**Employee & Child(ren)**	**Employee & Family**
HSA	$473	$948	$795	$1,152
Plan 1	$555	$1,112	$936	$1,346

The City does not contribute to retiree HSA accounts.

Actuarial Assumptions. The Total OPEB Liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions:

Measurement year ended December 31,	2021
Actuarial cost method	Individual Entry-Age
Inflation rate	2.50% per annum
Discount rate	1.84%
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 Retireees 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 13 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% as of December 31, 2020 to 1.84% as of December 31, 2021. Additionally, the methodology for determining service cost was changed to only reflect service with the City.

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 1.84%, 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:

	1% Decrease in Discount Rate (0.84%)	Current Discount Rate Assumption (1.84%)	1% Increase in Discount Rate (2.84%)
Total OPEB Liability	$ 455,360	$ 408,106	$ 366,044

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:

	1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
Total OPEB Liability	$ 352,203	$ 408,106	$ 475,098

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEB. At September 30, 2022, the City reported a liability of $408,106 for its Total OPEB Liability. The Total OPEB Liability was determined by an actuarial valuation as of December 31, 2021. For the year ended September 30, 2022, the City recognized OPEB expense of $33,715. 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 12/31/2020	$ 592,642
Changes for the year:	
Service cost	36,383
Interest	12,152
Difference between expected and actual experience	(148,446)
Changes of assumptions	(78,136)
Benefit payments	(6,489)
Net changes	(184,536)
Balance at 12/31/2021	$ 408,106

At September 30, 2022, 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
Differences between expected and actual economic experience	$ -	$ 157,812
Changes in actuarial assumptions	99,558	77,784
Contributions subsequent to the measurement date	5,045	-
Totals	$ 104,603	$ 235,596

$5,045 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, 2023. 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,	
2023	$(14,820)
2024	(14,820)
2025	(14,820)
2026	(16,160)
2027	(16,117)
Thereafter	(59,301)

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	72
Inactive employees entitled to but not yet receiving benefits	20
Active employees	122
Total	214

Contributions. The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation, which was 0.22% for 2022 and 0.23% for 2021, of which 0.13% and 0.13%, 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, 2022 and 2021 were $16,243 and $7,989, 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, 2021 actuarial valuation was determined using the following actuarial assumptions:

Measurement year ended December 31,	2021
Inflation rate	2.50% per annum
Discount rate	1.84%
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, 2021 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 1.84% 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, 2021.

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 (1.84%) in measuring the Total OPEB Liability.

	1% Decrease in Discount Rate (0.84%)	Discount Rate (1.84%)	1% Increase in Discount Rate (2.84%)
Total OPEB Liability	$ 699,527	$ 565,175	$ 464,131

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEBs. At September 30, 2022, the City reported a liability of $565,175 for its Net OPEB Liability. The Net OPEB Liability was determined by an actuarial valuation as of December 31, 2021. For the year ended September 30, 2022, the City recognized OPEB expense of $62,689. 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 12/31/2020	$ 529,010
Changes for the year:	
Service cost	24,898
Interest	10,728
Difference between expected and actual	(7,410)
Changes of assumptions	18,064
Benefit payments	(10,115)
Net changes	36,165
Balance at 12/31/2021	$ 565,175

At September 30, 2022, 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	$ 5,806	$ 27,479
Changes in actuarial assumptions	88,037	5,531
Contributions subsequent to the measurement date	13,294	-
Totals	$ 107,137	$ 33,010

$13,294 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, 2023. 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,	
2023	$ 22,132
2024	21,184
2025	15,627
2026	1,890
Total	$ 60,833

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.

Prior Period Adjustment

During fiscal year 2021, the City received bond funds and a portion of those was noted as received in the General Fund on the financial statements. Those funds were actually deposited into the general improvements fund. The adjustment was reflected as a prior period adjustment to the beginning fund balance.

During 2021, a portion of grant funds were grouped with deferred inflows instead of unearned revenue. The adjustment was made to show the funds as unearned. The adjustment reduced the net position by $2,102,449.

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. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements – The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). As used in this Statement, a PPP is an arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. GASB 94 will be implemented in fiscal year 2023 and the impact has not yet been determined.

Statement No. 96, Subscription-Based Information Technology Arrangements – This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset-an intangible asset-and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, Leases, as amended. GASB 96 will be implemented in fiscal year 2023 and the impact has not yet been determined.

GASB Statement No. 100, Accounting Changes and Error Corrections—an amendment of GASB Statement No. 62 - The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. This Statement will become effective for reporting periods beginning after June 15, 2023, and the impact has not yet been determined.

GASB Statement No. 101, Compensated Absences - The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This Statement will become effective for reporting periods beginning after December 15, 2023, and the impact has not yet been determined.

Subsequent Event

On November 15, 2022 the City issued $7,610,000 of Combination Tax and Revenue Certificates of Obligation, Series 2022. The debt will be used for designing, constructing, renovating, and improving Fire Station #1, parks and recreational facilities, the City’s water system, and the City’s wastewater system.

On November 15, 2022 the City issued $565,000 of Tax Anticipation Notes, Series 2022. The note will be used for the design costs for a project.

REQUIRED
SUPPLEMENTARY INFORMATION

CITY OF MARBLE FALLS, TEXAS

SCHEDULE OF CHANGES IN NET PENSION LIABILITY
AND RELATED RATIOS

FOR THE YEAR ENDED SEPTEMBER 30, 2022

Plan Year	2014	2015
A. Total pension liability		
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	1,202,567	1,843,172
Total pension liability - beginning	16,002,799	17,205,366
Total pension liability - ending (a)	$ 17,205,366	$ 19,048,538
B. Plan fiduciary net position		
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	1,105,345	85,103
Plan fiduciary net position - beginning	17,313,215	18,418,560
Plan fiduciary net position - ending (b)	$ 18,418,560	$ 18,503,663
C. Net pension liability/ (asset) - ending (a) - (b)	$(1,213,194)	$ 544,875
D. Plan fiduciary net position as a percentage of total pension liability/ (asset)	107.05%	97.14%
E. Covered payroll	$ 5,656,837	$ 5,836,390
F. Net position liability/ (asset) as a percentage of covered payroll	-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	2021
	$ 750,228	$ 801,181	$ 966,975	$ 1,094,985	$ 1,122,394	$ 1,240,239
	1,281,912	1,350,616	1,565,139	1,725,798	1,812,561	2,089,797
	-	-	1,941,094	674,344	-	2,477,245
	(153,085)	(46,914)	127,487	(383,270)	99,742	286,310
	-	-	-	59,245	-	-
	(864,720)	(908,687)	(992,773)	(1,042,897)	(1,407,273)	(1,520,056)
	1,014,335	1,196,196	3,607,922	2,128,205	1,627,424	4,573,535
	19,048,538	20,062,873	21,259,069	24,866,991	26,995,196	28,622,620
	$ 20,062,873	$ 21,259,069	$ 24,866,991	$ 26,995,196	$ 28,622,620	$ 33,196,155
	$ 261,288	$ 358,624	$ 381,858	$ 680,345	$ 822,639	$ 845,349
	420,464	445,101	466,494	508,282	525,888	544,647
	1,250,675	2,710,663	(662,832)	3,292,624	1,876,360	3,458,371
	(864,720)	(908,687)	(992,773)	(1,042,897)	(1,407,273)	(1,520,057)
	(14,123)	(14,047)	(12,822)	(18,630)	(12,154)	(16,015)
	(761)	(712)	(670)	(560)	(475)	111
	1,052,823	2,590,942	(820,745)	3,419,164	1,804,985	3,312,406
	18,503,663	19,556,486	22,147,428	21,326,683	24,745,847	26,550,832
	$ 19,556,486	$ 22,147,428	$ 21,326,683	$ 24,745,847	$ 26,550,832	$ 29,863,238
	$ 506,387	$(888,359)	$ 3,540,308	$ 2,249,349	$ 2,071,788	$ 3,332,917
	97.48%	104.18%	85.76%	91.67%	92.76%	89.96%
	$ 6,006,626	$ 6,358,583	$ 6,664,300	$ 7,261,173	$ 7,512,681	$ 7,780,671
	8.43%	-13.97%	53.12%	30.98%	27.58%	42.84%

CITY OF MARBLE FALLS, TEXAS

SCHEDULE OF CONTRIBUTIONS TO NET PENSION LIABILITY

FOR THE YEAR ENDED SEPTEMBER 30, 2022

Fiscal Year	2014	2015
Actuarial determined contribution	$ 248,771	$ 259,903
Contributions in relation to the actuarially determined contribution	248,771	259,903
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	23 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 Adopted 30% repeating COLA.

2016	2017	2018	2019	2020	2021	2022
$ 270,623	$ 334,622	$ 383,566	$ 623,026	$ 780,674	$ 839,444	$ 1,117,365
270,623	334,622	383,566	623,026	780,674	839,444	1,117,365
-	-	-	-	-	-	
6,189,840	6,278,742	6,554,197	7,169,326	7,263,861	7,567,030	8,310,591
4.37%	5.33%	5.85%	8.69%	10.75%	11.09%	13.45%

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, 2022

Plan Year ended December 31,	**2017**	**2018**	**2019**	**2020**	**2021**
A. Total OPEB liability					
Service Cost	$ 12,081	$ 14,661	$ 15,248	$ 20,284	$ 24,898
Interest (on the Total OPEB Liability)	11,622	11,880	14,254	12,153	10,728
Difference between expected and actual experienc	-	26,361	(43,322)	(6,878)	(7,410)
Changes of assumptions	29,063	(25,108)	71,978	73,167	18,064
Benefit payments, including refunds of employee contributions	(2,543)	(2,666)	(2,904)	(3,005)	(10,115)
Net change in Total OPEB liability	50,223	25,128	55,254	95,721	36,165
Total OPEB liability - beginning	302,684	352,907	378,035	433,289	529,010
Total OPEB liability - ending (a)	352,907	378,035	433,289	529,010	565,175
B. Covered - employee payroll	$ 6,358,583	$ 6,664,200	$ 7,261,173	$ 7,512,681	$ 7,780,671
C. Total OPEB liability as a percentage of covered payroll	5.55%	5.67%	5.97%	7.04%	7.26%

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, 2022

Plan Year ended December 31,	**2017**	**2018**	**2019**	**2020**	**2021**
A. Total OPEB liability					
Service Cost	$ 14,432	$ 16,302	$ 17,770	$ 29,709	$ 36,383
Interest (on the Total OPEB Liability)	15,102	14,688	16,577	14,847	12,152
Difference between expected and actual experience	-	(1,378)	(31,400)	(8,224)	(148,446)
Changes of assumptions	20,917	(16,904)	98,195	37,680	(78,136)
Benefit payments, including refunds of employee contributions	(2,472)	(5,552)	(15,198)	(12,844)	(6,489)
Net change in Total OPEB liability	47,979	7,156	85,944	61,168	(184,536)
Total OPEB liability - beginning	390,395	438,374	445,530	531,474	592,642
Total OPEB liability - ending (a)	438,374	445,530	531,474	592,642	408,106
B. Covered employee payroll	$ 6,107,242	$ 6,670,055	$ 7,279,852	$ 7,690,580	$ 7,952,256
C. Total OPEB liability as a percentage of covered employee payroll	7.18%	6.68%	7.30%	7.71%	5.13%

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, 2022

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
REVENUE				
Property taxes	$ 2,733,827	$ 2,733,827	$ 2,753,503	$ 19,676
Sales taxes	8,000,000	8,915,055	10,320,887	1,405,832
Franchise taxes	653,000	653,000	599,972	(53,028)
Mixed beverage taxes	60,000	60,000	83,777	23,777
Fines and forfeitures	258,500	258,500	233,185	(25,315)
Permits and fees	452,950	452,950	720,369	267,419
Intergovernmental	276,336	276,336	936,752	660,416
Interest on investments	12,050	11,450	36,198	24,748
Other	396,960	401,960	553,993	152,033
Total revenues	12,843,623	13,763,078	16,238,636	2,475,558
EXPENDITURES				
GENERAL GOVERNMENT				
Administration:				
Personnel services	802,976	809,726	834,891	(25,165)
Supplies	35,250	35,250	56,679	(21,429)
Maintenance	65,965	65,965	85,854	(19,889)
Purchased and contracted services	272,400	272,400	370,681	(98,281)
Other services and charges	34,700	34,700	211,229	(176,529)
Total administration	1,211,291	1,218,041	1,559,334	(341,293)
Finance:				
Personnel services	479,476	485,226	471,025	14,201
Supplies	22,600	22,600	22,327	273
Maintenance	68,500	73,500	96,637	(23,137)
Purchased and contracted services	35,370	41,370	52,290	(10,920)
Other services and charges	5,900	5,900	6,286	(386)
Total finance	611,846	628,596	648,565	(19,969)
Human resources:				
Personnel services	136,034	137,384	156,204	(18,820)
Supplies	5,700	5,700	2,692	3,008
Maintenance	27,200	27,200	6,189	21,011
Purchased and contracted services	6,990	23,990	21,658	2,332
Other services and charges	43,500	43,500	37,922	5,578
Total human resources	219,424	237,774	224,665	13,109

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, 2022

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
EXPENDITURES (Continued)				
GENERAL GOVERNMENT (Continued)				
Mayor and City Council:				
Personnel services	$ 850	$ 850	$ 826	$ 24
Other services and charges	11,000	11,000	15,204	(4,204)
Total Mayor and City Council	11,850	11,850	16,030	(4,180)
Communication Services:				
Personnel services	780,916	791,016	895,926	(104,910)
Supplies	13,650	13,650	5,938	7,712
Maintenance	120,720	120,720	124,176	(3,456)
Purchased and contracted services	20,100	20,100	26,687	(6,587)
Other services and charges	43,315	43,315	5,366	37,949
Total finance	978,701	988,801	1,058,093	(69,292)
Non-departmental:				
Purchased and contracted services	187,211	187,211	187,211	-
Other services and charges	47,900	47,900	42,739	5,161
Total non-departmental	235,111	235,111	229,950	5,161
Total general government	3,268,223	3,320,173	3,736,637	(416,464)
PUBLIC SAFETY				
Court:				
Personnel services	225,116	228,866	240,926	(12,060)
Supplies	16,600	16,600	13,309	3,291
Purchased and contracted services	76,125	76,125	75,497	628
Other services and charges	9,675	9,675	3,936	5,739
Total court	327,516	331,266	333,668	(2,402)
Police department:				
Personnel services	2,494,951	2,524,451	2,618,548	(94,097)
Supplies	142,400	147,400	177,845	(30,445)
Maintenance	183,350	183,350	172,896	10,454
Purchased and contracted services	149,812	149,812	180,442	(30,630)
Other operating	73,600	73,600	51,345	22,255
Total police department	3,044,113	3,078,613	3,201,076	(122,463)

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, 2022

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
EXPENDITURES (Continued)				
PUBLIC SAFETY (Continued)				
Fire department:				
Personnel services	$ 1,687,440	$ 1,710,640	$ 1,846,034	$(135,394)
Supplies	167,766	175,566	120,903	54,663
Maintenance	98,408	116,908	121,084	(4,176)
Purchased and contracted services	87,615	87,615	81,146	6,469
Other operating	52,400	52,400	61,218	(8,818)
Total fire department	2,093,629	2,143,129	2,230,385	(87,256)
Engineering department:				
Personnel services	245,778	236,028	131,142	104,886
Supplies	4,500	7,000	21,394	(14,394)
Maintenance	8,000	8,000	20,921	(12,921)
Purchased and contracted services	37,100	63,100	61,676	1,424
Other operating	3,450	3,450	12,919	(9,469)
Total engineering department	298,828	317,578	248,052	69,526
Code enforcement:				
Personnel services	752,155	825,129	684,016	141,113
Supplies	38,300	43,300	47,319	(4,019)
Repairs and maintenance	27,680	31,680	40,330	(8,650)
Purchased and contracted services	28,431	28,431	73,243	(44,812)
Other services and charges	16,300	17,300	18,967	(1,667)
Total code enforcement	862,866	945,840	863,875	81,965
Total public safety	6,626,952	6,816,426	6,877,056	(60,630)
PUBLIC WORKS				
Streets:				
Personnel services	806,977	819,477	787,668	31,809
Supplies	61,100	61,100	62,938	(1,838)
Maintenance	553,500	553,500	743,978	(190,478)
Purchased and contracted services	129,030	129,030	139,934	(10,904)
Other services and charges	6,100	6,100	6,249	(149)
Total streets	1,556,707	1,569,207	1,740,767	(171,560)
Total public works	1,556,707	1,569,207	1,740,767	(171,560)

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, 2022

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
EXPENDITURES (Continued)				
CULTURE AND RECREATION				
Parks and recreation:				
Personnel services	$ 875,311	$ 954,261	$ 914,337	$ 39,924
Supplies	55,350	55,350	75,076	(19,726)
Maintenance	190,300	190,300	339,249	(148,949)
Purchased and contracted services	110,740	110,740	127,770	(17,030)
Other services and charges	237,200	376,750	432,486	(55,736)
Total parks and recreation	1,468,901	1,687,401	1,888,918	(201,517)
Cemetery:				
Maintenance	33,450	33,450	4,731	28,719
Purchased and contracted services	500	500	559	(59)
Other services and charges	10	10	6	4
Total cemetery	33,960	33,960	5,296	28,664
Total culture and recreation	1,502,861	1,721,361	1,894,214	(172,853)
CAPITAL OUTLAY	390,392	425,392	146,534	278,858
DEBT SERVICE				
Principal	130,797	130,797	269,745	(138,948)
Interest and fiscal charges	14,220	14,220	48,633	(34,413)
Total debt service	145,017	145,017	318,378	(173,361)
Total expenditures	13,490,152	13,997,576	14,713,586	(716,010)
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(646,529)	(234,498)	1,525,050	1,759,548
OTHER FINANCING SOURCES (USES)				
Issuance of financed purchases	-	-	35,000	35,000
Transfers in	740,375	954,275	835,451	(118,824)
Transfers out	(122,667)	(122,667)	(380,407)	(257,740)
Leases issued	-	-	21,377	21,377
Proceeds from insurance	15,000	15,000	9,100	(5,900)
Proceeds from sale of capital assets	19,500	19,500	11,744	(7,756)
Total other financing sources	652,208	866,108	532,265	(333,843)
NET CHANGE IN FUND BALANCE	5,679	631,610	2,057,315	1,425,705
FUND BALANCE, BEGINNING	6,891,283	6,891,283	6,891,283	-
PRIOR PERIOD ADJUSTMENT	(1,169,647)	(1,169,647)	(1,169,647)	-
FUND BALANCES, BEGINNING AS RESTATED	5,721,636	5,721,636	5,721,636	-
FUND BALANCE, ENDING	$ 5,727,315	$ 6,353,246	$ 7,778,951	$ 1,425,705

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, 2022

	Budgeted Amounts		Actual	Variance with Final Budget - Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Sales taxes	$ 2,458,144	$ 2,972,685	$ 3,440,296	$ 467,611
Permits and fees	55,000	55,000	26,284	(28,716)
Intergovernmental	40,000	40,000	37,274	(2,726)
Interest on investments	2,800	2,800	124,758	121,958
Other	-	273,082	273,082	-
Total revenues	2,555,944	3,343,567	3,901,694	558,127
EXPENDITURES				
Current:				
Personnel services	265,470	270,510	283,074	(12,564)
Supplies	4,500	4,500	3,784	716
Maintenance	34,100	34,100	15,598	18,502
Purchased and contracted services	164,130	164,130	120,615	43,515
Other services and charges	348,750	423,500	253,708	169,792
Capital outlay	100,000	4,610,000	145,220	4,464,780
Debt service				
Principal	905,000	1,075,000	1,075,000	-
Interest	562,725	503,196	503,196	-
Bond issuance costs	-	-	192,188	(192,188)
Total expenditures	2,384,675	7,084,936	2,592,383	4,492,553
EXCESS OF REVENUES OVER EXPENDITURES	171,269	(3,741,369)	1,309,311	5,050,680
OTHER FINANCING SOURCES (USES)				
Issuance of debt	-	8,010,000	8,010,000	-
Premium on bond issuance	-	-	192,188	192,188
Sale of capital assets	141,126	416,746	434,748	18,002
Transfers in	-	2,500	2,500	-
Transfers out	(197,188)	(3,697,188)	(3,715,078)	(17,890)
Total other financing sources (uses)	(56,062)	4,732,058	4,924,358	192,300
NET CHANGE IN FUND BALANCE	115,207	990,689	6,233,669	5,242,980
FUND BALANCE, BEGINNING	3,449,673	3,449,673	3,449,673	-
FUND BALANCE, ENDING	$ 3,564,880	$ 4,440,362	$ 9,683,342	$ 5,242,980

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 $416,464. This overage was funded with greater than anticipated revenues.

Expenditures in the Public Safety function of the General Fund exceeded appropriations by $60,630. This overage was funded with greater than anticipated revenues.

Expenditures in the Public Works function of the General Fund exceeded appropriations by $171,560. This overage was funded with greater than anticipated revenues.

Expenditures in the Culture and Recreation function of the General Fund exceeded appropriations by $172,853. This overage was funded with greater than anticipated revenues.

Expenditures in the Debt Service function of the General Fund exceeded appropriations by $173,361. This overage was funded with greater than anticipated revenues.

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Financial Advisory Services
Provided By:

SAMCO Capital