

OFFICIAL STATEMENT
July 15, 2025

In the opinion of Bond Counsel (identified below), assuming continuing compliance by the Issuer (defined below) after the date of initial delivery of the Certificates (defined below) with certain covenants contained in the Ordinance (defined below) and subject to the matters described under "TAX MATTERS" herein, interest on the Certificates under existing statutes, regulations, published rulings, and court decisions (1) will be excludable from the gross income of the owners thereof for federal income tax purposes under Section 103 of the Internal Revenue Code, as amended to the date of initial delivery of the Certificates and (2) will not be included in computing the alternative minimum taxable income of the owners thereof. (See "TAX MATTERS" herein.)

\$53,675,000

CITY OF SCHERTZ, TEXAS

(A political subdivision of the State of Texas located in Guadalupe, Comal, and Bexar Counties)
COMBINATION TAX AND LIMITED PLEDGE REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025

Dated Date: July 1, 2025

Due: February 1, as shown on inside cover

The \$53,675,000 City of Schertz, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2025 (the "Certificates") are being issued pursuant to the Constitution and general laws of the State of Texas (the "State"), particularly Certificate of Obligation Act of 1971 (Sections 271.041 through 271.064, Texas Local Government Code, as amended), Chapter 1502, as amended, Texas Government Code, an ordinance (the "Ordinance") adopted by the City Council of the City of Schertz, Texas (the "City" or the "Issuer") on July 15, 2025 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 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 of the Pledged Revenues (identified and defined in the Ordinance), being a limited amount of the Net Revenues derived from the operation of the City's combined utility system (the "System"), not to exceed \$1,000 during the entire period the Certificates or interest thereon remain outstanding, such lien on and pledge of the limited amount of Net Revenues being subordinate and inferior to the lien on and pledge of such Net Revenues securing payment of any Prior Lien Obligations, Junior Lien Obligations, or Subordinate Lien Obligations hereafter issued by the City. The City previously authorized the issuance of the currently outstanding Limited Pledge Obligations (identified and defined in the Ordinance) which are payable, in part, from and secured by a lien on and pledge of a limited amount of the Net Revenues of the System in the manner provided in the ordinances authorizing the issuance of the currently outstanding Limited Pledge Obligations. In the Ordinance, the City reserves and retains the right to issue Prior Lien Obligations, Junior Lien Obligations, Subordinate Lien Obligations, and Additional Limited Pledge Obligations (all as identified and defined in the Ordinance), while the Certificates are Outstanding, without limitation as to principal amount but subject to any terms, conditions or restrictions as may be applicable thereto under law or otherwise. (See "THE CERTIFICATES - Security for Payment" and "TAX RATE LIMITATIONS" herein.)

Interest on the Certificates will accrue from July 1, 2025 (the "Dated Date") as shown above and will be payable on February 1 and August 1 of each year, commencing February 1, 2026, 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 the principal amount of \$5,000 or any integral multiple thereof. Purchasers of the Certificates ("Beneficial Owners") will not receive physical delivery of certificates representing their interest in the Certificates purchased. So long as DTC or its nominee is the registered owner of the Certificates, the principal of and interest on the Certificates will be payable by 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 making permanent public improvements and for other public purposes, to-wit: (1) (a) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's utility system; (b) acquiring, constructing, renovating, improving and equipping existing City administrative facilities, including generator replacement at the City's data and mechanical facility; (c) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving City public safety facilities, including the City's police department and the Guadalupe County Schertz Annex building; (d) constructing street improvements (including utilities repair, replacement, and relocation), curbs, gutters, and sidewalk improvements, including drainage and traffic safety signalization and signage incidental thereto; (2) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of way for authorized needs and purposes relating to the aforementioned capital improvements; and (3) the payment of professional services related to the design, construction, project management, and financing of the aforementioned projects. (See "THE CERTIFICATES - Use of Certificate Proceeds" herein.)

SEE FOLLOWING 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 "Underwriters") and subject to the approving opinion of the Attorney General of the State of Texas and the approval of certain legal matters by Norton Rose Fulbright US LLP, Austin, Texas, Bond Counsel. Certain legal matters will be passed upon for the Underwriters by their counsel Holland & Knight, Houston, Texas (See "LEGAL MATTERS - Legal Opinions and No-Litigation Certificate" and "APPENDIX C - Form of Legal Opinion of Bond Counsel" herein.) It is expected that the Certificates will be available for delivery through DTC on or about August 13, 2025.

FROST BANK

UMB BANK, N.A.

BAIRD

\$53,675,000
CITY OF SCHERTZ, TEXAS
(A political subdivision of the State of Texas located in Guadalupe, Comal, and Bexar Counties, Texas)
COMBINATION TAX AND LIMITED PLEDGE REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025

MATURITY SCHEDULE
(Due February 1)

CUSIP Prefix No. 806645⁽¹⁾

Stated				CUSIP	Stated				CUSIP
Maturity	Principal	Interest	Initial	No.	Maturity	Principal	Interest	Initial	No.
<u>2/1</u>	<u>Amount</u>	<u>Rate</u>	<u>Yield</u>	<u>Suffix</u> ⁽¹⁾	<u>2/1</u>	<u>Amount</u>	<u>Rate</u>	<u>Yield</u>	<u>Suffix</u> ⁽¹⁾
2026	\$ 825,000	5.000%	2.640%	M87	2036	\$ 2,720,000	5.000%	3.720% ⁽²⁾	P27
2027	1,350,000	5.000%	2.650%	M95	2037	2,865,000	5.000%	3.890% ⁽²⁾	P35
2028	1,405,000	5.000%	2.690%	N29	2038	3,005,000	5.000%	4.050% ⁽²⁾	P43
2029	1,915,000	5.000%	2.700%	N37	2039	3,160,000	5.000%	4.180% ⁽²⁾	P50
2030	2,015,000	5.000%	2.790%	N45	2040	3,320,000	5.000%	4.300% ⁽²⁾	P68
2031	2,120,000	5.000%	2.940%	N52	2041	3,495,000	5.000%	4.420% ⁽²⁾	P76
2032	2,230,000	5.000%	3.080%	N60	2042	3,675,000	5.000%	4.550% ⁽²⁾	P84
2033	2,340,000	5.000%	3.220%	N78	2043	3,865,000	5.000%	4.660% ⁽²⁾	P92
2034	2,465,000	5.000%	3.320%	N86	2044	4,055,000	5.000%	4.740% ⁽²⁾	Q26
2035	2,590,000	5.000%	3.550% ⁽²⁾	N94	2045	4,260,000	5.000%	4.780% ⁽²⁾	Q34

(Interest to accrue from Dated Date)

The Issuer reserves the right to redeem the Certificates maturing on or after February 1, 2035, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof on February 1, 2034, or any date thereafter, at the redemption price of par plus accrued interest as further described herein. (See "THE CERTIFICATES - Redemption Provisions of the Certificates" herein.)

⁽¹⁾ CUSIP numbers are include 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 Underwriters 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, 2034, 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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ELECTED OFFICIALS

Name	Years Served	Term Expires (November)
Ralph Gutierrez Mayor	6	2025
Allison Heyward, Mayor Pro-Tem Councilmember, Place 6	5	2027
Mark Davis Councilmember, Place 1	9	2025
Michelle Watson Councilmember, Place 2	2	2025
Paul Macaluso Councilmember, Place 3	2	2026
Benjamin Guerrero Councilmember, Place 4	7 months	2026
Robert Westbrook Councilmember, Place 5	2	2026
Tim Brown Councilmember, Place 7	5	2027

ADMINISTRATION

Name	Position	Length of Service (Years)
Steve Williams	City Manager	2
Brian James	Assistant Manager	13
Sarah Gonzalez	Assistant Manager	17
James Walters	Director of Finance	14
Sheila Edmondson	City Secretary	4
Charlie Zech	City Attorney	10

CONSULTANTS AND ADVISORS

Bond CounselNorton Rose Fulbright US LLP
Austin, Texas

Certified Public AccountantsPatillo, Brown & Hill, L.L.P.
Waco, Texas

Financial AdvisorSAMCO Capital Markets, Inc.
San Antonio, Texas

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USE OF INFORMATION IN THE OFFICIAL STATEMENT

No dealer, broker, salesman, or other person has been authorized 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. Any information or expression of opinion herein contained is subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create an implication that there has been no change in the affairs of the Issuer or other matters described herein since the date hereof.

The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder will 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.

The Financial Advisor has provided the following sentence for inclusion of 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 Underwriters have provided the following statement for inclusion in this Official Statement. The Underwriters have reviewed the information in this Official Statement in accordance with, and a part of, their responsibility to investors under the federal securities laws applied to the facts and circumstances of this transaction, but the Underwriters do 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.

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

None of the City, the Financial Advisors or the Underwriters make any representation or warranty with respect to the information contained in this Official Statement regarding The Depository Trust Company (“DTC”) or its Book-Entry-Only System as such information is 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 or any other statement made in connection with the offer or sale of the Certificates is to be construed as constituting an agreement with the purchasers 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.

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

SELECTED DATA FROM THE OFFICIAL STATEMENT

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

The Issuer

The City of Schertz, Texas (the "Issuer" or the "City"), is located between the cities of San Antonio, Texas and New Braunfels, Texas, on Interstate 35 and FM 78 and on Interstate 10 between the cities of San Antonio, Texas and Seguin, Texas and in the area between IH-35 and IH-10. The corporate limits extend into the counties of Bexar, Guadalupe and Comal, with the largest portion of the City being located within Guadalupe County. The City was incorporated in December 1958 and is a home rule municipality operating under its own Home Rule Charter since 1974. The City operates under the Council/Manager form of government pursuant to the Constitution and the general laws of the State of Texas. The City Manager, appointed by the Mayor and the seven-member elected City Council (the "City Council"), is the chief administrative officer of the City. (See "APPENDIX B –General Information Regarding the City of Schertz, Texas and Guadalupe, Comal, and Bexar Counties, Texas" herein.)

The Certificates

The Certificates are being issued pursuant to the Constitution and general laws of the State of Texas (the "State"), particularly the Certificate of Obligation Act of 1971 (Sections 271.041 through 271.064, Texas Local Government Code, as amended), Chapter 1502, as amended, Texas Government Code, an ordinance (the "Ordinance") adopted by the City Council of the City, on July 15, 2025 and the City's Home Rule 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 of the Pledged Revenues (identified and defined in the Ordinance), being a limited amount of the Net Revenues derived from the operation of the City's combined utility system (the "System"), not to exceed \$1,000 during the entire period the Certificates or interest thereon remain outstanding, such lien on and pledge of the limited amount of Net Revenues being subordinate and inferior to the lien on and pledge of such Net Revenues securing the payment of any Prior Lien Obligations, Junior Lien Obligations, or Subordinate Lien Obligations hereafter issued by the City. The City previously authorized the issuance of the currently outstanding Limited Pledge Obligations (identified and defined in the Ordinance) which are payable, in part, from and secured by a lien on and pledge of a limited amount of the Net Revenues of the System in the manner provided in the ordinances authorizing the issuance of the currently outstanding Limited Pledge Obligations. In the Ordinance, the City reserves and retains the right to issue Prior Lien Obligations, Junior Lien Obligations, Subordinate Lien Obligations, and Additional Limited Pledge Obligations (all as identified and defined in the Ordinance), while the Certificates are Outstanding, without limitation as to principal amount but subject to any terms, conditions or restrictions as may be applicable thereto under law or otherwise. (See "THE CERTIFICATES - Security for Payment" and "TAX RATE LIMITATIONS" herein.)

Redemption Provisions of the Certificates

The Issuer reserves the right, at its sole option, to redeem Certificates stated to mature on or after February 1, 2035, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof, on February 1, 2034, or any date thereafter, at the redemption price of par plus accrued interest to the date fixed for redemption. (See "THE CERTIFICATES - Redemption Provisions of the Certificates" herein.)

Tax Matters	In the opinion of Bond Counsel, the interest on the Certificates will be excludable from gross income of the owners thereof for purposes of federal income taxation under existing statutes, regulations, published rulings and court decisions, subject to matters discussed herein under "TAX MATTERS". (See "TAX MATTERS" and "APPENDIX C - Form of Opinion of Bond Counsel" herein.)
Use of Certificate 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 making permanent public improvements and for other public purposes, to-wit: (1) (a) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's utility system; (b) acquiring, constructing, renovating, improving and equipping existing City administrative facilities, including generator replacement at the City's data and mechanical facility; (c) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving City public safety facilities, including the City's police department and the Guadalupe County Schertz Annex building; (d) constructing street improvements (including utilities repair, replacement, and relocation), curbs, gutters, and sidewalk improvements, including drainage and traffic safety signalization and signage incidental thereto; (2) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of way for authorized needs and purposes relating to the aforementioned capital improvements; and (3) the payment of professional services related to the design, construction, project management, and financing of the aforementioned projects. (See "THE CERTIFICATES - Use of Certificate Proceeds" herein.)
Rating	S&P Global Ratings ("S&P") has assigned an underlying rating of "AA+" to the Certificates. (See "OTHER PERTINENT INFORMATION - Rating" herein.)
Payment Record	The City has never defaulted on the payment of its general obligation or revenue indebtedness.
Future Debt Issues	The City does not anticipate the issuance of any additional debt in the next twelve months.
Delivery	When issued, anticipated on or about August 13, 2025.
Legality	Delivery of the Certificates is subject to the approval by the Attorney General of the State of Texas and the approval of certain legal matters by Norton Rose Fulbright US LLP, Austin, Texas, Bond Counsel.

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**OFFICIAL STATEMENT
relating to**

\$53,675,000

CITY OF SCHERTZ, TEXAS

**(A political subdivision of the State of Texas located in Guadalupe, Comal and Bexar Counties, Texas)
COMBINATION TAX AND LIMITED PLEDGE REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025**

INTRODUCTORY STATEMENT

This Official Statement provides certain information in connection with the issuance by the City of Schertz, Texas (the “City” or the “Issuer”) of its \$53,675,000 Combination Tax and Revenue Certificates of Obligation, Series 2025 (the “Certificates”) identified on the cover page.

The Issuer is a political subdivision of the State of Texas (the “State”) and a municipal corporation organized and existing under the Constitution and laws of the State of Texas 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. 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 July 1, 2025 (the “Dated Date”), will mature on the dates and in the principal amounts and will bear interest at the rates set forth on page 2 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 February 1 and August 1 of each year, commencing February 1, 2026, 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.

Authority for Issuance

The Certificates are being issued pursuant to the Constitution and general laws of the State of Texas (the “State”) particularly Certificate of Obligation Act of 1971 (Sections 271.041 through 271.064 Texas Local Government Code, as amended), Chapter 1502, as amended, Texas Government Code, an ordinance (the “Ordinance”) adopted by the City Council of the City (the “City Council”) on July 15, 2025, 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. (See "AD VALOREM TAX PROCEDURES" and "TAX RATE LIMITATIONS" herein.)

Limited Revenue Pledge Benefiting the Certificates. Solely to comply with Texas law allowing the Certificates to be sold for cash, the Certificates are further secured by a lien on and pledge of the Pledged Revenues (being a limited amount of the Net Revenues derived from the operation of the Issuer's combined utility system (the "System") not to exceed \$1,000 during the entire period the Certificates or interest thereon remain outstanding, such lien and pledge, however, being subordinate and inferior to the lien on and pledge of the Net Revenues securing the payment of any Prior Lien Obligations, Junior Lien Obligations, or Subordinate Lien Obligations (each as described and defined in the Ordinance) hereinafter issued by the Issuer. The City previously authorized the issuance of the currently outstanding Limited Pledge Obligations (as described and defined in the Ordinance) which are payable, in part, from and secured by a lien on and pledge of a limited amount of the Net Revenues in the manner provided in the ordinances authorizing the issuance of the currently outstanding Limited Pledge Obligations. In the Ordinance, the City reserves and retains the right to issue Prior Lien Obligations, Junior Lien Obligations, Subordinate Lien Obligations, and Additional Limited Pledge Obligations (all as identified and defined in the Ordinance), while the Certificates are Outstanding, without limitation as to principal amount but subject to any terms, conditions or restrictions as may be applicable thereto under law or otherwise.

Redemption Provisions of the Certificates

The Issuer reserves the right, at its sole option, to redeem Certificates stated to mature, on or after February 1, 2035, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof on February 1, 2034, or any date thereafter, at the par value thereof plus accrued interest to the date fixed for 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.

Notice of Redemption

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.

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.

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.)

Selection of Certificates to be Redeemed

The Certificates of a denomination larger than \$5,000 may be redeemed in part (in increments of \$5,000 or any integral multiple thereof). The Certificates to be partially redeemed must be surrendered in exchange for one or more new Certificates for the unredeemed portion of the principal. If less than all of the Certificates are to be redeemed, the Issuer will determine the amounts to be redeemed and will direct the Paying Agent/Registrar (or DTC while the Certificates are in Book-Entry-Only form) to select, at random and by lot, the particular Certificates, or portion thereof, to be redeemed. If a Certificate (or any portion of the principal sum thereof) will have been called for redemption and notice of such redemption will have been given, such Certificate (or the principal amount thereof to be redeemed), will become due and payable on such redemption date and interest thereon will cease to accrue from and after the redemption date, provided funds for the payment of the redemption price and accrued interest thereon are held by the Paying Agent/Registrar on the redemption date.

Use of Certificate 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 making permanent public improvements and for other public purposes, to-wit: (1) (a) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving the City's utility system; (b) acquiring, constructing, renovating, improving and equipping existing City administrative facilities, including generator replacement at the City's data and mechanical facility; (c) designing, constructing, acquiring, purchasing, renovating, equipping, enlarging, and improving City public safety facilities, including the City's police department and the Guadalupe County Schertz Annex building; (d) constructing street improvements (including utilities repair, replacement, and relocation), curbs, gutters, and sidewalk improvements, including drainage and traffic safety signalization and signage incidental thereto; (2) the purchase of materials, supplies, equipment, machinery, landscaping, land, and rights-of way for authorized needs and purposes relating to the aforementioned capital improvements; and (3) the payment of professional services related to the design, construction, project management, and financing of the aforementioned projects.

Sources and Uses

Sources	
Par Amount	\$ 53,675,000.00
Accrued Interest on the Certificates	313,104.16
Reoffering Premium	<u>3,293,284.55</u>
Total Sources of Funds	<u>\$ 57,281,388.71</u>
Uses	
Project Fund Deposit	\$ 56,400,000.00
Underwriters' Discount	290,921.21
Certificate Fund Deposit	313,104.16
Costs of Issuance	<u>277,363.34</u>
Total Uses	<u>\$ 57,281,388.71</u>

Payment Record

The Issuer has never defaulted on the payment of its ad valorem tax-backed 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) change the date specified as the date on which the principal of or any installment of interest on any Certificate is due and payable, reduce the principal amount thereof, or the rate of interest thereon, change the redemption price or amounts, change the place or places at or the coin or currency in which any Certificate or interest thereon is payable, or in any other way modify the terms of payment of the principal of or interest on the Certificates, (2) give any preference to any Certificate over any other Certificate, (3) extend any waiver of default to subsequent defaults, or (4) reduce the aggregate principal amount of Certificates required for consent to any amendment, change, modification, or waiver.

Defeasance

The Ordinance provides for the defeasance of the Certificates when payment of the principal amount of the Certificates plus interest accrued on the Certificates to their due date (whether such due date be by reason of stated maturity, redemption, or otherwise), is provided by irrevocably depositing with a paying agent, or other authorized escrow agent, in trust (1) money in an amount sufficient to make such payment, and/or (2) Government Securities (defined below) to mature as to principal and interest in such amounts

and at such times to insure 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 the Certificates. The foregoing deposits shall be certified as to sufficiency by an independent accounting firm, the City's Financial Advisor, the Paying Agent/Registrar, or such other qualified financial institution (as provided in the Ordinance). The City has additionally reserved the right, subject to satisfying the requirements of (1) and (2) above, to substitute other Government Securities originally deposited, to reinvest the uninvested moneys on deposit for such defeasance and to withdraw for the benefit of the City moneys in excess of the amount required for such defeasance. The Ordinance provides that "Government 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, and (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 of the purchase thereof, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent. There is no assurance that the ratings for U.S. Treasury securities acquired to defease any Certificates, or those for any other Government Securities, will be maintained at any particular rating category.

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

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 bondholders 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. The Texas Supreme Court ruled in *Tooke v. City of Mexia*, 197 S.W.3d 325 (Tex. 2006) that a waiver of sovereign immunity in a contractual dispute must be provided for by statute in "clear and unambiguous" language.

Furthermore, *Tooke*, and subsequent jurisprudence, held that a municipality is not immune from suit for torts committed in the performance of its proprietary functions, as it is for torts committed in the performance of its governmental functions (the "Proprietary-Governmental Dichotomy"). Governmental functions are those that are enjoined on a municipality by law and are given by the State as a part of the State's sovereignty, to be exercised by the municipality in the interest of the general public, while proprietary functions are those that a municipality may, in its discretion, perform in the interest of the inhabitants of municipality.

In *Wasson Interests, Ltd., v. City of Jacksonville*, 489 S.W.3d 427 (Tex. 2016) ("*Wasson*") the Texas Supreme Court (the "*Court*") addressed whether the distinction between governmental and proprietary acts (as found in tort-based causes of action) applies to breach of contract claims against municipalities. The Court analyzed the rationale behind the Proprietary-Governmental Dichotomy to determine that "a city's proprietary functions are not done pursuant to the 'will of the people'" and protecting such municipalities "via the [S]tate's immunity is not an efficient way to ensure efficient allocation of [S]tate resources". While the Court recognized that the distinction between government and proprietary functions is not clear, the *Wasson* opinion held that Proprietary-Governmental Dichotomy applies in 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 is proprietary or governmental based upon the statutory guidance and definitions found in the Texas Civil Practice and Remedies Code.

Notwithstanding the foregoing new case law issued by the Court, such sovereign immunity issues have not been adjudicated in relation to bond matters (specifically, in regard to the issuance of municipal debt). Each situation will be prospectively evaluated based on the facts and circumstances surrounding the contract in question to determine if a suit, and subsequently, a judgment, is justiciable against a municipality.

If a judgment against the City could be obtained, it could not be enforced by direct levy and execution against the City's property. Further, the registered owners cannot themselves foreclose on property within the City or sell property within the City to enforce the tax lien on taxable property to pay the principal of and interest on the Certificates. As noted above, the Ordinance provides that Certificate holders may exercise the remedy of mandamus to enforce the obligations of the City under the Ordinance. Neither the remedy of mandamus nor any other type of injunctive relief was at issue in *Tooke*, and it is unclear whether *Tooke* will be construed to have any effect with respect to the exercise of mandamus, as such remedy has been interpreted by Texas courts. In general, Texas courts have held that a writ of mandamus may be issued to require public officials to perform ministerial acts that clearly pertain to their duties. Texas courts have held that a ministerial act is defined as a legal duty that is prescribed and defined with a precision and certainty that leaves nothing to the exercise of discretion or judgment, though mandamus is not available to enforce purely contractual duties. However, mandamus may be used to require a public officer to perform legally imposed ministerial duties necessary for the performance of a valid contract to which the State or a political subdivision of the State is a party (including the payment of monies due under a contract). 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 bondholders of an entity which has sought protection under Chapter 9. Therefore, should the City avail itself of Chapter 9 protection from creditors, the ability to enforce would be subject to the approval of the Bankruptcy Court (which could require that the action be heard in Bankruptcy Court instead of other federal or state court); and the Bankruptcy Code provides for broad discretionary powers of a Bankruptcy Court in administering any proceeding brought before it. The opinion of Bond Counsel will note that all opinions relative to the enforceability of the Ordinance and the Certificates are qualified with respect to the customary rights of debtors relative to their creditors and general principles of equity that permit the exercise of 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 party to whom interest is payable on a Certificate on any interest payment date means the fifteenth (15th) 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 business 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 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 make any such transfer, conversion or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date or (ii) with respect to any Certificate or any portion thereof called for redemption prior to maturity, within 45 days prior to its redemption date; provided, however, that such limitation shall not apply to uncalled portions of a Certificate redeemed in part.

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. The person requesting the authentication of and delivery of a replacement Certificate must comply with such other reasonable regulations as the Paying Agent/Registrar may prescribe and pay such expenses as the Paying Agent/Registrar may incur in connection therewith.

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 The Depository Trust Company ("DTC"), New York, New York, 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 Underwriters 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 bond certificate will be issued for the Certificates, in the aggregate principal amount of such issue, 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 S&P Global Ratings 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).

Redemption proceeds, principal, and interest 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. Payment of redemption proceeds, principal, and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is 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 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 Underwriters believe to be reliable, but none of the City, the Financial Advisor, or the Underwriters 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 representing the 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.”

INVESTMENT POLICIES

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

Legal Investment

Under Texas law and subject to certain limitations, the Issuer is authorized to invest in (1) obligations of the United States or its agencies and instrumentalities; (2) direct obligations of the State of Texas or its agencies and instrumentalities; (3) collateralized mortgage obligations issued and secured by a federal agency or instrumentality of the United States; (4) other obligations unconditionally guaranteed or insured by the State of Texas or the United States or their respective agencies and instrumentalities; (5) “A” or better rated obligations of states, agencies, counties, cities, and other political subdivisions of any state; (6) bonds issued, assumed, or guaranteed by the State of Israel; (7) federally insured interest-bearing bank deposits, brokered pools of such deposits, and collateralized certificates of deposit and share certificates; (8) fully collateralized United States government securities repurchase agreements; (9) one-year or shorter securities lending agreements secured by obligations described in clauses (1) through (7) above or (11) through (14) below or an irrevocable letter of credit issued by an “A” or better rated state or national bank; (10) 270-day or shorter bankers’ acceptances, if the short-term obligations of the accepting bank or its holding company are rated at least “A-1” or “P-1”; (11) commercial paper rated at least “A-1” or “P-1”; (12) SEC-registered no-load money market mutual funds that are subject to SEC Rule 2a-7; (13) SEC-registered no-load mutual funds that have an average weighted maturity of less than two years; (14) “AAA” or “AAAm”-rated investment pools that invest solely in investments described above; and (15) in the case of bond proceeds, guaranteed investment contracts that are secured by obligations described in clauses (1) through (7) above and, except for debt service funds and reserves, have a term of 5 years or less.

The Issuer may not, however, invest in (1) interest only obligations, or non-interest bearing principal obligations, stripped from mortgage-backed securities; (2) collateralized mortgage obligations that have a remaining term that exceeds 10 years; and (3) collateralized mortgage obligations that bear interest at an index rate that adjusts opposite to the changes in a market index. In addition, the Issuer may not invest more than 15% of its monthly average fund balance (excluding bond proceeds and debt service funds and reserves) in mutual funds described in clause (13) above or make an investment in any mutual fund that exceeds 10% of the fund's total assets.

Except as stated above or inconsistent with its investment policy, the Issuer may invest in obligations of any duration without regard to their credit rating, if any. If an obligation ceases to qualify as an eligible investment after it has been purchased, the Issuer is not required to liquidate the investment unless it no longer carries a required rating, in which case the Issuer is required to take prudent measures to liquidate the investment that are consistent with its investment policy.

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 include a list of authorized investments for Issuer funds, the maximum allowable stated maturity of any individual investment and the maximum average dollar-weighted maturity allowed for pooled fund groups. All Issuer funds must be invested consistent with a formally adopted "Investment Strategy Statement" that specifically addresses each fund's 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, the Issuer's 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 must submit an investment report to the City Council detailing: (1) the investment position of the Issuer, (2) that all investment officers jointly prepared and signed the report, (3) the beginning market value, and 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) the investment strategy expressed in the Issuer's investment policy, and (b) the Public Funds Investment Act. No person may invest Issuer funds without express written authority from the City Council.

TABLE 1

Current Investments ⁽¹⁾

As of May 31, 2025 the City held investments as follows:

<u>Type of Security</u>	<u>Market Value</u>	<u>Percentage of Total</u>
Bank Depository	\$ 10,263,004	6.63%
Local Government Investment Pool	132,747,781	85.69%
Treasuries	7,428,488	4.80%
Certificates of Deposit	4,460,286	2.88%
	<u>\$ 154,899,559</u>	<u>100.00%</u>

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

⁽¹⁾ Unaudited.

CONVENING OF TEXAS LEGISLATURE

The regular session of the 89th Texas Legislature convened on January 14, 2025 and concluded on June 2, 2025 (the "89th Regular Session"). The Texas Legislature (the "Legislature") meets in regular session in odd numbered years for 140 days. When the Legislature is not in session the Governor of Texas (the "Governor") may call one or more special sessions, at the Governor's discretion, each lasting no more than 30 days, and for which the Governor sets the agenda (any such special sessions, together with the 89th Regular Session, are collectively referred to herein as the "2025 Legislative Sessions").

The Governor called for a special session on June 23, 2025, which commenced on July 21, 2025, and may last no longer than 30 days (the "First Special Session"). The Governor identified eighteen (18) agenda items that will be considered in the First special Session. Among the items being considered is "legislation reducing the property tax burden on Texas and legislation imposing spending limits on entities authorized to impose property taxes." The City is unable to predict the substance of such legislation or the effect, if any, it will have on the City's finances or operations.

Additional special sessions may be called by the Governor. During this time, the Legislature may enact laws that materially affect the City and its finances. The City is still in the process of reviewing legislation passed during the 89th Regular Session. At this time, the City cannot make any representations as to the full impact of such legislation. Further, the City can make no representations or predictions regarding the scope of legislation that may be considered in any special session or the potential impact of such legislation at this time, but it intends to monitor applicable legislation related thereto.

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. Prospective investors are encouraged to review Title I 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 (the "Appraisal Review Board") responsible for appraising property for all taxing units within the county. The Guadalupe Appraisal District (the "Appraisal District") is primarily responsible for appraising property within the City generally as of January 1 of each year. Small portions of the City are also located in Bexar and Comal Counties, Texas. Except as generally 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. The Property Tax Code requires appraisal districts to reappraise all property in its jurisdiction at least once every three (3) years. A taxing unit may require annual review at its own expense, and is entitled to challenge the determination of appraised value of property within the taxing unit by petition filed with the Appraisal Review Board.

State law requires the appraised value of an owner's principal residence ("homestead" or "homesteads") to be based solely on the property's value as a homestead, regardless of whether residential use is considered to be the highest and best use of the property. State law further limits the appraised value of a homestead to the lesser of (1) the market value of the property or (2) 110% of the appraised value of the property for the preceding tax year plus the market value of all new improvements to the property.

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. The same land may not be qualified as both agricultural and open-space land.

An appraisal district is prohibited from increasing the appraised value of real property during the 2025 tax year on certain non-homestead properties (the "Subjected Property") whose appraised values are not more than \$5,160,000 (the "maximum property value") to an amount not to exceed the lesser of: (1) the market value of the Subjected Property for the most recent tax year that the market value was determined by the appraisal office or (2) the sum of: (a) 20 percent of the appraised value of the Subjected Property for the preceding tax year; (b) the appraised value of the Subjected Property for the preceding tax year; and (c) the market value of all new improvements to the Subjected Property (collectively, the "Appraisal Cap"). After the 2024 tax year, through December 31, 2026, unless extended by the Legislature, the maximum property value may be increased or decreased by the product of the preceding state fiscal year's increase or decrease in the consumer price index, as applicable, to the maximum property value. See APPENDIX A, Table 1, for the reduction in taxable valuation attributable to the 10% Homestead Cap.

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 – City 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 appraised value of all homesteads (but not less than \$5,000) and (2) an additional exemption of at least \$3,000 of the appraised value of the homesteads of persons sixty-five (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. The exemption described in (2), above, may also be created, increased, decreased or repealed at an election called by the governing body of a taxing unit upon presentment of a petition for such creation, increase, decrease, or repeal of at least 20% of the number of qualified voters who voted in the preceding election of the taxing unit.

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 that are acquired in or imported into the State to be forwarded outside the State, and are 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 taxing Freeport Property may be reversed in the future; decisions to exempt Freeport Property are not subject to reversal.

Certain goods, that are acquired in or imported into the State to be forwarded to another location within or without the State, stored in a location that is not owned by the owner of the goods and are transported to another location within or without the State within 175 days (“Goods-in-Transit”), are generally exempt from ad valorem taxation; however, the Property Tax Code permits a taxing unit, on a local option basis, to tax Goods-in-Transit if the taxing unit takes official action, after conducting a public hearing, before January 1 of the first tax year in which the taxing unit proposes to tax Goods-in-Transit. Goods-in-Transit and Freeport Property do not include oil, natural gas or petroleum products, and Goods-in-Transit does not include aircraft or special inventories such as manufactured housing inventory, or a dealer’s motor vehicle, boat, or heavy equipment 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. Beginning with the 2026 tax year, all intangible personal property is exempt from State taxation.

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. 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. The governing body of the taxing unit is not required to take any action in order for the taxpayer to be eligible for the exception. For more information on the exemption, reference is made to Section 11.35, Texas Tax Code, as amended.

Tax Increment Reinvestment Zones

A city or county, by petition of the landowners or by action of its governing body, may create one or more tax increment reinvestment zones ("TIRZ") within its boundaries. 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 "tax increment". During the existence of the TIRZ, all or a portion of the taxes levied against the tax increment by a city or county, and all other overlapping taxing units that elected to participate, are restricted to paying only planned project and financing costs within the TIRZ and are not available for the payment of other obligations of such taxing units.

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.

For a discussion of how the various exemptions described above are applied by the City, see "CITY'S APPLICATION OF PROPERTY TAX CODE" herein.

Chapter 380 Agreements

Cities are also authorized, pursuant to Chapter 380, Texas Local Government Code, as amended ("Chapter 380") to establish programs to promote state or local economic development and to stimulate business and commercial activity in the City. In accordance with a program established pursuant to Chapter 380, the City may make loans or grants of public funds for economic development purposes.

City and Taxpayer Remedies

Under certain circumstances, taxpayers and taxing units, including the City, 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 in excess of the current year "minimum eligibility amount", as determined by the State Comptroller, and situated in a county with a population of one million or more, may protest the determinations of an appraisal district directly to a three-member special panel of the appraisal review board, appointed by the chairman of the appraisal review board, consisting of highly qualified professionals in the field of property tax appraisal. The minimum eligibility amount was set at \$61,349,201 for the 2025 tax year, and is adjusted annually by the State Comptroller to reflect the inflation rate.

The Property Tax Code sets forth notice and hearing procedures for certain tax rate increases by the District 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 providing 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.

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. 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.

City's Rights in the Event of Tax Delinquencies

Taxes levied by the City are a personal obligation of the owner of the property. 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 each taxing unit, including the City, having power to tax the property. The City's tax lien is on a parity with tax liens of such other taxing units. A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the City is determined by applicable federal law. Personal property, under certain circumstances, is subject to seizure and sale for the payment of delinquent taxes, penalty, and interest.

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, adverse market conditions, taxpayer redemption rights, or bankruptcy proceedings which restrain the collection of a taxpayer's debt.

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.

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.

"foregone revenue amount" means the greater of zero or the amount expressed in dollars calculated according to the following formula: the voter-approval tax rate less the actual tax rate, then multiplied by the taxing unit's current total value in the applicable preceding tax year.

"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).

"preceding total value" means a taxing unit's current total value in the applicable preceding tax year.

"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 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 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 Limitations

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.

CITY'S APPLICATION OF THE PROPERTY TAX CODE

See Table 1 in APPENDIX A for a listing of the amounts of the exemptions described below.

The City grants an exemption to the appraised value of the residence homestead of persons 65 years of age or older of \$10,000.00.

The City grants an exemption to the appraised value of the residence homestead of disabled persons of \$3,000.00.

The City has adopted the tax freeze for citizens who are disabled or are 65 years of age or older.

Ad valorem taxes may be levied by the City against the exempt value of residence homesteads for the payment of debt.

The City does not permit split payments, but does allow discounts for early payments.

The City does tax Goods-in-Transit.

The City does not tax Freeport Property.

The City does not collect an additional one-half of one percent sales tax for reduction of ad valorem taxes.

Pursuant to the City's Chapter 380 Agreement Policy, the City has entered into a Chapter 380 Agreement (the "Agreement") with Caterpillar Inc. ("Caterpillar"). Under the terms of the Agreement, the City will provide Caterpillar a rebate of not more than 75% of the ad valorem taxes levied on Caterpillar's personal property for a period of eight years beginning in the year following (and conditioned upon) the timely completion and operation of four distinct phases of construction. Under the Agreement, Caterpillar is obligated: (i) for Phase 1, by no later than December 31, 2011, to construct and maintain a manufacturing facility of at least 200,000 square feet; create, staff, and maintain at least 60 full-time employees with a combined minimum monthly payroll of \$225,000 for the full term of the Agreement; (ii) for Phase 2, by no later than December 31, 2014, construct an additional 200,000 square-feet of manufacturing facility; and create, staff, and maintain an additional 20 full-time employees (80 total) with a combined minimum monthly payroll of \$300,000 for the full term of the Agreement; (iii) for Phase 3, by no later than December 31, 2018, construct an additional 200,000 square-feet of manufacturing facility; and create, staff, and maintain an additional 20 full-time employees (100 total) with a combined minimum monthly payroll of \$375,000 for the full term of the Agreement; and (iv) for Phase 4, by no later than December 31, 2020, construct an additional 200,000 square-feet of manufacturing facility; and create, staff, and maintain an additional 20 full-time employees (120 total) with a combined minimum monthly payroll of \$450,000 for the full term of the Agreement. The tax credit on personal property granted by the City to Caterpillar will be reduced by 25% for each 10% reduction in personal property held by Caterpillar within the City less than (i) \$25,000,000 for Phase 1, (ii) \$20,000,000 for Phase 2, (iii) \$20,000,000 for Phase 3, and (iv) \$20,000,000 for Phase 4. Caterpillar's personal property in year one of the Agreement in Phase 1 was \$19,447,711, and so in December 2013 the parties entered into an amendment to the Agreement allowing Caterpillar to add the value of any personal property in year two above \$25,000,000 to the calculated value for year one for the purposes of calculating the tax credit for that year. If Caterpillar should discontinue operations at the construction site or otherwise fails to meet the conditions required for each respective phase of construction, the City may, after providing notice and reasonable time to cure such default, terminate the Agreement and recapture the ad valorem tax benefit given to Caterpillar for such phase for the prior five tax years as liquidated damages. The total tax impact on the City through the term of the Agreement is expected to be approximately \$2,600,000.

The City may enter into additional Chapter 380 Agreements in the future with business entities existing or to be constructed within the City. Any such Chapter 380 Agreements will provide benefits and impose requirements pursuant to the City's Chapter 380 Agreement Policy.

The City currently has one TIRZ/TIF Zone. The City is a principal in the City of Schertz Tax Increment Reinvestment Zone #2 (the "Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended. Under the terms of the agreement, the City, Bexar County, and the San Antonio River Authority ("the Parties") are funding infrastructure improvements through tax increment financing to the Sedona Development Project, an 825 acre development designed to include up to 2,200 residential units. Project costs of the developer will be funded by a portion of the tax increment generated by the Parties, including 100% of the City's tax rate, 58% of Bexar County's maintenance and operations tax rate, and 55% of the San Antonio River Authority's tax rate, above the property's base year value of \$3,127,500. The costs of the infrastructure financed by the Zone are estimated at \$41,801,420, and the Parties' combined exposure is capped at \$45,000,000, of which Bexar County's portion is capped at \$12,123,000. The City has reserved the right to issue tax increment financed bonds to finance infrastructure in the Zone, but has not done so to date. The Zone has a statutory termination date of December 31, 2041. The total tax impact on the City through the term of the Agreement is expected to be \$32,186,700.

The City may create additional TIRZ/TIF Zones in the future with business entities existing or to be constructed within the City. Any such zones will provide benefits and impose requirements pursuant to the City's TIRZ/TIF policy.

TAX MATTERS

Tax Exemption

The delivery of the Certificates is subject to the opinion of Bond Counsel to the effect that interest on the Certificates for federal income tax purposes (1) will be excludable from the gross income, as defined in section 61 of the Internal Revenue Code of 1986, as amended to the date of such opinion (the “Code”), of the owners thereof pursuant to section 103 of the Code and existing regulations, published rulings, and court decisions, and (2) will not be included in computing the alternative minimum taxable income of the owners thereof who are individuals. A form of Bond Counsel’s opinion is reproduced as APPENDIX C. The statutes, regulations, rulings, and court decisions on which such opinion is based are subject to change.

In rendering the foregoing opinions, Bond Counsel will rely upon the representations and certifications of the City pertaining to the use, expenditure, and investment of the proceeds of the Certificates and will assume continuing compliance by the City with the provisions of the Ordinance subsequent to the issuance of the Certificates. The Ordinance contains covenants by the City with respect to, among other matters, the use of the proceeds of the Certificates and the facilities financed or refinanced therewith by persons other than state or local governmental units, the manner in which the proceeds of the Certificates are to be invested, if required, the periodic calculation and payment to the United States Treasury of any arbitrage “profits” from the investment of proceeds, and the reporting of certain information to the United States Treasury. Failure to comply with any of these covenants may cause interest on the Certificates to be includable in the gross income of the owners thereof from the date of the issuance of the Certificates.

Except as described above, Bond Counsel will express no other opinion with respect to any other federal, state or local tax consequences under present law, or proposed legislation, resulting from the receipt or accrual of interest on, or the acquisition or disposition of, the Certificates. Bond Counsel’s opinion is not a guarantee of a result, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the City described above. No ruling has been sought from the Internal Revenue Service (the “IRS”) with respect to the matters addressed in the opinion of Bond Counsel, and Bond Counsel’s opinion is not binding on the IRS. The IRS has an ongoing program of auditing the tax-exempt status of the interest on municipal obligations. If an audit of the Certificates is commenced, under current procedures the IRS is likely to treat the City as the “taxpayer,” and the owners of the Certificates would have no right to participate in the audit process. In responding to or defending an audit of the tax-exempt status of the interest on the Certificates, the City may have different or conflicting interests from the owners of the Certificates. 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 its ultimate outcome.

Tax Changes

Existing law may change to reduce or eliminate the benefit to Bond 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 purchaser of the Certificates should consult with their own tax advisors with respect to any proposed or future changes in tax law.

Ancillary Tax Consequences

Prospective purchaser of the Certificates should be aware that the ownership of tax-exempt obligations such as the Certificates may result in collateral federal tax consequences to, among others, financial institutions, property and casualty insurance companies, life insurance companies, corporations subject to the alternative minimum tax on adjusted financial statement income, certain foreign corporations doing business in the United States, S corporations with subchapter C earnings and profits, owners of an interest in a financial asset securitization investment trust (“FASIT”), individual recipients of Social Security or Railroad Retirement benefits, individuals otherwise qualifying for the earned income tax credit 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.

For taxable years beginning after 2022, the Code imposes a minimum tax of 15 percent of the adjusted financial statement income of certain large corporations, generally consisting of corporations (other than S corporations, regulated investment companies and real estate investment trusts) with more than \$1 billion in average annual adjusted financial statement income, determined over a three-year period. For this purpose, adjusted financial statement income generally consists of the net income or loss of the taxpayer set forth on the taxpayer’s applicable financial statement for the taxable year, subject to various adjustments, but is not reduced for interest earned on tax-exempt obligations, such as the Certificates. Prospective purchasers that could be subject to this minimum tax should consult with their own tax advisors regarding the potential impact of owning the Certificates.

Tax Accounting Treatment of Discount Certificates

The initial public offering price to be paid for certain Certificates may be less than the amount payable on such Certificates at maturity (the "Discount Certificates"). An amount equal to the difference between the initial public offering price of a Discount Bond (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 Certificates. A portion of such original issue discount, allocable to the holding period of a Discount Bond by the initial purchaser, will be treated as interest for federal income tax purposes, excludable from gross income on the same terms and conditions as those for other interest on the Certificates. Such interest is considered to be accrued actuarially in accordance with the constant interest method over the life of a Discount Bond, taking into account the semiannual compounding of accrued interest, at the yield to maturity on such Discount Bond and generally will be allocated to an initial purchaser in a different amount from the amount of the payment denominated as interest actually received by the initial purchaser during his taxable year.

However, such interest may be required to be taken into account in determining 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, corporations subject to the alternative minimum tax on adjusted financial statement income, 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 the 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 Bond by the initial owner prior to maturity, the amount realized by such owner in excess of the basis of such Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Discount Bond was held) is includable in gross income.

Owners of Discount Certificates should consult with their own tax advisors with respect to the determination for federal income tax purposes of accrued interest upon disposition of Discount Certificates and with respect to the state and local tax consequences of owning Discount Certificates. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on the Discount Certificates may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

Tax Accounting Treatment of Premium on Certain Certificates

The initial public offering price to be paid for certain Certificates (the "Premium Certificates") may be greater than the stated redemption price 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 certificate premium, although no federal income tax deduction is allowed as a result of such reduction in basis for amortizable certificate 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 certificate 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.

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 obligated to advance funds to pay the Certificates. Under these agreements, 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".

Annual Reports

Under State law, including, but not limited to, Chapter 103, as amended, Texas Local Government Code, the City must keep its fiscal records in accordance with generally accepted accounting principles, must have its financial accounts and records audited by a certified public accountant and must maintain each audit report within 180 days after the close of the City's fiscal year. The City's

fiscal records and audit reports are available for public inspection during the regular business hours, and the City is required to provide a copy of the City's audit reports to any bondholder or other member of the public within a reasonable time on request to the City Secretary, City of Schertz, 1400 Schertz Parkway, Schertz, Texas 78154 and upon payment of charges prescribed by the general laws of the State of Texas.

The City will file 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 City of the general obligation type included in Table 1 of the Official Statement and in Tables 1 through 18 of APPENDIX A to this Official Statement, and in APPENDIX D. The City will update and provide this information within six months after the end of each fiscal year ending in and after 2025. 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 United States Securities and Exchange Commission's Rule 15c2-12 (the "Rule"). The updated information will include audited financial statements, if the City commissions an audit and it is completed by the required time. If audited financial statements are not available by the required time, the City will provide unaudited financial statements by the required time, and will provide audited financial statements when and if the audit report 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 City may be required to employ from time to time pursuant to state law or regulation.

The City's current fiscal year end is September 30. Accordingly, it must provide updated information by the last day of March 31 in each year following the end of its fiscal year, unless the City changes its fiscal year. If the City changes its fiscal year, it will file notice of such change with the MSRB through EMMA.

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, as the case may be; (7) modifications to rights of holders of the Certificates, if material; (8) Bond 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 paying agent/registrar or the change of name of a paying agent/registrar, if material; (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 any such 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 any such Financial Obligation of the City, any of which reflect financial difficulties. In the Ordinance, the City will adopt policies and procedures to ensure timely compliance of its continuing disclosure undertakings. In addition, the City adopted 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 provision for credit enhancement, liquidity enhancement, or debt service reserves.

For these purposes, (a) 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, and (b) the City intends the words used in the immediately preceding 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

All information and documentation filing required to be made by the City in accordance with its undertaking made for the Certificates will be made with the MSRB in electronic format in accordance with MSRB guidelines. Access to such filings will be provided, without charge to the general public, by the MSRB.

Limitations and Amendments

The City has agreed to update information and to provide notices of certain specified events only as described above. The City 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 City 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 City disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its 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 City to comply with its agreement.

The City 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 City, 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 and either the holders of a majority in aggregate principal amount of the outstanding Certificates consent or any person unaffiliated with the City (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the holders or beneficial owners of the Certificates. If the City 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. The City may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent any Underwriters from lawfully purchasing or selling Certificates, respectively, in the primary offering of the Certificates.

Compliance with Prior Undertakings

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

LEGAL MATTERS

Legal Opinions and No-Litigation Certificate

The Issuer will furnish the Underwriters with 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 Initial Bond is a valid and legally binding obligation 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 interest on the Certificates will be exempt from federal income taxation under existing statutes, published rulings, regulations, and court decisions. Though it represents the Financial Advisor from time to time in matters unrelated to the issuance of the Certificates, Bond Counsel was engaged by, and only represents, the City in connection with the issuance of the Certificates. In its capacity as Bond Counsel, Norton Rose Fulbright US LLP, Austin, Texas has reviewed (except for numerical, statistical and technical data) the information under the captions "THE CERTIFICATES" (except under the subcaptions, "Sources and Uses", "Payment Record", and "Default and Remedies", as to which no opinion is expressed), "REGISTRATION, TRANSFER AND EXCHANGE", "TAX MATTERS", "CONTINUING DISCLOSURE OF INFORMATION" (except under the subheading "Compliance with Prior Undertakings" as to which no opinion is expressed), "LEGAL MATTERS – Opinion and No-Litigation Certificate (except for the last two sentences of the first paragraph, as to which no opinion is expressed)", "LEGAL MATTERS—Legal Investments and Eligibility to Secure Public Funds in Texas", and "OTHER PERTINENT INFORMATION—Registration and Qualification of Certificates for Sale" in the Official Statement and such firm is of the opinion that the information relating to the Certificates and the Ordinance contained under such captions is a fair and accurate summary of the information purported to be shown and that the information and descriptions contained under such captions relating to the provisions of applicable state and federal laws are correct as to matters of law. 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. The legal fees to be paid Bond Counsel for services rendered in connection with the issuance of 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. Certain legal matters will be passed upon for the Underwriters by their counsel, Holland & Knight, Houston, Texas. The legal fees of Underwriters' counsel are contingent on the delivery 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 Securities Procedures Act (Chapter 1201, Texas Government Code) provides that the Certificates are negotiable instruments governed by Chapter 8, 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 of Texas. With respect to investment in the Certificates by municipalities or other political subdivisions or public agencies of the State of Texas, the Public Funds Investment Act, Chapter 2256, Texas Government Code, requires that the Certificates 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 - Rating" 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 Federal Securities Act of 1933, as amended, in reliance upon the exemption provided thereunder by Section 3(a)(2); and the Certificates have not been qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; or have the Certificates been qualified under the securities acts of any jurisdiction. The Issuer assumes no responsibility for qualification of the Certificates under the securities laws of any jurisdiction in which the Certificates may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for 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 provisions.

It is the obligation of the Underwriters to register or qualify the sale of the Certificates under the securities laws of any jurisdiction which so requires. The City agrees to cooperate, at the Underwriters's written request and sole expense, in registering or qualifying the Certificates or in obtaining an exemption from registration or qualification in any state where such action is necessary; provided, however, that the City shall not be required to qualify as a foreign corporation or to execute a general consent to service of process in any jurisdiction.

Rating

S&P Global Ratings ("S&P") has assigned an unenhanced, underlying rating of "AA+" to the Certificates. An explanation of the significance of such rating may be obtained from S&P. The rating of the Certificates by S&P reflect only the views 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 revisions or withdrawals of the rating may have an adverse effect on the market price of the Certificates.

Authenticity of Financial Information

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

References to web site addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, SEC Rule 15c2-12.

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 assisted in drafting 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 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 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.

Underwriting

The Underwriters have agreed, subject to certain conditions, to purchase the Certificates from the City at a price of \$56,677,363.34 (representing the par amount of the Certificates of \$53,675,000.00, plus a reoffering premium of \$3,293,284.55, and less an Underwriters' discount of \$290,921.21), plus accrued interest in the amount of \$313,104.16.

The Underwriters' obligation is subject to certain conditions precedent. The Underwriters will be obligated to purchase all of the Certificates, if any of the Certificates are purchased. The Certificates may be offered and sold to certain dealers (including the Underwriters and other dealers depositing Certificates into investment trusts) and others at prices lower than such public offering prices, and such public prices may be changed, from time to time, by the Underwriters.

The Underwriters have provided the following sentence for inclusion in this Official Statement: The Underwriters have reviewed the information in this Official Statement pursuant to their responsibilities to investors under the federal securities laws, but the Underwriters do not guarantee the accuracy or completeness of such information.

Certification of the Official Statement

At the time of payment for and delivery of the Certificates, the Underwriters will be furnished a certificate, executed by proper officers 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 the Certificates and the receipt of the bids 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 the 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.

Authorization of the Official Statement

The 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, and the Underwriters 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 also 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 Underwriters.

This Official Statement was approved by the City Council of the Issuer for distribution in accordance with the provisions of the Rule.

CITY OF SCHERTZ, TEXAS

ATTEST:

/s/Ralph Gutierrez

Mayor
City of Schertz, Texas

/s/Sheila Edmondson

City Secretary
City of Schertz, Texas

APPENDIX A
FINANCIAL INFORMATION RELATING TO
THE CITY OF SCHERTZ, TEXAS

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FINANCIAL INFORMATION OF THE ISSUER

ASSESSED VALUATION

TABLE 1

2024 Certified Market Value of Taxable Property (100% of Market Value).....	\$	7,992,603,561
Less Exemptions:		
Optional Over-65 or Disabled.....	\$	32,439,963
Veterans' Exemptions.....		1,020,744,353
Freeport Exemptions.....		136,377,446
Open-Space Land and Timberland.....		283,852,103
Pollution Control.....		623,731
Tax Abatement Act.....		12,702,732
Solar/Wind Exemption.....		1,048,124
Loss to 10% HO Cap.....		111,983,114
TOTAL EXEMPTIONS		<u>1,599,771,566</u>
2024 Assessed Value of Taxable Property ⁽¹⁾	\$	<u>6,392,831,995</u>
2025 Preliminary Assessed Value of Taxable Property.....	\$	<u>6,506,669,904</u>

⁽¹⁾ Includes a Freeze Taxable Value of \$688,864,749

Source: *Bexar, Comal and Guadalupe County Appraisal Districts.*

GENERAL OBLIGATION BONDED DEBT

(as of July 1, 2025)

General Obligation Debt (Principal Outstanding)

General Obligation Bonds, Series 2007	\$	815,000
General Obligation Refunding Bonds, Series 2014		4,645,000
General Obligation Refunding Bonds, Series 2015		1,140,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2016A		950,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Taxable Series 2016B		930,000
General Obligation Bonds, Series 2016		3,555,000
General Obligation Bonds, Series 2017		2,645,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2017		2,695,000
General Obligation Refunding Bonds, Series 2018		1,940,000
General Obligation and Refunding Bonds, Series 2018		4,200,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2018		7,280,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2019		5,075,000
General Obligation Refunding Bonds, Series 2020		4,360,000
General Obligation Refunding Bonds, Series 2021		4,480,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2022		8,370,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2022A		16,695,000
General Obligation Bonds, Series 2022		16,700,000
Combination Tax and Revenue Certificates of Obligation, Series 2024		17,380,000
Combination Tax and Revenue Certificates of Obligation, Series 2025 (the "Certificates")		53,675,000
Total Gross General Obligation Debt	\$	<u>157,530,000</u>

Less: Self Supporting Debt

General Obligation and Refunding Bonds, Series 2018 (18.2% W&S)	\$	885,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2018 (56.4% W&S)		4,395,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2019 (51.1% W&S)		2,820,000
General Obligation Refunding Bonds, Series 2021 (33.0% W&S)		1,650,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2022 (49.7% W&S)		4,340,000
Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2022A (55.4% W&S)		9,595,000
The Certificates (49.0% W&S)		26,290,000
Total Self-Supporting Debt	\$	<u>49,975,000</u>

Total Net General Obligation Debt Outstanding \$ 107,555,000

2024 Certified Net Assessed Valuation \$ 6,392,831,995

Ratio of Gross General Obligation Debt Principal to Certified Net Taxable Assessed Valuation 2.46%

Ratio of Net General Obligation Debt to Certified Net Taxable Assessed Valuation 1.68%

Population: 1990 - 10,555; 2000 - 18,695; 2010 - 31,465; 2020 - 42,440; est. 2025 - 43,239

Per Capita Net Taxable Assessed Valuation - \$147,848.75

Per Capita Gross General Obligation Debt Principal - \$3,643.24

Per Capita Net General Obligation Debt Principal - \$2,487.45

*(As of September 30, 2024)***Capital Lease**

The City enters into various lease agreements to finance machinery and equipment; they are classified as financing arrangements due to the title of the financed assets transferring to the City. Therefore, capital assets and related financing arrangement obligation have been recorded at the present value of the future minimum payments at the inception date. This private placement debt is secured by the purchased equipment.

Future minimum payments on the financing arrangements are as follows:

Year Ending 9/30	Governmental			Business-Type		
	Activities			Activities		
	Principal	Interest	Total	Principal	Interest	Total
2025	\$ 27,307	\$ 819	\$ 28,126	\$ 81,921	\$ 2,458	\$ 84,379
2026	27,307	819	28,126	81,921	2,458	84,379
Total	<u>\$ 54,614</u>	<u>\$ 1,638</u>	<u>\$ 56,252</u>	<u>\$ 163,842</u>	<u>\$ 4,916</u>	<u>\$ 168,758</u>

Source: The Issuer's Annual Financial Report for the fiscal year ended September 30, 2024.

GENERAL OBLIGATION DEBT SERVICE REQUIREMENTS

Fiscal Year Ending Sept. 30	Current Total Outstanding Debt ⁽¹⁾	The Certificates			Combined Debt Service ⁽¹⁾	Less: Self- Supporting Debt	Total Net Debt Service
		Principal	Interest	Total			
2025	\$ 12,828,842	-	-	-	\$ 12,828,842	\$2,591,411	\$ 10,237,431
2026	12,433,296	\$ 825,000	\$ 2,886,771	\$ 3,711,771	16,145,067	4,604,055	11,541,012
2027	10,549,181	1,350,000	2,608,750	3,958,750	14,507,931	3,988,538	10,519,393
2028	10,406,027	1,405,000	2,539,875	3,944,875	14,350,902	3,986,213	10,364,689
2029	9,643,941	1,915,000	2,456,875	4,371,875	14,015,816	3,991,238	10,024,578
2030	9,639,006	2,015,000	2,358,625	4,373,625	14,012,631	3,988,713	10,023,918
2031	9,749,713	2,120,000	2,255,250	4,375,250	14,124,963	3,990,013	10,134,950
2032	8,593,894	2,230,000	2,146,500	4,376,500	12,970,394	3,995,113	8,975,281
2033	8,089,306	2,340,000	2,032,250	4,372,250	12,461,556	3,952,906	8,508,650
2034	7,316,856	2,465,000	1,912,125	4,377,125	11,693,981	3,778,800	7,915,181
2035	7,330,750	2,590,000	1,785,750	4,375,750	11,706,500	3,783,981	7,922,519
2036	7,335,456	2,720,000	1,653,000	4,373,000	11,708,456	3,776,853	7,931,603
2037	6,316,781	2,865,000	1,513,375	4,378,375	10,695,156	3,780,891	6,914,265
2038	5,684,838	3,005,000	1,366,625	4,371,625	10,056,463	3,780,838	6,275,625
2039	4,991,747	3,160,000	1,212,500	4,372,500	9,364,247	3,382,134	5,982,113
2040	4,560,188	3,320,000	1,050,500	4,370,500	8,930,688	3,143,419	5,787,269
2041	4,563,359	3,495,000	880,125	4,375,125	8,938,484	3,147,578	5,790,906
2042	4,560,013	3,675,000	700,875	4,375,875	8,935,888	3,141,088	5,794,800
2043	1,258,100	3,865,000	512,375	4,377,375	5,635,475	2,078,125	3,557,350
2044	1,259,700	4,055,000	314,375	4,369,375	5,629,075	2,074,125	3,554,950
2045	-	4,260,000	106,500	4,366,500	4,366,500	2,070,500	2,296,000
Total	<u>\$ 147,110,993</u>	<u>\$ 53,675,000</u>	<u>\$ 32,293,021</u>	<u>\$ 85,968,021</u>	<u>\$ 233,079,014</u>	<u>\$ 73,026,532</u>	<u>\$ 160,052,482</u>

⁽¹⁾ Includes self-supporting debt.

TAX ADEQUACY (Includes Self-Supporting Debt)

2024 Net Taxable Assessed Valuation	\$	6,392,831,995
Maximum Annual Debt Service Requirement (Fiscal Year Ended 9-30-26)		16,145,067 *
Indicated required I&S Fund Tax Rate at 98% Collections to produce Maximum Debt Service requirements	\$	0.2577 *

* Includes the Certificates.

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)

2024 Net Taxable Assessed Valuation	\$	6,392,831,995
Maximum Annual Debt Service Requirement (Fiscal Year Ended 9-30-26)		11,541,012 *
Indicated required I&S Fund Tax Rate at 98% Collections to produce Maximum Debt Service requirements	\$	0.18421 *

* Includes the Certificates.

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

INTEREST AND SINKING FUND MANAGEMENT INDEX

Audited Interest and Sinking Fund Balance, Fiscal Year Ended September 30, 2024	\$	2,029,913
2024 Interest and Sinking Fund Tax Levy at 98% Collections Produce		<u>9,861,071</u>
Total Available for General Obligation Debt	\$	<u>11,890,984</u>
Less: General Obligation Debt Service Requirements, Fiscal Year Ending 9/30/25 ⁽¹⁾		<u>10,237,431</u>
Estimated Surplus at Fiscal Year Ending 9/30/25 ⁽²⁾	\$	<u>1,653,553</u>

⁽¹⁾ Does not include self-supporting general obligation debt.

⁽²⁾ Does not include delinquent tax collections, penalties and interest on delinquent tax collections or investment earnings.

GENERAL OBLIGATION PRINCIPAL REPAYMENT SCHEDULE

Fiscal Year Ending 9-30	Principal Repayment Schedule			Principal Unpaid at End of Year	Percent of Principal Retired (%)
	Currently Outstanding ^(a)	The Certificates	Total		
2026	\$ 8,615,000	\$ 825,000	\$ 9,440,000	\$ 148,090,000	6%
2027	7,060,000	1,350,000	8,410,000	139,680,000	11%
2028	7,205,000	1,405,000	8,610,000	131,070,000	17%
2029	6,725,000	1,915,000	8,640,000	122,430,000	22%
2030	6,995,000	2,015,000	9,010,000	113,420,000	28%
2031	7,375,000	2,120,000	9,495,000	103,925,000	34%
2032	6,470,000	2,230,000	8,700,000	95,225,000	40%
2033	6,200,000	2,340,000	8,540,000	86,685,000	45%
2034	5,655,000	2,465,000	8,120,000	78,565,000	50%
2035	5,885,000	2,590,000	8,475,000	70,090,000	56%
2036	6,105,000	2,720,000	8,825,000	61,265,000	61%
2037	5,295,000	2,865,000	8,160,000	53,105,000	66%
2038	4,855,000	3,005,000	7,860,000	45,245,000	71%
2039	4,335,000	3,160,000	7,495,000	37,750,000	76%
2040	4,060,000	3,320,000	7,380,000	30,370,000	81%
2041	4,220,000	3,495,000	7,715,000	22,655,000	86%
2042	4,380,000	3,675,000	8,055,000	14,600,000	91%
2043	1,185,000	3,865,000	5,050,000	9,550,000	94%
2044	1,235,000	4,055,000	5,290,000	4,260,000	97%
2045	-	4,260,000	4,260,000	-	100%
Total	\$ 103,855,000	\$ 53,675,000	\$ 157,530,000		

^(a) Includes self-supporting debt. The City's debt for the fiscal year ended September 30, 2025 matured February 1, 2025

TAXABLE ASSESSED VALUATION FOR TAX YEARS 2015-2024

TABLE 3

Year	Net Taxable Assessed Valuation	Change From Preceding Year	
		Amount (\$)	Percent
2015	\$ 3,400,613,988		
2016	3,683,394,908	\$ 282,780,920	8.32%
2017	3,813,920,281	130,525,373	3.54%
2018	4,055,582,301	241,662,020	6.34%
2019	4,321,880,021	266,297,720	6.57%
2020	4,551,726,286	229,846,265	5.32%
2021	4,757,705,930	205,979,644	4.53%
2022	5,618,021,979	860,316,049	18.08%
2023	6,222,949,067	604,927,088	10.77%
2024	6,392,831,995	169,882,928	2.73%

Source: Bexar, Comal and Guadalupe County Appraisal Districts.

PRINCIPAL TAXPAYERS 2024

TABLE 4

Name	Type of Business/Property	% of Total 2024	
		2024 Net Taxable Assessed Valuation	Assessed Valuation
Caterpillar Inc	Industrial Manufacturing	\$ 153,988,690	2.41%
Sun Life Assurance Company of Canada	Financial/Banking	114,104,469	1.78%
Sysco Central Texas	Food Distributor	76,833,010	1.20%
Sysco Central Texas	Food Distributor	76,500,000	1.20%
Republic Beverage Company	Beverage Services	68,702,070	1.07%
Eastgroup Properties LP	Industrial Park	48,869,897	0.76%
DG Industrial Potfolio II Property Owner LP	Wholesale Supplier	30,423,630	0.48%
QR AMZ 1150 Schway Rd LLC	Wholesale Supplier	26,454,870	0.41%
Visionary Properties/HVHC Supply Distribution	Optometry	22,527,390	0.35%
Baltisse-Ackerman Schertz LLLP	Commercial Real Estate	20,161,110	0.32%
		<u>\$ 638,565,136</u>	<u>9.99%</u>

Source: Bexar, Comal and Guadalupe County Appraisal Districts.

CLASSIFICATION OF ASSESSED VALUATION
TABLE 5

	2024	% of Total	2023	% of Total	2022	% of Total
Real, Residential, Single-Family	\$ 4,864,384,509	60.86%	\$ 4,880,888,626	61.27%	\$ 4,620,446,480	63.05%
Real, Residential, Multi-Family	117,691,240	1.47%	94,234,024	1.18%	103,466,825	1.41%
Real, Vacant Lots/Tracts	223,229,589	2.79%	86,915,352	1.09%	213,522,480	2.91%
Real, Acreage (Land Only)	129,219,128	1.62%	300,362,871	3.77%	127,325,069	1.74%
Real, Farm and Ranch Improvements	150,029,429	1.88%	134,473,674	1.69%	108,742,964	1.48%
Real, Commercial and Industrial	1,484,277,257	18.57%	1,430,619,944	17.96%	1,263,158,014	17.24%
Real & Tangible, Personal Utilities	28,456,214	0.36%	48,998,424	0.62%	24,509,302	0.33%
Tangible Personal, Commercial & Industrial	924,041,179	11.56%	909,500,869	11.42%	806,010,355	11.00%
Tangible Personal, Mobile Homes	21,059,362	0.26%	21,762,646	0.27%	22,354,224	0.31%
Residential Inventory	45,372,122	0.57%	53,123,888	0.67%	38,406,893	0.52%
Real Property, Inventory	4,843,532	0.06%	5,628,578	0.07%	613,674	0.01%
Total Appraised Value	\$ 7,992,603,561	100.00%	\$ 7,966,508,896	100.00%	\$ 7,328,556,280	100.00%
Less:						
Optional Over-65 or Disabled	\$ 32,439,963		\$ 30,876,728		\$ 30,535,819	
Veterans' Exemptions	1,020,744,353		863,220,353		717,998,678	
Freeport Exemptions	136,377,446		180,106,568		139,837,474	
Open-Space Land and Timberland	283,852,103		297,329,555		297,177,334	
Prorations/Partial Required Exemptions	-		-		228,923	
Pollution Control	623,731		710,389		722,598	
Tax Abatement Act	12,702,732		-		1,012,720	
Solar/Wind Exemption	1,048,124		1,016,215		968,436	
Loss to 10% HO Cap	111,983,114		370,300,021		522,052,319	
Net Taxable Assessed Valuation	\$ 6,392,831,995		\$ 6,222,949,067		\$ 5,618,021,979	
Freeze Taxable	688,248,399*		663,207,763		620,856,086	
Freeze Adjusted Taxable	\$ 5,704,583,596		\$ 5,559,741,304		\$ 4,997,165,893	

Source: Bexar, Comal and Guadalupe County Appraisal Districts.

*Includes Transfer Adjustment of \$616,350 for Guadalupe County.

TAX DATA
TABLE 6

Tax Year	Net Taxable		Rate	% of Collections			Fiscal
	Assessed Valuation	Tax		Tax	Current	Total	Year
				Levy			Ended
2015	\$ 3,400,613,988	\$ 0.491000	\$ 16,697,015	96.92	99.92	9/30/2016	
2016	3,683,394,908	0.491000	18,085,469	99.01	101.00	9/30/2017	
2017	3,813,920,281	0.491000	18,726,349	98.90	99.95	9/30/2018	
2018	4,055,582,301	0.512100	20,870,027	99.46	99.89	9/30/2019	
2019	4,321,880,021	0.491100	21,224,753	98.30	98.60	9/30/2020	
2020	4,551,726,286	0.512100	23,309,390	98.98	99.45	9/30/2021	
2021	4,757,705,930	0.512100	24,364,212	99.23	99.29	9/30/2022	
2022	5,618,021,979	0.495000	27,809,209	98.52	99.16	9/30/2023	
2023	6,222,949,067	0.487200	30,318,208	98.83	98.83	9/30/2024	
2024	6,392,831,995	0.490000	31,324,877	96.49	95.92	9/30/2025	

*Collections as of May 22, 2025

TAX RATE DISTRIBUTION
TABLE 7

	2024	2023	2022	2021	2020
General Fund	\$ 0.332600	\$ 0.332400	\$ 0.347000	\$ 0.351700	\$ 0.347000
I & S Fund	0.157400	0.154800	0.148000	0.160400	0.165100
Total Tax Rate	\$ 0.490000	\$ 0.487200	\$ 0.495000	\$ 0.512100	\$ 0.512100

Source: Bexar, Comal and Guadalupe County Appraisal Districts.

MUNICIPAL SALES TAX COLLECTIONS
TABLE 8

The Issuer has adopted the provisions of Chapter 321, as amended, Texas Tax Code, which authorizes the City to levy a 1% sales and use tax and use the revenues from such tax for general municipal purposes. In addition, some issuers are subject to a property tax relief and/or an economic and industrial development tax. At an election held on August 9, 1997, an additional ½ cent sales tax was authorized by the voters for economic development. The City began collecting this increase on January 1, 1998. Revenues received from the ½ cent sales tax for economic development are transferred to the Schertz Economic Development Corporation (a nonprofit economic development corporation created by the City) to be used to promote economic development in the City and are not available to be used for general municipal purposes. Net collections on calendar year basis are as follows:

Calendar Year	Total Collected	% of Ad Valorem Tax Levy	Equivalent of Ad Valorem Tax Rate ⁽¹⁾
2015	\$ 10,303,430	61.71%	0.30
2016	10,992,746	60.78%	0.30
2017	10,849,278	57.94%	0.28
2018	12,631,750	60.53%	0.31
2019	12,584,391	59.29%	0.29
2020	14,447,931	61.98%	0.32
2021	16,864,282	69.22%	0.35
2022	18,307,145	65.83%	0.33
2023	19,706,592	65.00%	0.32
2024	20,097,986	64.16%	0.31
2025	5,321,911	(as of May 2025)	

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

OVERLAPPING DEBT INFORMATION

(as of July 1, 2025)

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 bonds since the date stated below, and such entities may have programs requiring the authorization and/or issuance of substantial amounts of additional bonds, the amount of which cannot be determined.

Taxing Body	Gross Debt (As of 7/1/2025)	% Overlapping	Amount Overlapping
Alamo Community College District	\$ 674,050,000	0.40%	\$ 2,696,200
Bexar County	2,153,310,000	0.40%	8,613,240
Bexar County Hospital District	1,238,865,000	0.40%	4,955,460
Comal County	98,450,000	3.28%	3,229,160
Comal ISD	1,230,925,214	3.79%	46,652,066
East Central ISD	319,733,479	2.81%	8,984,511
Guadalupe County	5,405,000	16.96%	916,688
Judson ISD	801,944,085	0.03%	240,583
Randolph Field ISD	2,102,000	99.31%	2,087,496
Schertz-Cibolo-Universal City ISD	302,125,612	44.97%	135,865,888
Total Gross Overlapping Debt			<u>\$ 214,241,292</u>
Schertz, City of			\$ 157,530,000 *
Total Gross Direct and Overlapping Debt			<u>\$ 371,771,292</u>
Ratio of Gross Direct Debt and Overlapping Debt			5.82%
Per Capita Gross Direct Debt and Overlapping Debt			\$8,598.05
Note: The above figures show Gross General Obligation Debt for the City of Schertz, Texas. The Issuer's Net General Obligation Debt is \$107,555,000. Calculations on the basis of Net General Obligation Debt would change the above figures as follows:			
Total Net Direct and Overlapping Debt			\$ 321,796,292
Ratio of Net Direct and Overlapping Debt to 2024 Net Assessed Valuation			5.03%
Per Capita Net Direct and Overlapping Debt			\$7,442.27

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

* Includes the Certificateds.

ASSESSED VALUATION AND TAX RATE OF OVERLAPPING ISSUERS

Governmental Subdivision	2024 Assessed Valuation	% of Actual	2024 Tax Rate
Alamo Community College District	\$ 264,667,825,782	100%	\$ 0.149000
Bexar County	225,077,496,945	100%	0.288000
Bexar County Hospital District	229,211,538,249	100%	0.276000
Comal County	38,116,051,964	100%	0.227000
Comal ISD	32,746,480,543	100%	1.087000
East Central ISD	8,456,216,438	100%	0.933000
Guadalupe County	24,184,125,000	100%	0.263000
Schertz-Cibolo-Universal City ISD	7,902,930,714	100%	1.137000

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

AUTHORIZED BUT UNISSUED GENERAL OBLIGATION BONDS

Issuer	Date of Authorization	Purpose	Amount Authorized	Issued To-Date	Unissued
Alamo Community College District	5/3/2025	College Facility	\$ 987,000,000	\$ -	\$ 987,000,000
Bexar County	None				
Bexar County Hospital District	None				
Comal County	None				
Comal ISD	5/06/2023	School Building and Buses	\$ 560,564,863	\$ 347,000,000	\$ 213,564,863
		Stadium	-	-	-
		Technology	28,000,000	28,000,000	-
			\$ 588,564,863	\$ 375,000,000	\$ 213,564,863
East Central ISD	5/03/2025	School Building	\$ 309,000,000	\$ -	\$ 309,000,000
Guadalupe County	None				
Schertz-Cibolo-Universal City ISD	None				
Judson ISD	None				
Randolph Field ISD	None				
Schertz, 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				
	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020
Fund Balance - Beginning of Year	\$ 19,237,616	\$ 17,066,899	\$ 16,478,567	\$ 16,968,978 ⁽¹⁾	\$ 17,465,668
Revenues					
Taxes	\$ 34,240,577	\$ 33,136,640	\$ 29,892,435	\$ 27,913,222	\$ 25,000,163
Licenses and Permits	2,618,387	2,077,759	2,204,543	1,593,382	1,750,837
Charges for Services	2,300,269	2,124,689	2,134,517	1,628,589	1,724,150
Fines and Forfeitures	366,823	448,805	657,480	637,638	833,148
Intergovernmental	2,980,835	2,319,760	1,730,576	1,623,382	951,604
Investment Earnings	1,251,166	1,050,211	90,883	29,147	300,369
Grants	-	-	-	-	-
Other Sources	897,538	636,278	613,268	781,333	559,393
Total Revenues	\$ 44,655,595	\$ 41,794,142	\$ 37,323,702	\$ 34,206,693	\$ 31,119,664
Expenditures					
General Government	\$ 7,106,636	\$ 6,943,385	\$ 6,051,339	\$ 6,008,482	\$ 5,381,790
Public Safety	23,365,331	19,492,971	18,243,849	17,166,400	15,324,530
Public Environment	2,518,012	1,782,809	1,766,558	1,382,185	1,270,894
Streets and Parks	4,161,603	3,134,333	2,567,764	2,494,684	2,067,649
Health	-	-	-	-	589,616
Recreation	-	-	-	-	-
Cultural	1,429,406	1,277,825	1,144,684	1,040,276	1,034,435
Capital Outlay	1,771,018	1,584,157	646,563	566,078	1,175,241
Administration	5,688,426	4,538,699	3,991,252	3,858,317	2,799,004
Bond Issue Costs	-	-	-	-	-
Principal	-	-	-	-	44,544
Interest and Fiscal Charges	-	-	-	-	-
Total Expenses	\$ 46,040,432	\$ 38,754,179	\$ 34,412,009	\$ 32,516,422	\$ 29,687,703
Excess (Deficit) of Revenues					
Over Expenditures	\$ (1,384,837)	\$ 3,039,963	\$ 2,911,683	\$ 1,690,171	\$ 1,431,961
Other Financing Sources (Uses):					
Issuance of Bonds	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Lease	-	-	-	136,535	-
Operating Transfers In	285,239	-	37,853	-	-
Operating Transfers Out	-	(869,246)	(2,361,204)	(2,317,117)	(4,000,169)
Total Other Financing Sources (Uses):	\$ 285,239	\$ (869,246)	\$ (2,323,351)	\$ (2,180,582)	\$ (4,000,169)
Prior Year End Adjustment	-	-	-	-	-
Fund Balance - End of Year	\$ 18,138,018	\$ 19,237,616	\$ 17,066,899	\$ 16,478,567	\$ 14,897,460

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

(1) Restated.

* For fiscal year ending September 30, 2024, the City had a planned drawdown for capital investment of \$1,250,000, staffing of a new fire station for \$315,000, replacement of equipment and vehicles for \$947,774, and classification and compensation study implementation of \$1,300,000.

** The City expects to end the fiscal year ending September 30, 2025 with a general fund balance of approximately \$16,272,626 (unaudited). For fiscal year ending September 30, 2025 the City has a plan draw down for capital investments of \$1,255,000, fire truck replacement of \$890,000 and full year funding of prior year's wage adjustments.

EMPLOYEE'S PENSION PLAN AND OTHER POST-EMPLOYMENT BENEFITS

Information regarding the City's pension plan can be found in the City's CAFR under "Note III OTHER INFORMATION, A. Retirement Plan

UTILITY SYSTEM OUTSTANDING DEBT SERVICE
TABLE 11
(as of June 1, 2025)

The City of Schertz' Utility System supports several series of City general obligation bonds with revenues of the City's Utility System. The City has no currently outstanding revenue bonds. Set forth below are the debt service requirements for Schertz's currently outstanding general obligation debt that is self-supporting from utility system net revenues:

Combination Tax and Limited Pledge Certificates of Obligation, Series 2018	\$ 4,395,000
General Obligation and Refunding Bonds, Series 2018	885,000
Combination Tax and Limited Pledge Certificates of Obligation, Series 2019	2,820,000
General Obligation Refunding Bonds, Series 2021	1,650,000
Combination Tax and Limited Pledge Certificates of Obligation, Series 2022	4,340,000
Combination Tax and Limited Pledge Certificates of Obligation, Series 2022A	9,595,000
The Certificates	<u>26,290,000</u>
Total	\$ 49,975,000

FYE (9/30)	City's Self-Supporting General Obligation Debt *
2025	\$ 2,591,411
2026	2,375,638
2027	1,910,913
2028	1,910,838
2029	1,915,238
2030	1,914,338
2031	1,914,638
2032	1,916,363
2033	1,878,406
2034	1,701,300
2035	1,706,481
2036	1,702,353
2037	1,702,641
2038	1,707,213
2039	1,306,634
2040	1,069,794
2041	1,069,828
2042	<u>1,063,463</u>
Total	<u>\$ 31,357,486</u>

* Does not include the Certificates. Please see General Obligation Debt Service Requirements on A-3 for self-supporting debt service with the Certificates.

CITY WATERWORKS AND SEWER SYSTEM PLANT IN OPERATION**TABLE 12***(As of September 30, 2024)*

Land	\$ 2,415,103
Water Rights	70,245
Buildings and Improvements	3,725,152
Machinery, Equipment and Vehicles	7,339,679
Infrastructure	143,743,449
Construction in Progress	<u>29,149,045</u>
Total	\$ 186,442,673
Less: Accumulated Depreciation	<u>(49,505,365)</u>
Net Waterworks and Sewer System in Service	<u>\$ 136,937,308</u>

CITY WATERWORKS AND SEWER SYSTEM OPERATING STATEMENT**TABLE 13**

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, bad debt, debt service payments and expenditures identified as capital.

	9/30/2024	9/30/2023	9/30/2022	9/30/2021	9/30/2020
Revenues	\$ 37,323,237	\$ 33,443,491	\$ 31,184,046	\$ 28,394,433	\$ 30,284,539
Expenditures	<u>22,535,052</u>	<u>22,265,850</u>	<u>20,448,718</u>	<u>18,323,015</u>	<u>17,298,168</u>
Schertz/Seguin LGC Payment	<u>4,128,161</u>	<u>4,128,161</u>	<u>3,913,110</u>	<u>3,908,231</u>	<u>3,892,799</u>
Net Revenues Available					
Available for Debt Service	<u>\$ 10,660,024</u>	<u>\$ 7,049,480</u>	<u>\$ 6,822,218</u>	<u>\$ 6,163,187</u>	<u>\$ 9,093,572</u>
Connections:					
Water	16,504	16,037	16,228	15,861	13,683
Sewer	14,181	14,334	14,295	14,128	13,112

Source: The City's Comprehensive Annual Financial Reports.

PRINCIPAL SEWER CUSTOMERS**TABLE 14**

Name of Customer	Consumption	
	(gallons)	Amount (\$)
1 WHC Schertz Apts, LLC	6,641,000	\$ 191,543
2 Ymca/Splash Pad	4,838,000	14,528
3 Pecan Grove Txllc	3,340,500	117,163
4 Sycamore Creek Apartments	3,176,000	131,325
5 Legacy Oaks Apartments	2,752,500	86,940
6 Colgate Inc	2,123,800	72,275
7 Ddc Ashton, Ltd	1,968,400	62,690
8 Sysco	1,904,100	59,176
9 Riedel's Apts	1,793,600	59,592
10 Apg Texas 1 Lp	<u>1,732,800</u>	<u>81,509</u>
Total	<u>30,270,700</u>	<u>\$ 876,739</u>

CITY WATER SUPPLY**TABLE 15**

The City's primary water source is from the Carrizo Aquifer which is pumped and treated by the Schertz/Seguin Local Government Corporation ("SSLGC" or the "Corporation"). SSLGC has water leases totaling 19,363 acre feet and leases 840 acre feet to Springs Hill and of the remainder 50% are dedicated to the City of Schertz. The City's water system has 10 water storage tanks which can hold 16,500,000 gallons. The city maintains 236 miles of water lines. Schertz's total water usage for fiscal year September 30, 2024 was 2,425,608,700 gallons.

Schertz's secondary source of water is a lease from the Edwards Aquifer Authority for 1,768 acre-feet (or 576,104,568 gallons) per year. This water source is used only during emergency situations or when the City Utility System demand is at peak levels. Schertz has 2 wells which can produce up to 4,180,000 gallons per day from the Edwards Aquifer. Although the City still maintains its permits (and ownership) to draw water from the Edwards Aquifer, for fiscal year ending September 30, 2024 the City obtained 99% of its water from the Schertz/Seguin Local Government Corporation.

To develop an additional source of water outside of the Edwards Aquifer, the City of Schertz, along with the City of Seguin, created the Schertz/Seguin Local Government Corporation. The Corporation was charged with financing a new water resource for these cities.

Schertz/Seguin Local Government Corporation. Pursuant to the regional water supply contract dated November 15, 1999, the Corporation issued Contract Revenue Bonds to finance the development of a well field and collection system and transmission and treatment facilities, including the acquisition of related water rights and rights-of-way (the "SSLGC Project"). The SSLGC Project transports groundwater from the Carrizo Aquifer in southwestern Gonzales County to the Schertz Live Oak Tank and the Seguin Water Treatment Plant. The SSLGC Project provides the necessary water, coupled with water from the Edwards Aquifer, to address the City's needs. The payments by the cities of Schertz and Seguin constitute an operating expense of their respective utility systems. The City of Schertz is obligated to pay 50% of the debt service, operation and maintenance and overhead payments. SSLGC Bonds outstanding as of September 30, 2024 are \$130,890,000. Water began to flow from the SSLGC Project to the City of Schertz on February 20, 2003.

HISTORICAL WATER CONSUMPTION**TABLE 16**

FYE (9/30)	Estimated Population	Number of Customers	Peak Day	Peak Month	Total Usage	Water Sales
2014	36,477	13,324	10,089,000	213,349,000	1,549,707,100	7,960,763
2015	37,865	13,570	8,385,000	218,644,000	1,475,713,400	7,943,694
2016	37,938	13,877	8,587,000	214,546,000	1,501,446,900	8,543,050
2017	39,453	14,124	9,478,000	218,181,000	1,582,450,300	9,741,286
2018	41,182	14,678	9,083,000	230,144,000	1,519,008,100	10,271,113
2019	41,948	15,020	11,094,000	257,809,000	1,622,930,500	11,089,576
2020	42,612	15,471	14,011,000	253,588,000	2,251,854,000	12,343,795
2021	43,300	15,748	13,299,444	239,390,000	2,156,160,000	11,566,510
2022	42,754	16,228	14,482,000	251,145,000	2,213,913,000	13,249,624
2023	43,010	16,037	12,110,000	263,488,000	2,367,420,000	14,124,123
2024	43,239	16,504	10,730,000	232,699,000	2,425,608,700	14,131,118

PRINCIPAL WATER CUSTOMERS**TABLE 17**

Name of Customer	Average Monthly Consumption (in Gallons)	% of Total Water Sales
1 City of Cibolo	1,299,733	0.05%
2 WHC Schertz Apts, LLC	1,168,050	0.05%
3 Ranger Escavating	946,833	0.04%
4 Crossvine Master Community	905,075	0.04%
5 Sycamore Creek Apartments	781,608	0.03%
6 Comal ISD School	676,792	0.03%
7 Pecan Grove TxLLC	672,675	0.03%
8 Homestead Residential Master	642,692	0.03%
9 Apg Texas 1 LP	476,908	0.02%
10 Bussy's Flea Market	472,025	0.02%
Total	8,042,392	0.34%

New Rates

Effective October 1, 2024

Gallons sold by meter size (Residential & Small Commercial)

Base Monthly fee, based on meter size

5/8 IN	\$	26.89
3/4 IN	\$	40.29
1.0 IN	\$	67.17
2 IN	\$	214.97
3 IN	\$	429.92
4 IN	\$	671.76
6IN	\$	2,472.07
8 IN	\$	2,342.89
10 IN	\$	6,785.75
12 IN	\$	8,957.21

Usage Fee, rate per 1,000 gallons

-	18,000	\$	3.32
18,001	36,000	\$	3.71
36,001	54,000	\$	4.35
54,001	90,000	\$	5.30
90,001	Above	\$	6.74

Fire Hydrant Meter

Base Monthly Fee	\$	127.67
Usage, per 1,000 gals	\$	10.18

Cibolo Wholesale Water Rate	\$	3.41
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Old Rates

Effective October 1, 2023

Gallons sold by meter size (Residential & Small Commercial)

Base Monthly fee, based on meter size

5/8 IN	\$	26.36
3/4 IN	\$	39.50
1.0 IN	\$	65.85
1 1/2 IN	\$	131.72
2 IN Compound	\$	210.75
2 IN Turbine	\$	263.43
3 IN Compound	\$	421.49
3 IN TURBINE	\$	632.25
4 IN COMPOUND	\$	658.59
4 IN TURBINE	\$	1,106.42
6 IN COMPOUND	\$	1,317.18
6 IN TURBINE	\$	2,423.60
8 IN COMPOUND	\$	2,128.87
8 IN TURBINE	\$	4,257.74
10 IN COMPOUND	\$	3,060.24
10 IN TURBINE	\$	6,652.70
12 IN TURBINE	\$	8,781.58

Usage Fee, rate per 1,000 gallons

-	6,000	\$	3.25
6,001	12,000	\$	3.64
12,001	18,000	\$	4.26
18,001	30,000	\$	5.20
30,001	Above	\$	6.61

Gallons sold by meter size (Large Commercial)

Base Monthly fee, based on meter size

5/8 IN	\$	26.36
3/4 IN	\$	39.50
1.0 IN	\$	65.85
1 1/2 IN	\$	131.72
2 IN Compound	\$	210.75
2 IN Turbine	\$	263.43
3 IN Compound	\$	421.49
3 IN TURBINE	\$	632.25
4 IN COMPOUND	\$	658.59
4 IN TURBINE	\$	1,106.42
6 IN COMPOUND	\$	1,317.18
6 IN TURBINE	\$	2,423.60
8 IN COMPOUND	\$	2,128.87
8 IN TURBINE	\$	4,257.74
10 IN COMPOUND	\$	3,060.24
10 IN TURBINE	\$	6,652.70
12 IN TURBINE	\$	8,781.58

Usage Fee, rate per 1,000 gallons

-	18,000	\$	3.25
1,800	36,000	\$	3.64
36,001	54,000	\$	4.26
54,001	90,000	\$	5.20
90,001	Above	\$	6.61

WASTEWATER SYSTEM**TABLE 19**

Schertz's Wastewater System consists of 119 mile wastewater collection system. The collection system is owned and operated by the City. Schertz contracts with the Cibolo Municipal Authority, created in 1971 as a conservation and reclamation district, for the purpose of providing a regional sewer system for an area which includes Schertz, the City of Selma, the City of Cibolo, and parts of the cities of Live Oak, Universal City and San Antonio, and the Randolph Air Force Base (the "Member Cities") for the treatment of wastewater. In 2016, Schertz began developing in areas that are serviced by San Antonio River Authority who are currently serving 74 resident accounts.

Schertz' Wastewater System is responsible for maintaining the collection system and billing its citizens that are on the wastewater system. The rates, which are shown below, produce revenues that are sufficient to pay the sanitation costs, maintain the collection system, pay debt service, if any, and overhead.

SEWER RATES**TABLE 20**

(New rates effective October 1, 2024)

2023-24	2024-25
---------	---------

Residential Rates (Single Family)

Base Rate - per month	\$ 15.46	\$ 15.92
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Per 1,000 gal Charge, Per month	\$ 0.88	\$ 0.91
---------------------------------	---------	---------

City line maintenance fee plus Franchise fee	\$ 4.21	\$ 4.34
--	---------	---------

User charge based on 100% of avg consumption mo.

User avg. based on Nov, Dec, and Jan, min 500 gals.

Per 1,000 gal charge Total - 12,000 gallons or less	\$ 5.09	\$ 5.24
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greater than 12,000 gallons	\$ 11.67	\$ 12.02
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Business and Multi-family Dwelling Units:

Base Rate per month	\$ 19.45	\$ 20.03
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The base rate shall be assessed in terms of connection equivalents which shall be as follows: the customer's previous 12 month water consumption as determined at the annual re-rating in February divided by 365, with the results of such division then divided by 245 gallons. The figure arrived at by the second division shall be the customer's "connection equivalent". Each business shall be assessed a base rate

Per 1,000 gal Charge, per Month

Line Maintenance-commercial/Industrial users plus Franchise fee user charge-based on 100% of

Per 1,000 gal charge Total - 12,000 gallons or less	\$ 5.21	\$ 5.37
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Greater than 12,000 gallons	\$ 11.67	\$ 12.02
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YMCA

Per 1,000 gal Charge, Per Month	\$ 3.33	\$ 3.53
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Source: The City

APPENDIX B

**GENERAL INFORMATION REGARDING THE CITY OF SCHERTZ
AND GUADALUPE, COMAL AND BEXAR COUNTIES**

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**GENERAL INFORMATION REGARDING THE CITY OF SCHERTZ, TEXAS
BEXAR, COMAL, AND GUADALUPE COUNTIES, TEXAS**

The City of Schertz

The City of Schertz, Texas (the "City") is located between the Cities of Austin and San Antonio, Texas, on Interstate 35, and on Interstate 10 between the Cities of San Antonio and Seguin, Texas and in the area between the two Interstates. The corporate limits extend into the Counties of Bexar, Guadalupe, and Comal, Texas. The largest portion of the City is within Guadalupe County, Texas. In addition to the two Interstates, FM 3009, FM 78 and Schertz Parkway provide major thoroughfares into and through the City. Southern Pacific, Missouri Pacific, Missouri Kansas, and Texas Railroad provide rail services into the Schertz and San Antonio areas.

The City was incorporated in December 1958 and is a home rule municipality operating under its own Charter since April, 1974, as amended April 1979, May 1989, May 1997, 2006, 2008, and 2015. 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 six-member elected Council, is the chief administrative officer of the City.

The City provides a full range of services including: police, emergency medical services, and fire protection; water and sewer services; waste collection; code enforcement; comprehensive planning; street maintenance and recreational activities as well as economic development efforts.

Economy

The City of Schertz is home to some of the world's largest companies. Amazon, FEDEX, UPS, Sysco, and Caterpillar have brought their major operations to the City.

City of Schertz is home to 36 manufacturing companies.

PRINCIPAL 2024 EMPLOYERS

Employer	Employees	% of Total City
Schertz-Cibolo-Universal City ISD	2,032	8.70%
Amazon	800	3.43%
Sysco Central Texas, Inc.	800	3.43%
FedEx Ground – Doerr Lane, Schertz	650	2.78%
Republic National Distributing Company	600	2.57%
Brandt Companies	500	2.14%
City of Schertz	480	2.06%
Visionworks	403	1.73%
Hollingsworth Logistics Group	400	1.71%
H.E.B. Grocery Co	350	1.50%

Source: City of Schertz 2024 Annual Comprehensive Financial Report.

Labor Force Statistics ⁽¹⁾

	<u>2025 ⁽²⁾</u>	<u>2024 ⁽³⁾</u>	<u>2023⁽³⁾</u>	<u>2022 ⁽³⁾</u>
Civilian Labor Force	21,180	20,660	20,109	19,738
Total Employed	20,447	19,890	19,358	19,014
Total Unemployed	733	770	751	724
% Unemployment	3.5%	3.7%	3.7%	3.7%
Texas Unemployment	3.7%	3.9%	4.0%	4.1%

(1) Source: Texas Workforce Commission.

(2) As of April 2025.

(3) Average Annual Statistics.

Guadalupe County, Texas

Guadalupe County, Texas (the "County") located in south central Texas, is bounded by Comal, Hays, Caldwell, Gonzales, Wilson, and Bexar counties. The County seat is the City of Seguin, Texas. Guadalupe County was created from Gonzales and Bexar counties and was organized on July 13, 1846. The County takes its name from the Guadalupe River, which Alonso de Leon named in 1689 in honor of the Lady of Guadalupe depicted on his standard.

The County is a component of the "San Antonio Area Metropolitan Statistical Area" (MSA) and covers an area of 715 square miles. The County is traversed by Interstate Highway 35 and Highway 10 (east to west). US Highway 90 and US Highway 90A both branch off Interstate Highway 10 in Seguin and continue eastward to the county line toward Luling and Gonzales. Additionally, the County has two major state highways, State Highway 46 and State Highway 123 that both bisect the County (north to south). Recently completed is State Highway 130, a toll road, which is meant to divert traffic on Interstate Highway 35 around Austin. State Highway 130 begins in Georgetown and travels east of Austin, coming into Guadalupe County on the northeast boundary and connecting to Interstate Highway 10 east of Seguin.

Major commercial construction projects, such as a new Caterpillar plant, a major expansion project by Guadalupe Regional Medical Center, and a new warehouse distribution center by Amazon, significantly contributed to the lower unemployment rate.

The recent increase in employment and sales tax is also attributed to the residual activity from the Eagle Ford Shale oil development in areas south of Guadalupe County. The Eagle Ford Shale gas formation was discovered in 2008 and is unlike many other shale formations because it has both oil and natural gas resources. Located in Southwest Texas from the Mexican border to areas in east Texas, all south of Guadalupe County, the Eagle Ford Shale is estimated to have 20.81 trillion cubic feet of natural gas and 3.351 billion barrels of oil. The formation ranges in depth from 4,000 to 14,000 feet and covers over 3,000 square miles.

Labor Force Statistics ⁽¹⁾

	2025 ⁽²⁾	2024 ⁽³⁾	2023 ⁽³⁾	2022 ⁽³⁾
Civilian Labor Force	97,232	94,925	92,237	88,273
Total Employed	94,068	91,496	89,055	85,233
Total Unemployed	3,164	3,429	3,182	3,040
% Unemployment	3.3%	3.6%	3.4%	3.4%
Texas Unemployment	3.7%	3.9%	4.0%	4.1%

(1) Source: Texas Workforce Commission.

(2) As of April 2025.

(3) Average Annual Statistics.

Comal County, Texas

General Information

Comal County, Texas (the "County"), a pioneer German settlement, was created in 1846 from Bexar, Gonzales and Travis Counties, Texas. This scenic south central Texas county was named after the Comal Springs and the Comal River that flow through New Braunfels, Texas, the County seat.

The County has an area of 567 square miles. There are seven cities within Comal County, the City of Garden Ridge, the City of Schertz, the City of Selma, the City of Fair Oaks Ranch, the City of Bulverde and the City of New Braunfels.

Commercial

The County's location between San Antonio and Austin provides opportunities for commuters to live in the county and work in one of the major cities.

The County has continued to enjoy a prosperous economy. The major sectors of Comal County's economy, manufacturing, tourism, distribution and real estate continue to grow.

Labor Force Statistics ⁽¹⁾

	<u>2025 ⁽²⁾</u>	<u>2024 ⁽³⁾</u>	<u>2023 ⁽³⁾</u>	<u>2022⁽³⁾</u>
Civilian Labor Force	99,575	97,410	94,679	88,953
Total Employed	96,414	93,893	91,316	85,881
Total Unemployed	3,161	3,517	3,363	3,072
% Unemployment	3.2%	3.6%	3.6%	3.5%
Texas Unemployment	3.7%	3.9%	4.0%	4.1%

(1) Source: Texas Workforce Commission.

(2) As of April 2025.

(3) Average Annual Statistics.

Bexar County

Bexar County (the "County") was created in 1836 from Spanish municipality named for Duke de Bexar, a colonial capital of Texas. The County is located in south central Texas and is a component of the Metropolitan Statistical Area ("MSA") of San Antonio. The San Antonio MSA is one of the nation's largest MSAs and the third largest MSA in Texas. The principal city within the County is San Antonio, the county seat. The City was founded in the early eighteenth century and was incorporated by the Republic of Texas in 1837.

Economic Factors

The County has a diversified economic base which is composed of financial services, healthcare, agriculture, manufacturing, construction, military, and tourism. Support for these economic activities is demonstrated by the County's ongoing commitment to economic development projects along with ongoing infrastructure improvements to support the County's growing population.

Labor Force Statistics ⁽¹⁾

	<u>2025 ⁽²⁾</u>	<u>2024⁽³⁾</u>	<u>2023 ⁽³⁾</u>	<u>2022⁽³⁾</u>
Civilian Labor Force	1,063,299	1,038,335	1,010,042	983,255
Total Employed	1,026,511	998,663	971,849	946,503
Total Unemployed	36,788	39,672	38,193	36,752
% Unemployment	3.5%	3.8%	3.8%	3.7%
Texas Unemployment	3.7%	3.9%	4.0%	4.1%

(1) Source: Texas Workforce Commission.

(2) As of April 2025.

(3) Average Annual Statistics.

Education

As of October 2021, there are 15 independent school districts within the County with a combined enrollment of 301,443 encompassing 64 high schools, 86 middle/junior high schools, 300 early education/elementary schools, 27 magnet schools and 22 alternative schools. There are an additional 26 charter school districts with 110 open enrollment charter schools at all grade levels. In addition, the County has 99 accredited private and parochial schools at all education levels. The nine accredited and degree-granting universities, which include a school of medicine, a school of nursing, a dental school, a law school and five public community colleges, had combined enrollments of 126,665 for Fall 2021.

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APPENDIX C

FORM OF LEGAL OPINION OF BOND COUNSEL

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August 13, 2025



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FINAL

IN REGARD to the authorization and issuance of the “City of Schertz, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2025” (the *Certificates*), dated July 1, 2025 in the aggregate principal amount of \$53,675,000, we have reviewed the legality and validity of the issuance thereof by the City Council of the City of Schertz, Texas (the *Issuer*). The Certificates are issuable in fully registered form only in denominations of \$5,000 or any integral multiple thereof (within a Stated Maturity). The Certificates have Stated Maturities of February 1 in each of the years 2026 through 2045, unless redeemed prior to Stated Maturity in accordance with the terms stated on the face of the Certificates. Interest on the Certificates accrues from the dates, at the rates, in the manner, and is payable on the dates as provided in the ordinance (the *Ordinance*) authorizing the issuance of the Certificates. Capitalized terms used herein without definition shall have the meanings ascribed thereto in the Ordinance.

WE HAVE SERVED AS BOND COUNSEL for the Issuer solely to pass upon the legality and validity of the issuance of the Certificates under the laws of the State of Texas and with respect to the exclusion of the interest on the Certificates from the gross income of the owners thereof for federal income tax purposes and for no other purpose. We have not been requested to investigate or verify, and have not independently investigated or verified, any records, data, or other material relating to the financial condition or capabilities of the Issuer or the Issuer’s combined utility system and have not assumed any responsibility with respect to the financial condition or capabilities of the Issuer or the disclosure thereof in connection with the sale of the Certificates. We express no opinion and make no comment with respect to the sufficiency of the security for or the marketability of the Certificates. Our role in connection with the Issuer’s Official Statement prepared for use in connection with the sale of the Certificates has been limited as described therein.

WE HAVE EXAMINED, the applicable and pertinent laws of the State of Texas and the United States of America. In rendering the opinions herein we rely upon (1) original or certified copies of the proceedings of the City Council of the Issuer in connection with the issuance of the Certificates, including the Ordinance; (2) customary certifications and opinions of officials of the Issuer; (3) certificates executed by officers of the Issuer relating to the expected use and investment of proceeds of the Certificates and certain other funds of the Issuer and to certain other facts solely within the knowledge and control of the Issuer; and (4) such other documentation, including an examination of the Certificate executed and delivered initially by the Issuer and such matters of law as we deem relevant to the matters discussed below. In such examination, we have assumed the authenticity of all documents submitted to us as originals, the conformity to original copies of all documents submitted to us as certified copies, and the accuracy of the statements and information contained in such certificates. We express no opinion

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Legal Opinion of Norton Rose Fulbright US LLP, Austin, Texas, in connection with the authorization and issuance of “CITY OF SCHERTZ, TEXAS COMBINATION TAX AND LIMITED PLEDGE REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025”

concerning any effect on the following opinions which may result from changes in law effected after the date hereof.

BASED ON OUR EXAMINATION, IT IS OUR OPINION that the Certificates have been duly authorized and issued in conformity with the laws of the State of Texas now in force and that the Certificates are valid and legally binding obligations of the Issuer enforceable in accordance with the terms and conditions described therein, except to the extent that the enforceability thereof may be affected by bankruptcy, insolvency, reorganization, moratorium, or other similar laws affecting creditors' rights or the exercise of judicial discretion in accordance with general principles of equity. The Certificates are payable from the proceeds of an ad valorem tax levied, within the limitations prescribed by law, upon all taxable property within the Issuer and are additionally payable from and secured by a lien on and pledge of the Pledged Revenues, being a limited amount of the Net Revenues derived from the operation of the Issuer's combined utility system (the *System*), such lien on and pledge of the limited amount of Net Revenues being subordinate and inferior to the lien on and pledge thereof providing for the payment and security of any Prior Lien Obligations, Junior Lien Obligations, or Subordinate Lien Obligations hereafter issued by the Issuer. The Issuer also previously authorized the issuance of the Limited Pledge Obligations that are payable in part from and secured by a lien on and pledge of a limited amount of the Net Revenues of the System in accordance with the ordinances authorizing the issuance of the currently outstanding Limited Pledge Obligations. In the Ordinance, the Issuer reserves and retains the right to issue Prior Lien Obligations, Junior Lien Obligations, Subordinate Lien Obligations, and Additional Limited Pledge Obligations without limitation as to principal amount but subject to any terms, conditions, or restrictions as may be applicable thereto under law or otherwise.

BASED ON OUR EXAMINATION, IT IS FURTHER OUR OPINION that, assuming continuing compliance after the date hereof by the Issuer with the provisions of the Ordinance and in reliance upon the representations and certifications of the Issuer made in a certificate of even date herewith pertaining to the use, expenditure, and investment of the proceeds of the Certificates, under existing statutes, regulations, published rulings, and court decisions (1) interest on the Certificates will be excludable from the gross income, as defined in section 61 of the Internal Revenue Code of 1986, as amended to the date hereof (the *Code*), of the owners thereof for federal income tax purposes, pursuant to section 103 of the Code, and (2) interest on the Certificates will not be included in computing the alternative minimum taxable income of the owners thereof who are individuals.

WE EXPRESS NO OTHER OPINION with respect to any other federal, state, or local tax consequences under present law or any proposed legislation resulting from the receipt or accrual of interest on, or the acquisition or disposition of, the Certificates. Ownership of tax-exempt obligations such as the Certificates may result in collateral federal 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, corporations subject to the alternative minimum tax on adjusted financial statement income, owners of an interest in a financial asset securitization investment trust, individual recipients of Social Security or Railroad Retirement Benefits,

Legal Opinion of Norton Rose Fulbright US LLP, Austin, Texas, in connection with the authorization and issuance of “CITY OF SCHERTZ, TEXAS COMBINATION TAX AND LIMITED PLEDGE REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025”

individuals otherwise qualifying for the earned income credit, 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.

OUR OPINIONS 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 our opinions to reflect any facts or circumstances that may thereafter come to our attention or to reflect any changes in any law that may thereafter 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 that we deem relevant to such opinions and in reliance upon the representations and covenants referenced above.

Norton Rose Fulbright US LLP

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APPENDIX D

FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

(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

Honorable Mayor and
Members of the City Council
City of Schertz, 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 Schertz, Texas (the "City"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's 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, as of September 30, 2024, 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.

We did not audit the financial statements of the Schertz-Seguin Local Government Corporation, which represents 10.6 percent and 12.6 percent, respectively, of the assets and net position of the Water and Sewer Fund, and 10.4 percent and 12.5 percent, respectively, of the assets and net position of the business-type activities. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for Schertz-Seguin Local Government Corporation, is based solely on the report of the other auditors.

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 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.

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's ability to continue as a going concern for twelve months beyond the financial statement due date, including any currently known information that may raise substantial doubt shortly thereafter.

OFFICE LOCATIONS

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Auditor's Responsibilities 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's 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's 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.

Report on Summarized Comparative Information

We have previously audited the City of Schertz, Texas' fiscal year 2023 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated March 17, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended September 30, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules 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. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

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 March 17, 2025, on our consideration of the City of Schertz, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Schertz, Texas' internal control over financial reporting and compliance.

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

Waco, Texas
March 17, 2025

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MANAGEMENT'S DISCUSSION AND ANALYSIS

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MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Schertz, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Schertz for the fiscal year ended September 30, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

Financial Highlights

The assets and deferred outflows of the City of Schertz exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by \$373,837,780 (net position). Of this amount, \$48,225,235 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.

The City's total net position increased by \$28,702,437. This was less than the increase of \$48,390,437 in the prior year due to reduced revenue from capital contributions.

As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$112,876,964, an increase of \$30,183,161 in comparison with the prior year. The primary cause of this increase was an increase in property and sales tax revenues that exceeded expenditure growth.

At the end of the fiscal year, the combined total of the General Fund assigned and unassigned fund balances was \$14,942,520 which is 33.75% of the general fund expenditures not including capital outlay. The fund balance policy is to reserve at least a 26% balance.

Overview of the Financial Statements

This 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, deferred outflows, liabilities, and deferred inflows, with the difference between the former two and latter 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 of Schertz is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving to the change occurs, regardless of the timing of related cash flows. 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 unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City of Schertz that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City of Schertz include general government, public safety, streets and parks, health, and culture and recreation. The business-type activities of the City of Schertz include a water and sewer department and an emergency medical services department.

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. The City of Schertz, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The funds of the City of Schertz can be divided into two categories: governmental and proprietary.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements 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. Such information is useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City of Schertz maintains fifteen individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the debt service fund, the economic development corporation, the capital projects fund, and the American Recovery Plan Act fund, all of which are considered to be major funds. Data from the other ten governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

Proprietary funds. The City of Schertz maintains two types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City of Schertz uses enterprise funds to account for its water and sewer department and for its emergency medical services department. The City also maintains an internal service fund to account for internal charges for medical premiums.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewer department and for the emergency medical services department, both of which are considered to be major funds of the City of Schertz, as well as the internal service fund.

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 certain required supplementary information concerning the City's general fund budgetary schedule. The City of Schertz adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with this budget. The economic development corporation also adopts an annual budget, and a comparison schedule for it also is provided in the required supplementary information.

The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Schertz, assets and deferred outflows exceeded liabilities and deferred inflows by \$373,837,780 at the close of the most recent fiscal year. The largest portion of the City's total net position (72%) reflects its net investment in capital assets (e.g., land, buildings, machinery, and equipment) less any related debt used to acquire those assets that is still outstanding, plus bond proceeds that have not yet been spent. The City of Schertz uses these capital assets to provide services to citizens; consequently, these assets are not available for operational type of future spending. Although the City's investment in its capital assets is reported net of related debt, 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.

An additional portion of the City's total net position (15%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$48,225,235, may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City of Schertz is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

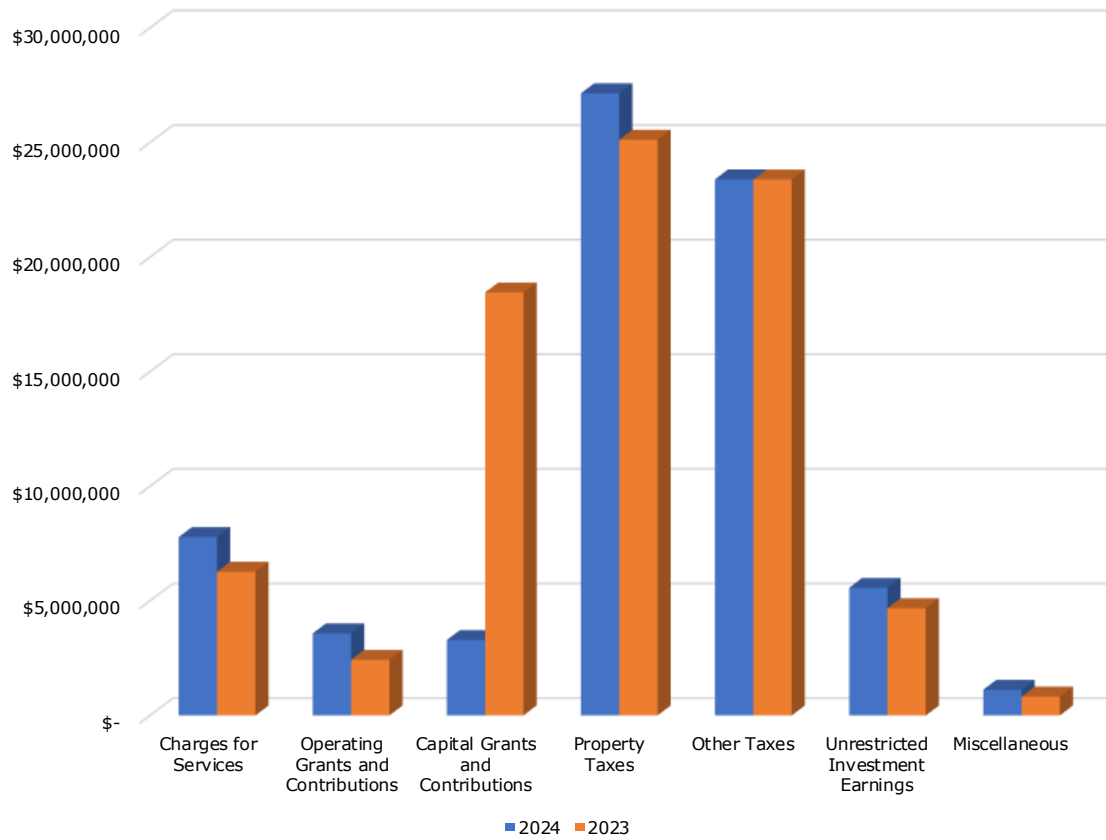
City of Schertz's Net Position Government-Wide						
	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current and other assets	\$ 125,153,191	\$ 97,512,162	\$ 66,639,490	\$ 64,573,716	\$ 191,792,681	\$ 162,085,878
Capital assets	194,684,599	194,268,903	144,205,606	135,961,908	338,890,205	330,230,811
Total assets	319,837,790	291,781,065	210,845,096	200,535,624	530,682,886	492,316,689
Deferred outflows of resources	7,156,736	9,428,168	2,348,408	3,008,848	9,505,144	12,437,016
Current liabilities	17,855,465	18,488,692	8,146,445	9,086,822	26,001,910	27,575,514
Long-term liabilities	107,487,141	96,863,509	31,131,477	33,494,784	138,618,618	130,358,293
Total liabilities	125,342,606	115,352,201	39,277,922	42,581,606	164,620,528	157,933,807
Deferred inflows of resources	1,355,792	1,334,836	373,930	349,719	1,729,722	1,684,555
Net position:						
Net investment in capital assets	142,891,901	136,442,093	125,867,091	114,831,425	268,758,992	251,273,518
Restricted	50,212,797	40,311,118	6,640,756	6,640,756	56,853,553	46,951,874
Unrestricted	7,191,430	7,768,985	41,033,805	39,140,966	48,225,235	46,909,951
Total net position	\$ 200,296,128	\$ 184,522,196	\$ 173,541,652	\$ 160,613,147	\$ 373,837,780	\$ 345,135,343

The government's net position increased by \$28,702,437 during the current fiscal year. The primary cause for the increase was increased revenues; the City recognized approximately \$11.7 million of capital contribution revenue related to dedicated infrastructure assets and also experienced sharp increases in property and sales taxes. These increases stem from the City's continued rapid population growth; continued new housing and business developments resulted in increased assessed value for property taxes and resulted in the creation of infrastructure that was dedicated to the City. The related population increases resulted in increased economic activity that increased sales tax revenues.

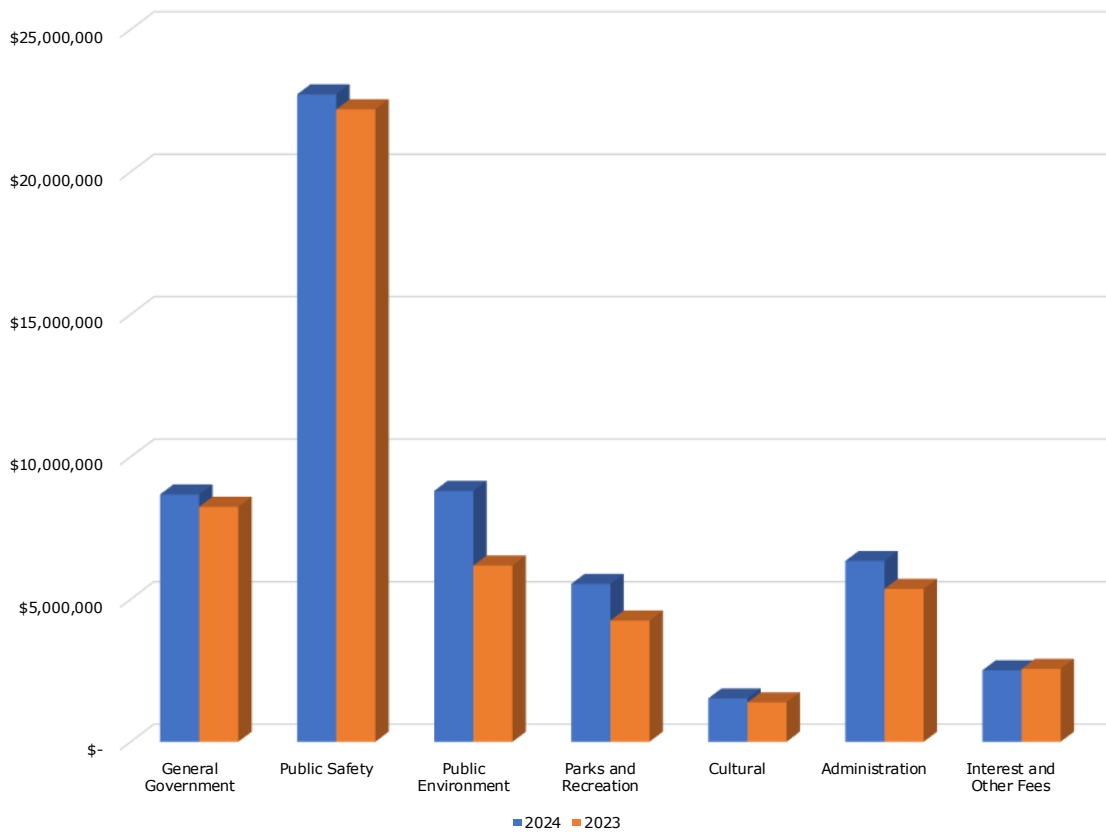
The following table indicates changes in net position for governmental and business-type activities followed by graphs displaying total revenues and expenses by type:

City of Schertz's Changes in Net Position Government-Wide						
	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues:						
Program revenues:						
Charges for services	\$ 7,782,686	\$ 6,267,868	\$ 42,793,475	\$ 41,093,604	\$ 50,576,161	\$ 47,361,472
Operating grants & contributions	3,579,794	2,425,937	-	-	3,579,794	2,425,937
Capital contributions	3,293,373	18,456,911	8,431,343	14,180,619	11,724,716	32,637,530
General revenues:						
Property taxes	27,147,745	25,118,429	-	-	27,147,745	25,118,429
Other taxes	23,393,401	23,388,656	-	-	23,393,401	23,388,656
Investment earnings	5,569,055	4,678,690	4,535,559	1,927,277	10,104,614	6,605,967
Miscellaneous	1,119,844	820,465	974,786	479,479	2,094,630	1,299,944
Total revenues	71,885,898	81,156,956	56,735,163	57,680,979	128,621,061	138,837,935
Expenses:						
General government	8,678,145	8,244,956	-	-	8,678,145	8,244,956
Public safety	22,719,864	22,195,399	-	-	22,719,864	22,195,399
Public environment	8,802,846	6,188,351	-	-	8,802,846	6,188,351
Parks and recreation	5,539,108	4,253,278	-	-	5,539,108	4,253,278
Cultural	1,520,759	1,380,793	-	-	1,520,759	1,380,793
Administration	6,343,146	5,363,700	-	-	6,343,146	5,363,700
Interest and other fees	2,508,098	2,555,917	-	-	2,508,098	2,555,917
Water and sewer	-	-	32,088,184	30,088,159	32,088,184	30,088,159
EMS	-	-	11,718,474	10,176,945	11,718,474	10,176,945
Total expenses	56,111,966	50,182,394	43,806,658	40,265,104	99,918,624	90,447,498
Increase in net position before transfers	15,773,932	30,974,562	12,928,505	17,415,875	28,702,437	48,390,437
Transfers	-	591	-	(591)	-	-
Change in net position	15,773,932	30,975,153	12,928,505	17,415,284	28,702,437	48,390,437
Net position - beginning of year	184,522,196	153,547,043	160,613,147	143,197,863	345,135,343	296,744,906
Net position - end of year	\$ 200,296,128	\$ 184,522,196	\$ 173,541,652	\$ 160,613,147	\$ 373,837,780	\$ 345,135,343

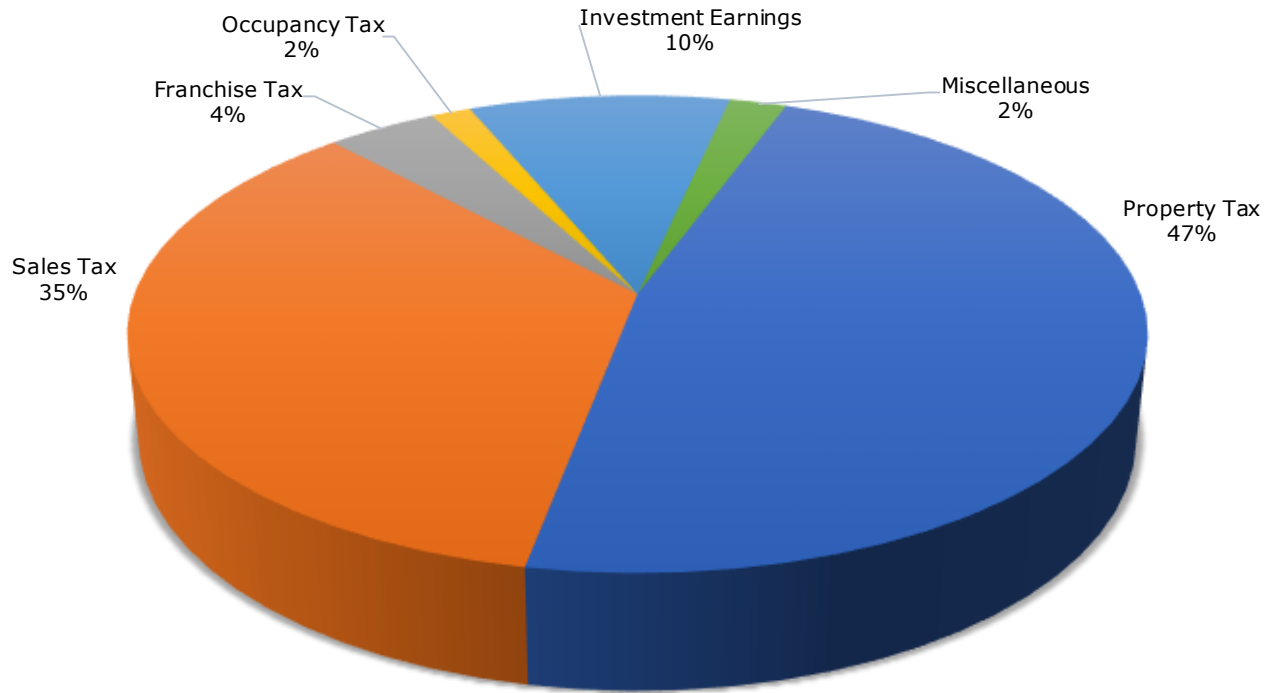
TOTAL REVENUES – GOVERNMENT-WIDE



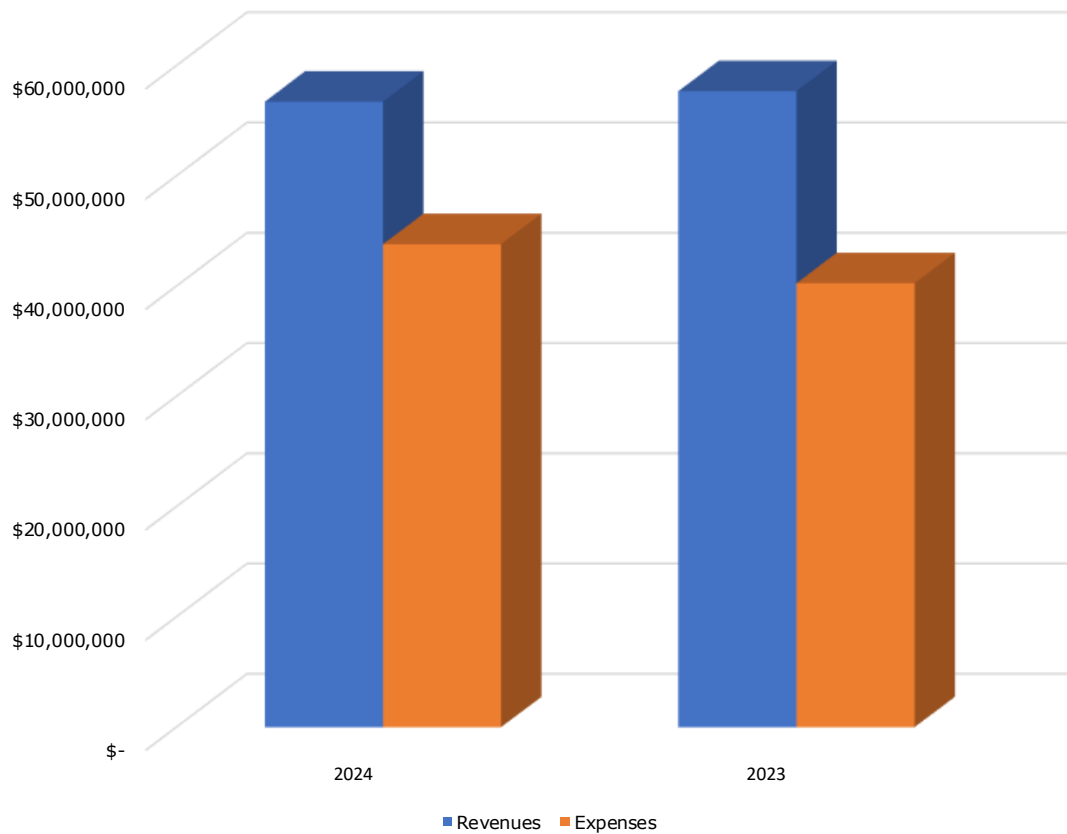
TOTAL EXPENSES – GOVERNMENT-WIDE



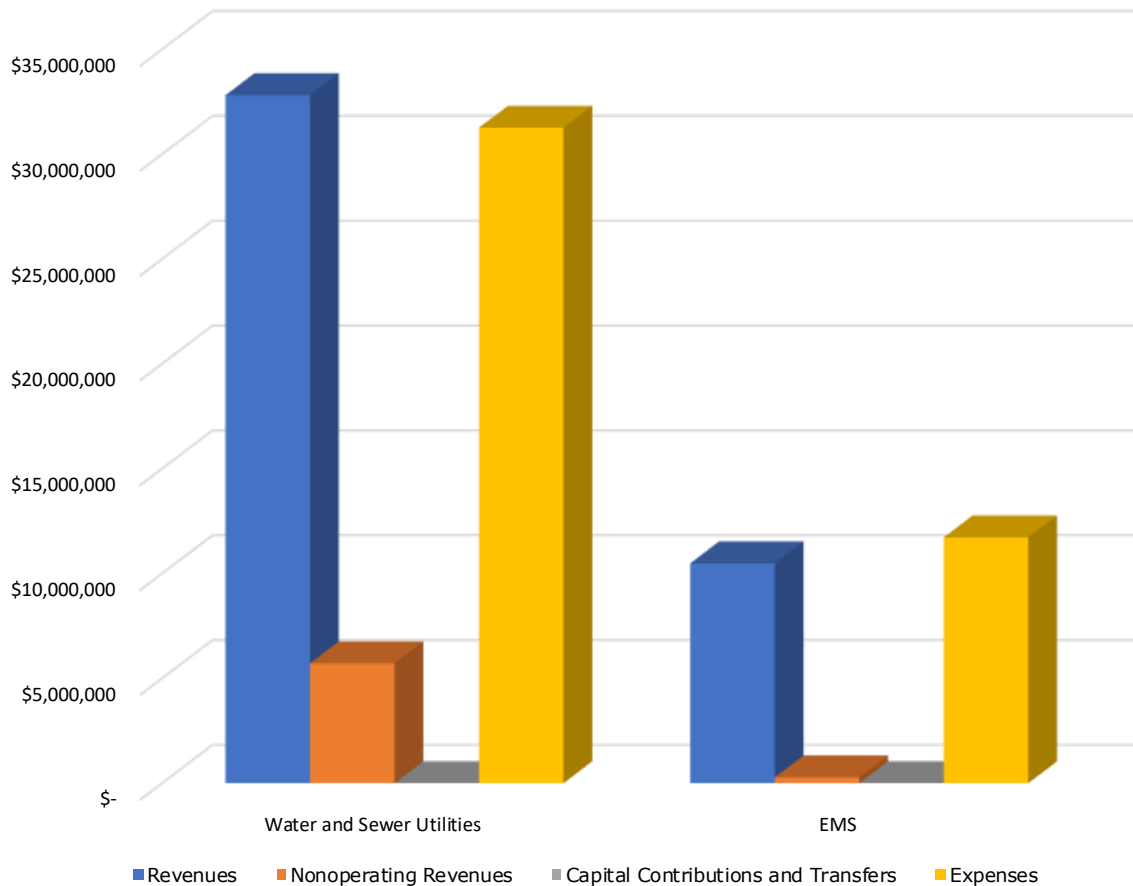
GENERAL REVENUE BY SOURCE – GOVERNMENTAL ACTIVITIES



TOTAL REVENUES AND EXPENSES – BUSINESS-TYPE ACTIVITIES



BUSINESS-TYPE REVENUES AND EXPENSES



Financial Analysis of the Government's Funds

As noted earlier, the City of Schertz uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$112,876,964. Of this total amount, \$11,072,251 constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance is non-spendable, restricted, committed, or assigned to indicate that it is not available for new spending because it has already been committed to pay debt service, for capital improvement projects, and other assigned purposes.

The general fund is the chief operating fund of the City of Schertz. At the end of the current fiscal year, unassigned fund balance of the general fund was \$11,338,745, while total fund balance was \$17,947,703, a decrease of \$1,289,913 from the prior year. Overall, the decrease was caused by budgeted increases in public safety expenditures that were partially offset by increases in investment earnings, property, and sales tax revenues. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 25.61% of total general fund expenditures, not including capital outlay.

The debt service fund has a total fund balance of \$2,029,913, all of which is restricted for the payment of debt service. The net increase in fund balance during the current year in the debt service fund was \$916,055. This increase was due to regular principal and interest payments on long-term debt exceeding interest and sinking property tax revenue during the year. Over time, however, the debt service fund has sufficient cash and equivalents on hand to remain liquid if tax revenues decrease.

The capital projects fund has a total fund balance of \$41,543,633, an increase of \$18,790,451. This was caused by the issuance of the City's Series 2024 Certificates of Obligation.

The Economic Development Fund presents the activities of the Schertz Economic Development Corporation (the "EDC"), which promotes economic development activities using a portion of the City's sales tax revenue. At year end, the EDC fund reported an ending fund balance of \$40,323,196, which is an increase of \$7,327,362 compared to the prior year. The primary cause of this change was sales tax revenue growing faster than expenditures.

The American Rescue Plan Act Fund has a total fund balance of \$814,392, which consists of interest earned on the \$7,816,119 received from the Coronavirus Local Fiscal Recovery Fund grant program. Amounts not spent as of year-end are presented as unearned revenue until spent in accordance with the terms of the grant agreement in future years.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Unrestricted net position of the water and sewer fund at the end of the year amounted to \$41,286,917 and those for the Schertz EMS fund amounted to a deficit of \$253,112, which are 132% and 2% of fund operating costs, respectively.

The water and sewer fund reported an increase in net position of \$7.6 million. Approximately three quarters of this increase related to revenue recognized for contributed infrastructure assets; the remaining portion of the increase was from operating income, which was consistent with the prior year. Management's intent is to accumulate operating surplus to fund construction of new water and sewer infrastructure in future years with less reliance on bonded debt.

The Schertz EMS fund decreased net position by \$1,877,201. Expenses increased by approximately \$2.1 million compared to the prior year. Revenues were consistent to the prior year as a result of approximately the same number of ambulance runs in the prior year. Expenses increased primarily from increased salaries that resulted from the compensation study discussed previously.

General Fund Budgetary Highlights

The general fund expenditures were \$1,282,031 less than the \$47,322,463 budget. Overall activity in the General Fund increased during the current year as the City emerged from the COVID-19 pandemic, although the amount of growth was less than expected. Revenues were \$734,613 less than budgeted, primarily due to property tax revenue increasing less than expected. Overall, ending fund balance in the general fund was \$2,101,414 higher than budgeted.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets. The City's investment in capital assets for its governmental and business-type activities as of September 30, 2024, amounts to \$338,890,205 (net of accumulated depreciation), including several projects in progress from voter approved bonds.

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	\$ 15,450,585	\$ 15,214,261	\$ 2,415,103	\$ 2,415,102	\$ 17,865,688	\$ 17,629,363
Water rights	-	-	70,245	70,245	70,245	70,245
Buildings and improvements	67,671,372	53,420,797	3,725,152	3,725,152	71,396,524	57,145,949
Machinery, equipment, and vehicles	19,506,533	16,277,025	7,895,394	7,339,679	27,401,927	23,616,704
Infrastructure	175,820,607	175,473,306	143,743,449	137,700,969	319,564,056	313,174,275
Construction in progress	14,956,054	22,189,761	35,493,424	29,149,047	50,449,478	51,338,808
Accumulated depreciation	(98,720,552)	(88,306,247)	(49,137,161)	(44,438,286)	(147,857,713)	(132,744,533)
TOTALS	<u>\$194,684,599</u>	<u>\$194,268,903</u>	<u>\$144,205,606</u>	<u>\$135,961,908</u>	<u>\$338,890,205</u>	<u>\$330,230,811</u>

Significant capital asset activity for the year included improvements to streets and infrastructure of \$6.2 million and construction projects of \$7.2 million.

Additional information on the City's capital assets can be found in note II.F. to the basic financial statements.

LONG TERM DEBT

At the end of the current fiscal year, the City of Schertz had total long-term debt outstanding of \$122,484,521. The related principal and interest payment for the bonds are backed by an annual ad valorem tax levied against all taxable property within the City. The City of Schertz maintains an "AA+" rating from Standard and Poor's.

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
General obligation bonds	\$ 46,395,000	\$ 50,790,000	\$ 2,750,000	\$ 3,525,000	\$ 49,145,000	\$ 54,315,000
Certificates of obligation	42,275,000	24,565,000	21,150,000	22,005,000	63,425,000	46,570,000
Financing arrangements	54,614	81,921	163,843	245,764	218,457	327,685
Premium on bonds	5,763,094	5,133,058	1,954,620	2,086,300	7,717,714	7,219,358
Compensated absences	<u>1,405,718</u>	<u>1,259,918</u>	<u>572,632</u>	<u>498,709</u>	<u>1,978,350</u>	<u>1,758,627</u>
Totals	<u>\$ 95,893,426</u>	<u>\$ 81,829,897</u>	<u>\$ 26,591,095</u>	<u>\$ 28,360,773</u>	<u>\$ 122,484,521</u>	<u>\$ 110,190,670</u>

Total debt increased compared to the prior year due to the issuance of the City's Series 2024 Certificates of Obligation.

Additional information on the City's long-term debt can be found in note II.G. to the basic financial statements.

Economic Factors and Next Year's Budgets and Rates

At the end of the fiscal year, the assigned and unassigned fund balance in the general fund decreased to \$15.0 million from \$15.5 million. There was a decrease in fund balance budgeted of \$2.5 million in the original adopted budget but due to the above expected performance of taxes collected and interlocal agreement updates combined with savings in streets made up \$2 million. The City of Schertz has appropriated \$2.5 million of the fund balance for spending in the 2025 fiscal year budget in accordance to the City's fund balance policy in an effort to reduce the fund balance level. The approved tax rate decreased to \$0.4872 from \$0.4950 per \$100 of valuation.

Each year the City updates its five-year budgeting forecast and has implemented a long-term debt model to assist management in making informed financial decisions that will impact the community now and in the future. The City's property tax base continues to expand at around 3% per year while the long term sales taxes are growing at 7% annually.

During the Fiscal year of 2023-24, the City and the Schertz Economic Development Corporation (SEDC) partnered for a study to determine the feasibility of extending a sewer line through this region known as the Town Creek Sewershed which is the area north of IH 35, along the City's border with Garden Ridge and New Braunfels. The plan was completed and the SEDC partnered with two companies to construct this sewer line.

Boomerang and Lovett, both Houston companies, are planning two projects to construct over 800,000 square feet of warehouse and cold storage in the area of FM 2252. These projects will extend the sewer from their projects to a manhole and existing sewer at Abby Road. This project to extend nearly 6,600 linear feet of 24-inch sewer line. In 2024-25 staff is planning for a second project to complete the second leg of over 9,000 linear feet of sewer for this watershed, finally providing service to the entire region. There are a lot of exciting things happening and on the horizon in Schertz.

Other development along IH 35 includes construction starting on buildings 2, 4, 5, and 6 at 22867 IH 35 that will be a combined 773,343 sq ft of industrial spec space and Royal Manufacturing starting Phase III for an additional 196,560 sq ft of industrial space.

For nearly two years, Schertz has worked on finalizing an agreement with Merit Real Estate for the development of the Schertz Station Shopping Center, Schertz' first major retail development in 20 years. The SEDC partnered with developers of that area to assist with public infrastructure for the extension of Ripps Kreusler Rd, and some signalization improvements on Cibolo Valley Drive and IH 35 access Rd. The development at that location will make way for a 250,000 square feet shopping center anchored by a Home Depot and several restaurants and service-related businesses. Some of the businesses coming to the center, CAVA, Chipolte, Panera, Jersey Mikes and Dave's Hot Chicken have been actively recruited by the city for many years. In addition, Portillo's Restaurant, the Chicago icon that was founded in 1963 will make its first appearance into the San Antonio market with a store in the Schertz Station. This development promises cranes on the horizon and ribbon cuttings for many years to come.

For residential development, City also has a 300 unit residential multifamily apartment complex totaling 383,481sq ft. In addition to having the highest annual revenue on new residential building permits since 2015.

Overall, the City of Schertz continues to be an extremely attractive option as a center for logistics and distribution being along the west side IH 35 where the current industrial development is centered with residential and residential businesses located along the east side. Continued development reinforces the City's projection of continued growth in both the residential and commercial sectors of 3% and 7%, respectively.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, City of Schertz, 1400 Schertz Parkway, Schertz, Texas 78154.

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**BASIC
FINANCIAL STATEMENTS**

CITY OF SCHERTZ, TEXAS

STATEMENT OF NET POSITION

SEPTEMBER 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 112,611,161	\$ 24,837,104	\$ 137,448,265
Investments	4,829,710	1,222,270	6,051,980
Internal balances	732,091	(732,091)	-
Receivables, net of allowances:			
Taxes	4,630,649	-	4,630,649
Accounts and other	1,242,882	8,590,258	9,833,140
Accrued interest	-	6,324	6,324
Inventories	285,571	231,031	516,602
Restricted assets:			
Cash and cash equivalents	110,791	10,275,888	10,386,679
Service concession arrangement receivable:			
Due within one year	90,909	-	90,909
Due in more than one year	619,427	-	619,427
Investment in joint venture	-	22,208,706	22,208,706
Capital assets:			
Land	15,450,585	2,415,103	17,865,688
Water rights	-	70,245	70,245
Buildings and improvements	67,671,372	3,725,152	71,396,524
Equipment and vehicles	19,506,533	7,895,394	27,401,927
Infrastructure	175,820,607	143,743,449	319,564,056
Construction in progress	14,956,054	35,493,424	50,449,478
Accumulated depreciation	<u>(98,720,552)</u>	<u>(49,137,161)</u>	<u>(147,857,713)</u>
Total Assets	<u>319,837,790</u>	<u>210,845,096</u>	<u>530,682,886</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred loss on debt refunding	392,195	-	392,195
OPEB related	472,800	164,140	636,940
Pension related	<u>6,291,741</u>	<u>2,184,268</u>	<u>8,476,009</u>
Total Deferred Outflows of Resources	<u>7,156,736</u>	<u>2,348,408</u>	<u>9,505,144</u>

CITY OF SCHERTZ, TEXAS

STATEMENT OF NET POSITION

SEPTEMBER 30, 2024

	Primary Government		
	Governmental	Business-Type	
	Activities	Activities	Total
LIABILITIES			
Accounts payable	\$ 2,539,257	\$ 4,153,880	\$ 6,693,137
Accrued liabilities	777,467	289,202	1,066,669
Retainage payable	6,893	718,963	725,856
Due to other governments	50,043	-	50,043
Unearned revenue	6,544,945	302,260	6,847,205
Accrued interest payable	438,634	154,964	593,598
Customer deposits	33,027	600,837	633,864
Noncurrent liabilities:			
Due within one year:			
Compensated absences	281,144	114,526	395,670
Total OPEB liability	86,507	29,892	116,399
Service concession arrangement	55,241	-	55,241
Long-term debt	7,042,307	1,781,921	8,824,228
Due in more than one year:			
Compensated absences	1,124,574	458,106	1,582,680
Total OPEB liability	2,214,732	769,014	2,983,746
Net pension liability	16,326,037	5,667,815	21,993,852
Service concession arrangement	376,397	-	376,397
Long-term debt	87,445,401	24,236,542	111,681,943
Total Liabilities	<u>125,342,606</u>	<u>39,277,922</u>	<u>164,620,528</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred service concession arrangement	278,698	-	278,698
OPEB related	972,045	337,461	1,309,506
Pension related	105,049	36,469	141,518
Total Deferred Inflows of Resources	<u>1,355,792</u>	<u>373,930</u>	<u>1,729,722</u>
NET POSITION			
Net investment in capital assets	142,891,901	125,867,091	268,758,992
Restricted for:			
Police and municipal court	920,715	-	920,715
PEG capital fees	136,899	-	136,899
Tourism development	3,439,858	-	3,439,858
Economic development	41,137,588	-	41,137,588
Parks and tree mitigation	1,777,495	-	1,777,495
Debt service	1,786,712	-	1,786,712
Scholarships and other purposes	1,013,530	-	1,013,530
Construction	-	6,640,756	6,640,756
Unrestricted	7,191,430	41,033,805	48,225,235
Total Net Position	<u>\$ 200,296,128</u>	<u>\$ 173,541,652</u>	<u>\$ 373,837,780</u>

CITY OF SCHERTZ, TEXAS

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	\$ 8,678,145	\$ 418,302	\$ 1,563,245	\$ -
Public safety	22,719,864	4,068,931	2,011,463	-
Public environment	8,802,846	2,038,419	-	3,293,373
Parks and recreation	5,539,108	932,437	-	-
Cultural	1,520,759	324,597	5,086	-
Administration	6,343,146	-	-	-
Interest	2,508,098	-	-	-
Total Governmental Activities	<u>56,111,966</u>	<u>7,782,686</u>	<u>3,579,794</u>	<u>3,293,373</u>
Business-type activities:				
Water and sewer	32,088,184	32,562,394	-	8,431,343
EMS	<u>11,718,474</u>	<u>10,231,081</u>	<u>-</u>	<u>-</u>
Total Business-Type Activities	<u>43,806,658</u>	<u>42,793,475</u>	<u>-</u>	<u>8,431,343</u>
Total Primary Government	<u>\$ 99,918,624</u>	<u>\$ 50,576,161</u>	<u>\$ 3,579,794</u>	<u>\$ 11,724,716</u>

General revenues:

Taxes:

Ad valorem

Sales

Franchise fees

Hotel/motel

Mixed drink

Investment earnings

Miscellaneous

Total General Revenues

Change in Net Position

Net Position - Beginning

Net Position - Ending

Net (Expense) Revenue and Changes in Net Position		
Primary Government		

Governmental Activities	Business-Type Activities	Total
----------------------------	-----------------------------	-------

\$ (6,696,598)	\$ -	\$ (6,696,598)
(16,639,470)	-	(16,639,470)
(3,471,054)	-	(3,471,054)
(4,606,671)	-	(4,606,671)
(1,191,076)	-	(1,191,076)
(6,343,146)	-	(6,343,146)
(2,508,098)	-	(2,508,098)
(41,456,113)	-	(41,456,113)

-	8,905,553	8,905,553
-	(1,487,393)	(1,487,393)
-	7,418,160	7,418,160
(41,456,113)	7,418,160	(34,037,953)

27,147,745	-	27,147,745
20,095,955	-	20,095,955
2,354,657	-	2,354,657
849,265	-	849,265
93,524	-	93,524
5,569,055	4,535,559	10,104,614
1,119,844	974,786	2,094,630
57,230,045	5,510,345	62,740,390
15,773,932	12,928,505	28,702,437
184,522,196	160,613,147	345,135,343
\$ 200,296,128	\$ 173,541,652	\$ 373,837,780

CITY OF SCHERTZ, TEXAS

BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024

	General Fund	Capital Projects Fund	Debt Service Fund
ASSETS			
Cash and cash equivalents	\$ 14,004,790	\$ 41,622,628	\$ 2,029,913
Investments	2,499,161	-	-
Receivables (net of allowances)			
Taxes	3,293,402	-	195,433
Accounts and other	1,134,923	-	-
Due from other funds	1,376,444	-	-
Inventory	285,571	-	-
Restricted assets:			
Cash and cash equivalents	<u>110,791</u>	<u>-</u>	<u>-</u>
Total Assets	<u>22,705,082</u>	<u>41,622,628</u>	<u>2,225,346</u>
LIABILITIES			
Accounts payable	2,446,518	78,995	-
Accrued salaries and benefits	777,467	-	-
Retainage payable	-	-	-
Customer deposits	33,027	-	-
Due to other governments	50,043	-	-
Due to other funds	-	-	-
Unearned revenues	<u>31,498</u>	<u>-</u>	<u>-</u>
Total Liabilities	<u>3,338,553</u>	<u>78,995</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenues	<u>1,418,826</u>	<u>-</u>	<u>195,433</u>
Total Deferred Inflows of Resources	<u>1,418,826</u>	<u>-</u>	<u>195,433</u>
FUND BALANCES			
Nonspendable for:			
Inventory	285,571	-	-
Restricted for:			
Police and public safety/municipal court	409,637	-	-
Municipal court	715,579	-	-
PEG capital fees	136,899	-	-
Capital improvement	-	37,654,911	-
Debt service	-	-	2,029,913
Tourism development	-	-	-
Parks and tree mitigation	-	-	-
Historical Committee and library	-	-	-
Economic development	-	-	-
Animal control	47,461	-	-
Scholarships	149,097	-	-
Committed for:			
Capital Projects	-	3,888,722	-
Civic Center/SIED	1,260,939	-	-
Assigned for:			
Property replacement	1,007,626	-	-
Subsequent year's budget	2,596,149	-	-
Unassigned	<u>11,338,745</u>	<u>-</u>	<u>-</u>
Total Fund Balances	<u>17,947,703</u>	<u>41,543,633</u>	<u>2,029,913</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 22,705,082</u>	<u>\$ 41,622,628</u>	<u>\$ 2,225,346</u>

The accompanying notes are an integral part
of these financial statements.

Economic Development Corporation	American Rescue Plan Act Fund	Nonmajor Governmental Funds	Total Governmental Funds
\$ 36,851,691 2,330,549	\$ 7,334,732 -	\$ 10,767,407 -	\$ 112,611,161 4,829,710
1,141,814	-	-	4,630,649
7,949	-	100,010	1,242,882
-	-	-	1,376,444
-	-	-	285,571
-	-	-	110,791
<u>40,332,003</u>	<u>7,334,732</u>	<u>10,867,417</u>	<u>125,087,208</u>
8,807	-	4,937	2,539,257
-	-	-	777,467
-	6,893	-	6,893
-	-	-	33,027
-	-	-	50,043
-	-	644,353	644,353
-	6,513,447	-	6,544,945
<u>8,807</u>	<u>6,520,340</u>	<u>649,290</u>	<u>10,595,985</u>
-	-	-	1,614,259
-	-	-	1,614,259
-	-	-	285,571
-	-	511,078	920,715
-	-	-	715,579
-	-	-	136,899
-	-	4,654,797	42,309,708
-	-	-	2,029,913
-	-	3,439,858	3,439,858
-	-	1,777,495	1,777,495
-	-	101,393	101,393
40,323,196	814,392	-	41,137,588
-	-	-	47,461
-	-	-	149,097
-	-	-	3,888,722
-	-	-	1,260,939
-	-	-	1,007,626
-	-	-	2,596,149
-	-	(266,494)	11,072,251
<u>40,323,196</u>	<u>814,392</u>	<u>10,218,127</u>	<u>112,876,964</u>
<u>\$ 40,332,003</u>	<u>\$ 7,334,732</u>	<u>\$ 10,867,417</u>	<u>\$ 125,087,208</u>

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CITY OF SCHERTZ, TEXAS

**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION**

SEPTEMBER 30, 2024

Total Fund Balances - Governmental Funds \$ 112,876,964

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds balance sheet. 194,684,599

Bonds payable and accrued compensated absences will not be liquidated with current financial resources and, therefore, have not been included in the fund financial statements. (90,130,332)

Interest payable on long-term debt is accrued in the government-wide financial statements, whereas in the fund financial statements, interest expenditures are reported when due. (438,634)

Premiums on bond issuances and deferred losses on bond refunding are recorded as other financing sources and uses when paid in the fund financial statements but are capitalized and amortized in the government-wide financial statements over the life of the bonds.

Premiums (5,763,094)
Deferred loss 392,195

Receivables from grants, property taxes and fines and fees are not available soon enough to pay for the current period's expenditures and are, therefore, deferred in the fund financial statements. 1,614,259

Included in the items related to debt is the recognition of the City's net pension liability, total OPEB liability, and related deferred outflows and inflows of resources.

Net pension liability (16,326,037)
Deferred outflows related to pensions 6,291,741
Deferred inflows related to pensions (105,049)
Total OPEB liability (2,301,239)
Deferred outflows related to OPEB 472,800
Deferred inflows related to OPEB (972,045)

Net Position of Governmental Activities \$ 200,296,128

CITY OF SCHERTZ, TEXAS

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

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	General Fund	Capital Projects Fund	Debt Service Fund
REVENUES			
Taxes	\$ 34,041,974	\$ -	\$ 8,917,461
Permits and fees	2,627,370	-	-
Service fees	2,339,769	-	-
Fines and fees	366,823	-	-
Intergovernmental	2,940,640	-	-
Investment earnings	1,251,166	1,379,778	195,912
Miscellaneous	897,538	-	221,136
Total Revenues	<u>44,465,280</u>	<u>1,379,778</u>	<u>9,334,509</u>
EXPENDITURES			
Current:			
General government	7,106,636	-	-
Public safety	23,365,331	-	-
Public environment	2,518,012	-	-
Parks and recreation	4,161,603	-	-
Cultural	1,429,406	-	-
Administration	5,688,426	-	-
Capital outlay	1,771,018	2,497,812	-
Debt service:			
Principal	-	-	5,850,000
Interest and fiscal charges	-	-	2,667,861
Bond issue costs	-	163,613	5,000
Total Expenditures	<u>46,040,432</u>	<u>2,661,425</u>	<u>8,522,861</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(1,575,152)</u>	<u>(1,281,647)</u>	<u>811,648</u>
OTHER FINANCING SOURCES (USES)			
Issuance of bonds	-	19,165,000	-
Premium on issuance of bonds	-	998,613	-
Transfers in	285,239	12,892	104,407
Transfers out	-	(104,407)	-
Total Other Financing Sources (Uses)	<u>285,239</u>	<u>20,072,098</u>	<u>104,407</u>
NET CHANGE IN FUND BALANCE	(1,289,913)	18,790,451	916,055
FUND BALANCES - BEGINNING	<u>19,237,616</u>	<u>22,753,182</u>	<u>1,113,858</u>
FUND BALANCES - ENDING	<u>\$ 17,947,703</u>	<u>\$ 41,543,633</u>	<u>\$ 2,029,913</u>

Economic Development Corporation	American Rescue Plan Act Fund	Nonmajor Governmental Funds	Total Governmental Funds
\$ 6,698,059	\$ -	\$ 849,265	\$ 50,506,759
-	-	1,001,518	3,628,888
-	-	1,502,262	3,842,031
-	-	224,151	590,974
-	694,541	378,480	4,013,661
1,868,124	414,711	459,364	5,569,055
1,101	-	69	1,119,844
<u>8,567,284</u>	<u>1,109,252</u>	<u>4,415,109</u>	<u>69,271,212</u>
384,286	-	56,535	7,547,457
-	-	43,544	23,408,875
-	-	81,429	2,599,441
-	-	-	4,161,603
-	-	16,880	1,446,286
557,505	-	80,265	6,326,196
-	694,541	111,961	5,075,332
-	-	-	5,850,000
-	-	-	2,667,861
-	-	-	168,613
<u>941,791</u>	<u>694,541</u>	<u>390,614</u>	<u>59,251,664</u>
<u>7,625,493</u>	<u>414,711</u>	<u>4,024,495</u>	<u>10,019,548</u>
-	-	-	19,165,000
-	-	-	998,613
-	-	-	402,538
(298,131)	-	-	(402,538)
<u>(298,131)</u>	<u>-</u>	<u>-</u>	<u>20,163,613</u>
7,327,362	414,711	4,024,495	30,183,161
32,995,834	399,681	6,193,632	82,693,803
<u>\$ 40,323,196</u>	<u>\$ 814,392</u>	<u>\$ 10,218,127</u>	<u>\$ 112,876,964</u>

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CITY OF SCHERTZ, TEXAS

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

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Net Changes in Fund Balances - Governmental Funds \$ 30,183,161

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the governmental activities statement of activities, that cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	10,830,001
Depreciation expense	(10,414,305)

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.

Property taxes	25,404
Court fines	(704,091)

The issuance of long-term debt (e.g. bonds) 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 premiums, discounts, and similar items when debt is first issued, whereas the amounts are deferred and amortized in the Statement of Activities.

Repayment of principal of long-term debt	6,245,884
Amortization of loss on refunding	(57,272)

Current year changes in certain long-term liabilities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Issuance of bonds	(19,165,000)
Premium on issuance of bonds	(998,613)
Compensated Absences	(145,800)
Net pension liability	66,799
Total OPEB liability	(109,307)

Interest payable on long-term debt is accrued in the government-wide financial statements, whereas in the fund financial statements, interest expenditures are reported when due.

17,071

Change in Net Position of Governmental Activities	<u>\$ 15,773,932</u>
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CITY OF SCHERTZ, TEXAS

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS**

SEPTEMBER 30, 2024

	Business-Type Activities Enterprise Funds		
	Water and Sewer System	Schertz EMS	Total Enterprise Funds
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 24,836,633	\$ 471	\$ 24,837,104
Investments	1,222,270	-	1,222,270
Accounts receivable, net of allowance:			
Customer accounts	3,933,498	4,656,760	8,590,258
Accrued interest	6,324	-	6,324
Inventory	<u>109,750</u>	<u>121,281</u>	<u>231,031</u>
Total Current Assets	<u>30,108,475</u>	<u>4,778,512</u>	<u>34,886,987</u>
Noncurrent assets:			
Restricted assets:			
Cash and cash equivalents	10,275,888	-	10,275,888
Investment in joint ventures	22,208,706	-	22,208,706
Capital assets:			
Land	2,415,103	-	2,415,103
Water rights	70,245	-	70,245
Buildings and improvements	3,630,652	94,500	3,725,152
Machinery, equipment, and vehicles	3,794,513	4,100,881	7,895,394
Infrastructure	143,743,449	-	143,743,449
Construction in progress	35,493,424	-	35,493,424
Less: accumulated depreciation	<u>(46,665,904)</u>	<u>(2,471,257)</u>	<u>(49,137,161)</u>
Total Noncurrent Assets	<u>174,966,076</u>	<u>1,724,124</u>	<u>176,690,200</u>
Total Assets	<u>205,074,551</u>	<u>6,502,636</u>	<u>211,577,187</u>
DEFERRED OUTFLOWS OF RESOURCES			
Related to OPEB	46,433	117,707	164,140
Related to pension	<u>617,900</u>	<u>1,566,368</u>	<u>2,184,268</u>
Total Deferred Outflows of Resources	<u>664,333</u>	<u>1,684,075</u>	<u>2,348,408</u>

The accompanying notes are an integral part of these financial statements.

CITY OF SCHERTZ, TEXAS

STATEMENT OF NET POSITION
PROPRIETARY FUNDS

SEPTEMBER 30, 2024

	Business-Type Activities Enterprise Funds		
	Water and Sewer System	Schertz EMS	Total Enterprise Fund
LIABILITIES			
Current liabilities:			
Accounts payable	\$ 3,721,077	\$ 432,803	\$ 4,153,880
Accrued liabilities	79,108	210,094	289,202
Retainage payable	718,963	-	718,963
Customer deposits	600,837	-	600,837
Accrued interest	154,964	-	154,964
Due to other funds	-	732,091	732,091
Unearned revenue	300,000	2,260	302,260
Current portion of long-term liabilities:			
Compensated absences	27,940	86,586	114,526
Total OPEB liability	8,495	21,397	29,892
Long-term debt	<u>1,700,000</u>	<u>81,921</u>	<u>1,781,921</u>
Total Current Liabilities	<u>7,311,384</u>	<u>1,567,152</u>	<u>8,878,536</u>
Noncurrent liabilities:			
Compensated absences	111,761	346,345	458,106
Total OPEB liability	217,505	551,509	769,014
Net pension liability	1,603,351	4,064,464	5,667,815
Long-term debt	<u>24,154,620</u>	<u>81,922</u>	<u>24,236,542</u>
Total Noncurrent Liabilities	<u>26,087,237</u>	<u>5,044,240</u>	<u>31,131,477</u>
Total Liabilities	<u>33,398,621</u>	<u>6,611,392</u>	<u>40,010,013</u>
DEFERRED INFLOWS OF RESOURCES			
Related to OPEB	95,464	241,997	337,461
Related to pension	<u>10,316</u>	<u>26,153</u>	<u>36,469</u>
Total Deferred Inflows of Resources	<u>105,780</u>	<u>268,150</u>	<u>373,930</u>
Net investment in capital assets	124,306,810	1,560,281	125,867,091
Restricted for construction	6,640,756	-	6,640,756
Unrestricted	<u>41,286,917</u>	<u>(253,112)</u>	<u>41,033,805</u>
Total Net Position	<u>\$ 172,234,483</u>	<u>\$ 1,307,169</u>	<u>\$ 173,541,652</u>

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CITY OF SCHERTZ, TEXAS

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

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Business-Type Activities Enterprise Funds		
	Water and Sewer System	Schertz EMS	Total Enterprise Funds
OPERATING REVENUES			
Fees charged to users	\$ 32,041,277	\$ 10,231,081	\$ 42,272,358
Other charges	46,362	-	46,362
Miscellaneous	724,281	250,505	974,786
Total Operating Revenues	<u>32,811,920</u>	<u>10,481,586</u>	<u>43,293,506</u>
OPERATING EXPENSES			
Personnel services	3,425,187	8,901,006	12,326,193
General and administrative	3,422,149	898,961	4,321,110
Contractual services	19,137,379	761,544	19,898,923
Supplies and maintenance	678,498	683,702	1,362,200
Depreciation	4,593,817	473,261	5,067,078
Total Operating Costs	<u>31,257,030</u>	<u>11,718,474</u>	<u>42,975,504</u>
Operating Income (Loss)	<u>1,554,890</u>	<u>(1,236,888)</u>	<u>318,002</u>
NON-OPERATING REVENUES (EXPENSES)			
Investment revenue	4,511,317	24,242	4,535,559
Rent revenue	474,755	-	474,755
Interest expense	(831,154)	-	(831,154)
Total Non-Operating Revenues (Expenses)	<u>4,154,918</u>	<u>24,242</u>	<u>4,179,160</u>
Income before contributions and transfers	5,709,808	(1,212,646)	4,497,162
Capital contributions - impact fees	2,388,863	-	2,388,863
Capital contributions - dedicated assets	6,042,480	-	6,042,480
CHANGE IN NET POSITION	<u>14,141,151</u>	<u>(1,212,646)</u>	<u>12,928,505</u>
NET POSITION - BEGINNING	<u>158,093,332</u>	<u>2,519,815</u>	<u>160,613,147</u>
NET POSITION - END OF YEAR	<u>\$ 172,234,483</u>	<u>\$ 1,307,169</u>	<u>\$ 173,541,652</u>

The accompanying notes are an integral part
of these financial statements.

CITY OF SCHERTZ, TEXAS

**STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS**

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Business-Type Activities Enterprise Funds		
	Water and Sewer System	Schertz EMS	Total Enterprise
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers and users	\$ 32,184,917	\$ 10,019,047	\$ 42,203,964
Cash paid to employees for services	(3,408,428)	(8,635,878)	(12,044,306)
Cash paid to suppliers for goods and services	<u>(26,955,306)</u>	<u>(2,094,320)</u>	<u>(29,049,626)</u>
Net Cash Provided By Operating Activities	<u>1,821,183</u>	<u>(711,151)</u>	<u>1,110,032</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Transfers from other funds	<u>91,499</u>	<u>732,091</u>	<u>823,590</u>
Net Cash Used in Non-Capital Financing Activities	<u>91,499</u>	<u>732,091</u>	<u>823,590</u>
CASH FLOWS FROM CAPITAL & RELATED FINANCING ACTIVITIES			
Capital contributions - impact fees	2,388,863	-	2,388,863
Interest paid on long-term debt	(956,469)	-	(956,469)
Principal paid on long-term debt	<u>(1,630,000)</u>	<u>(81,921)</u>	<u>(1,711,921)</u>
Net Cash Used in Capital and Related Financing Activities	<u>(6,800,048)</u>	<u>(747,777)</u>	<u>(7,547,825)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of investments	(38,473)	-	(38,473)
Payments from rentals	474,755	-	474,755
Interest and investment earnings	<u>4,511,317</u>	<u>24,242</u>	<u>4,535,559</u>
Net Cash Provided By (Used in) Investing Activities	<u>4,947,599</u>	<u>24,242</u>	<u>4,971,841</u>
Net (Decrease) Increase in Cash and Cash Equivalents	60,233	(702,595)	(642,362)
Cash and cash equivalents at beginning of year:			
Cash and cash equivalents	21,699,922	703,066	22,402,988
Restricted cash and cash equivalents	<u>13,352,366</u>	<u>-</u>	<u>13,352,366</u>
	35,052,288	703,066	35,755,354
Cash and cash equivalents at end of year			
Cash and cash equivalents	24,836,633	471	24,837,104
Restricted cash and cash equivalents	<u>10,275,888</u>	<u>-</u>	<u>10,275,888</u>
	<u>\$ 35,112,521</u>	<u>\$ 471</u>	<u>\$ 35,112,992</u>

The accompanying notes are an integral part
of these financial statements.

CITY OF SCHERTZ, TEXAS

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Business-Type Activities Enterprise Funds		
	Water and Sewer System	Schertz EMS	Total Enterprise
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES			
Operating income (loss)	\$ 1,554,890	\$ (1,236,888)	\$ 318,002
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:			
Depreciation	4,593,817	473,261	5,067,078
Change in investment in joint venture	(2,615,430)	-	(2,615,430)
Decrease (increase) in accounts receivable	(409,065)	(463,364)	(872,429)
Decrease (increase) in inventory	16,886	(22,280)	(5,394)
Decrease (increase) in inventory	219,527	416,896	636,423
Decrease (increase) in accounts receivable	7,540	10,114	17,654
Increase (decrease) in accounts payable	(1,118,736)	272,167	(846,569)
Increase (decrease) in accrued liabilities	28,596	-	28,596
Increase (decrease) in customer deposits	(24,012)	-	(24,012)
Increase (decrease) in unearned revenue	(193,926)	825	(193,101)
Increase (decrease) in compensated absences	(2,195)	76,118	73,923
Increase (decrease) in net pension liability	(240,739)	(302,856)	(543,595)
Increase (decrease) in deferred OPEB inflows	(1,765)	11,733	9,968
Increase (decrease) in deferred pension inflows	3,717	10,526	14,243
Increase (decrease) in total OPEB liability	2,078	42,597	44,675
Net cash provided by operating activities	<u>\$ 1,821,183</u>	<u>\$ (711,151)</u>	<u>\$ 1,110,032</u>
SCHEDULE OF NON-CASH CAPITAL ACTIVITIES			
Developer contributions of capital assets	<u>6,042,480</u>	<u>-</u>	<u>6,042,480</u>
Total non-cash capital activities	<u>\$ 6,042,480</u>	<u>\$ -</u>	<u>\$ 6,042,480</u>

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CITY OF SCHERTZ, TEXAS

NOTES TO BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Schertz is a municipal corporation governed by an elected mayor and seven-member council. The financial statements of the City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below:

A. Reporting Entity

Component Units - As required by generally accepted accounting principles, these financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the government's operations; thus, data from these units are combined with data of the primary government. Discretely presented component units, on the other hand, are reported in a separate column in the government-wide financial statements to emphasize it is legally separate from the government. The City reports the following component unit:

Schertz Economic Development Corporation - The Corporation was organized for the purpose of promoting economic development in order to eliminate unemployment and underemployment and to promote and encourage employment and public welfare of, for, and on behalf of the City. The board of directors consists of seven (7) members appointed by the city council. The City is financially accountable for the Corporation because the city council approves the Corporation's budget and appoints all board members. For financial reporting purposes, the SEDC is reported as a blended component unit due to the City having operational responsibility for the component unit, and that any debt issued by SEDC would be expected to be paid using City resources. Thus, SEDC is presented as a special revenue fund within the City's financial statements. Complete financial statements for the Schertz Economic Development Corporation may be obtained from City Hall.

Joint Ventures - A joint venture is a legally separate entity that results from a contractual arrangement and that is owned, operated, or governed by two or more participating governments. The following entities meet the criteria as joint ventures. Separate financial statements for these entities may be obtained at City Hall.

Schertz/Seguin Local Government Corporation - is a public, nonprofit corporation organized to aid, assist, and act on behalf of the cities of Schertz and Seguin in acquiring, constructing, maintaining, and operating a water utility system. The participating governments have an ongoing financial responsibility to fund the operation of the corporation through either purchase of services or by subsidizing the operations.

Cibolo Valley Local Government Corporation - is a public, nonprofit corporation organized July 28, 2011 to aid, assist, and act on behalf of the cities of Cibolo, Converse and Schertz in acquiring, constructing, maintaining, and operating a water utility system. The participating governments have an ongoing financial responsibility to fund the operation of the corporation through either purchase of services or by subsidizing the operations.

B. Government-Wide and 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 activities of the primary government and its component units. 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 revenues, 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 is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges of 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 revenues are reported instead as general revenues.

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.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide 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 revenues 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 thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Nonexchange revenues that are measurable but not available are recorded as unavailable revenue (a deferred inflow of resources). These revenues are generally property taxes and warrants outstanding. 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.

Exchange revenues (payments for services) received in advance of the service being provided are recorded as unearned revenue.

The City reports the following major governmental funds:

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

The Capital Projects Fund accounts for the acquisition and construction of major capital facilities financed from bond proceeds, grants, and transfers from other funds.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

The Economic Development Corporation collects sales taxes to support business development and expansion within the City.

The American Rescue Plan Act Fund records revenue and expenditures related to the City's COVID-19 funding from the American Rescue Plan Act.

The City reports the following major enterprise funds:

The Water and Sewer System Fund accounts for the water and sewer services provided to the citizens through user charges.

The EMS Fund accounts for the emergency medical services provided to the citizens of the City and other participating governments through user charges.

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

Amounts reported as program revenues include 1) charges to customers or applications for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. General revenues include all taxes and investment earnings.

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 sewer enterprise fund and the EMS enterprise fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues 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.

D. Cash and Cash Equivalents

The City's cash and cash equivalents are considered to be cash on hand and demand deposits. Cash is reported as restricted when it has restrictions on its use narrower than the purpose of the fund in which it is reported. This can result in differences in presentation between fund statements and government-wide statements.

For purposes of the statement of cash flows, the City considers cash and other investments with maturities of three months or less from the date of purchase to be cash and cash equivalents.

E. Investments

The City is authorized to invest in (1) obligations of the United States or its agencies and instrumentalities; (2) direct obligations of the State of Texas or its agencies; (3) other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States; (4) obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated of not less than "AA" or its equivalent; (5) certificates of deposit issued by state and national banks domiciled in Texas that are guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) or its successor, or secured by obligations mentioned above; and (6) fully collateralized direct repurchase agreements having a defined termination date. In addition, the City is authorized to invest in local government investment pools. The investment pools operate in accordance with appropriate state laws and regulations and have regulatory oversight from the Texas Public Funds Investment Act Sec. 2256.0016.

Investments for the City are reported at fair value, except for the position in investment pools, which are reported at net asset value per share (which approximates fair value) even though it is calculated using the amortized cost method.

The City categorized its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quotes prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

F. Receivables and Payables

Activities between the funds that are representative of inter-fund loans outstanding at the end of the fiscal year are referred to 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".

Accounts receivables are reported net of allowances for uncollectible accounts. The allowance account represents management's estimate of uncollectible accounts based upon experience and historical trends.

Property taxes for the City are levied each October 1 on the taxable value as of the preceding January 1, the date a lien attaches, for all taxable real and personal property located in the City. Taxes are due by January 31 following the October 1 assessment date and become delinquent on February 1, at which time they begin accruing penalty and interest. The enforceable legal claim date for property taxes is the assessment date; therefore, the City did not record a receivable for accrual of future taxes at year end. Accordingly, no current taxes receivable are reported. Delinquent taxes have been reported in the financial statements net of the allowance for uncollectible taxes. Tax revenues are recognized as they become available. Accordingly, an amount equal to taxes not yet available has been reported as unavailable revenue (a deferred inflow of resources) at the government fund level.

G. Inventories

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.

H. Restricted Assets

Certain proceeds from bonds, resources set aside for their repayment, and other restrictive agreements are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants and/or contractual arrangements.

I. Capital Assets

Capital assets, which include land, buildings and improvements, machinery, equipment, vehicles, and infrastructure assets (i.e., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. When capital assets are purchased, they are capitalized and depreciated in the government-wide financial statements and the proprietary fund statements. Capital assets are recorded as expenditures of the current period in the governmental fund financial statements.

Capital assets are valued at cost where historical records are available and at an estimated cost where no records exist. Donated capital assets, donated works of art and similar items received as part of a service concession arrangement are reported at acquisition value, rather than fair value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements to capital assets that materially extend the life of the asset or add to the value are capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets are depreciated over their useful lives on a straight-line basis as follows:

<u>Assets</u>	<u>Use Lives (Years)</u>
Buildings and improvements	10 - 50
Machinery, equipment, and vehicles	2 - 20
Infrastructure	15 - 30

J. Deferred Inflows/Outflows of Resources

In addition to assets, the statement of financial 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 that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting in this category.

- Deferred charges on refunding – A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.
- Pension and OPEB contributions after measurement date – These contributions are deferred and recognized in the following fiscal year.
- 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 and other inputs – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

In addition to liabilities, the statement of financial 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 that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has the following types of items that qualify for reporting in this category.

- Unavailable revenue is reported only in the governmental funds balance sheet. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.
- Difference in projected and actual earnings on pension assets – This difference is deferred and amortized over a closed five-year period.
- 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 and other inputs – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

K. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and compensatory time benefits. There is no liability for unpaid accumulated sick leave since the City does not have a policy to pay any amounts when employees separate from service with the City. All vacation and compensatory time pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. The general fund, water and sewer fund and the EMS fund are used to liquidate compensated absences.

L. Pensions

The net pension liability, deferred inflows, and outflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas Municipal Retirement System (TMRS), and additions to and deductions from TMRS's fiduciary net position have been determined on the same basis as they are reported by TMRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

M. Other Post-Employment Benefits (OPEB)

Supplemental Death Benefits Fund. For purposes of measuring the total Texas Municipal Retirement System Supplemental Death Benefit Fund (TMRS SDBF) OPEB liability, related deferred outflows and inflows of resources, and expense, City specific information about its total TMRS SDBF liability and additions to/deductions from the City's total TMRS SDBF liability have been determined on the same basis as they are reported by TMRS. The TMRS SDBF expense and deferred (inflows)/outflows of resources related to TMRS SDBF, primarily result from changes in the components of the total TMRS SDBF liability. Most changes in the total TMRS SDBF liability will be included in TMRS SDBF expense in the period of the change. For example, changes in the total TMRS SDBF liability resulting from current-period service cost, interest on the TOL, and changes of benefit terms are required to be included in TMRS SDBF expense immediately. Changes in the total TMRS SDBF liability that have not been included in TMRS SDBF expense are required to be reported as deferred outflows of resources or deferred inflows of resources related to TMRS SDBF.

Retiree Health Insurance. For purposes of measuring the total OPEB liability, OPEB related deferred outflows and inflows of resources, and OPEB expense, benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Contributions are not required but are measured as payments by the City for benefits due and payable that are not reimbursed by plan assets. Information regarding the City's total OPEB liability is obtained from a report prepared by a consulting actuary, Gabriel Roeder Smith & Company.

N. 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, discounts, and losses on defeasance are amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Losses on defeasance are reported as deferred outflows of resources. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, 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. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

O. Fund Balance

Fund balances in governmental funds are classified as follows:

Nonspendable - Represents amounts that cannot be spent because they are either not in spendable form (such as inventory or prepaid items) or legally required to remain intact.

Restricted - Represents amounts that are constrained by external parties, constitutional provisions or enabling legislation.

Committed - Represents amounts that can only be used for a specific purpose because of a formal action by the government's highest level of decision-making authority: an ordinance adopted by City Council prior to the end of the fiscal year. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Assigned - Represents amounts which the City intends to use for a specific purpose but do not meet the criteria of restricted or committed. The City Council may make assignments through formal documentation in the minutes. The City Council authorized (by way of policy) the City Manager to also make assignments. The City Manager's assignments do not require formal action; however, the City Manager has not assigned any funds at this time.

Unassigned - Represents the residual balance that may be spent on any other purpose of the City. Only the General Fund reports positive unassigned fund balances; if another fund were to have unassigned fund balance, it would be in the event of a deficit.

When an expenditure is incurred for a purpose in which multiple classifications are available, the City considers restricted balances spent first, committed second, and assigned third.

P. Net Position

Net position represents the difference between assets plus deferred outflows of resources less liabilities and deferred inflows of resources. Net investment in capital assets 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 by creditors, grantors, or laws or regulations of other governments.

Q. 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.

R. Deficit Equity

At September 30, 2024, the City has a deficit unassigned fund balance of \$266,464 in the Grant Fund. This deficit is due to timing differences between expenditures and reimbursements of grant funds.

S. Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds except the American rescue plan act fund, library advisory board fund, grant special revenue fund, police department forfeiture special revenue fund and the capital projects fund, which adopts project-length budgets.

II. DETAILED NOTES ON ALL FUNDS AND ACTIVITIES

A. Cash, Cash Equivalents and Investments

As of September 30, 2024, the City had the following cash, cash equivalents and investments:

	Reported Value	Weighted Average Maturity (days)	Fair Value Measurements Using - Level 2
Investment type:			
LOGIC	\$ 39,529,875	48	\$ -
Lone Star Investment Pool	29,060,228	21	-
Texas CLASS	72,231,881	34	-
Certificates of Deposit	4,529,802	79	-
U.S. Agency Securities	1,522,178	487	1,522,178
Subtotal	146,873,964		\$ 1,522,178
Plus: depository and petty cash	960,980		
Total cash and investments	\$ 147,834,944		

LOGIC, Lone Star Investment Pool and Texas CLASS are recorded as cash equivalents in the financial statements. All of the pools have redemption notice periods of one day and may redeem daily. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium or national state of emergency that affects the pools' liquidity.

The County categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant observable inputs other than quoted market prices for similar assets; Level 3 inputs are significant unobservable inputs. All of the County's fair value investments were valued using either documented trade history in exact security pricing, option-adjusted discounted cash flow, or present value of expected future cash flow pricing models (Level 2 inputs).

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy limits the City's investment portfolio to highly liquid investments to meet unanticipated cash requirements, and/or to redeploy cash into other investments expected to outperform current holdings.

Credit Risk. State law limits investments in certificates of deposit to guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor or the National Credit Union Share Insurance Fund, or its successor and investment pools continuously rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service. The City's investment policy does not further limit its investment choices. As of September 30, 2024, the City's investments in the pooled investment funds were rated AA+ by Standard & Poor's. The City has also invested in debt securities provided by the Federal Home Loan Bank, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, Federal Farm Credit Banks, and U.S Treasury Notes. As of September 30, 2024, the City's investments in debt securities were rated BBB+ by Standard & Poor's.

Custodial Credit Risk - Deposits. In the case of deposits, this is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2024, the City's cash and cash equivalents (including certificates of deposit, and component unit holdings) were fully collateralized by the City's depository by a combination of pledged collateral and FDIC insurance. All collateral is held in the City's name.

Custodial Credit Risk - Investments. For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. All of the government securities owned by the City are held by its agent in the City's name.

Restricted Cash - Cash is restricted in the Proprietary fund for construction projects, impact fees and customer deposits.

B. Property Taxes

Taxes are levied on and payable as of October 1. The City has contracted with the Guadalupe County Tax Assessor-Collector to collect taxes on its behalf. Current taxes become delinquent February 1. Current year delinquent taxes not paid by July 1 are turned over to attorneys for collection action.

The City is permitted by the Constitution of the State of Texas to levy taxes up to \$2.50 per \$100 of taxable assessed valuation for all governmental purposes. Pursuant to a decision of the Attorney General of the State of Texas, up to \$1.50 per \$100 of assessed valuation may be used for the payment of long-term debt. The combined tax rate to finance general governmental services, including the payment of principal and interest on long-term debt for the year ended September 30, 2024, was \$0.4990 per \$100 of assessed value.

However, the City may not adopt a tax rate that exceeds the tax rate calculated in accordance with the Texas Property Tax Code without holding a public hearing. The Property Tax Code subjects an increase in the effective tax rate to a referendum election, if petitioned by registered voters, when the effective tax rate increase is more than 3.5% of the previous year's effective tax rate.

Property taxes are recorded as receivables and unearned revenues at the time the taxes are assessed. In governmental funds, revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in the time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual in accordance with generally accepted accounting principles have been recognized as revenue. In the government-wide financial statements, the entire levy is recognized as revenue, net of estimated uncollectible amounts (if any), at the levy date.

C. Receivables

Receivables as September 30, 2024 for the government's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	Governmental Activities				Business-type Activities	
	General Fund	Economic Development	Debt Service	Nonmajor Funds	Water and Sewer Fund	Schertz EMS
Receivables:						
Property taxes	\$ 442,546	\$ -	\$ 207,907	\$ -	\$ -	\$ -
Sales tax	2,283,629	1,141,814	-	-	-	-
Occupancy taxes	-	-	-	100,010	-	-
Franchise taxes	572,349	-	-	-	-	-
Customers	-	-	-	-	3,712,290	9,589,341
Court fines	2,463,962	-	-	-	-	-
Other	160,557	7,949	-	-	364,093	-
Gross receivables	5,923,043	1,149,763	207,907	100,010	4,076,383	9,589,341
Less: allowance for uncollectible accounts	(1,494,718)	-	(12,474)	-	(142,885)	(4,932,581)
Net receivables	<u>\$ 4,428,325</u>	<u>\$ 1,149,763</u>	<u>\$ 195,433</u>	<u>\$ 100,010</u>	<u>\$ 3,933,498</u>	<u>\$ 4,656,760</u>

D. Deferred Inflows and Outflows of Resources

Governmental funds report unavailable revenue in connection with receivables for revenue that is not considered to be available to liquidate liabilities of the current period. At the end of the current fiscal year, the various components of unavailable revenue and unavailable revenue reported in the governmental funds were as follows:

	Unavailable
General Fund	
Delinquent property taxes receivable	\$ 415,993
Court fines	1,002,833
Total General Fund	<u>1,418,826</u>
Debt Service Fund	
Delinquent property taxes receivable	195,433
Total Debt Service Fund	<u>195,433</u>
Total Governmental Funds	<u>\$ 1,614,259</u>

Additionally, the proprietary funds and governmental activities statements of net position report various deferred outflows and inflows of resources, primarily due to pensions and OPEB, that are summarized by column. The following table presents the disaggregated amounts.

	Governmental Activities	Business-type Activities		Totals
		Water/Sewer	EMS	
Deferred outflows:				
Charge on refunding	\$ 392,195	\$ 5,965	\$ -	\$ 398,160
Related to pensions	6,291,741	617,900	1,566,368	8,476,009
Related to OPEB - SDBF	150,518	14,782	37,473	202,773
Related to OPEB - Retiree Health Plan	322,282	31,651	80,234	434,167
Total deferred outflow	<u>\$ 7,156,736</u>	<u>\$ 670,298</u>	<u>\$ 1,684,075</u>	<u>\$ 9,511,109</u>
Deferred inflows:				
Service concession arrangement	\$ 278,698	\$ -	\$ -	\$ 278,698
Related to pensions	105,049	10,316	26,153	141,518
Related to OPEB - SDBF	276,823	27,187	68,917	372,927
Related to OPEB - Retiree Health plan	695,222	68,277	173,080	936,579
Total deferred inflow	<u>\$ 1,355,792</u>	<u>\$ 105,780</u>	<u>\$ 268,150</u>	<u>\$ 1,729,722</u>

E. Interfund Balances and Transfers

The composition of interfund balances as of September 30, 2024, is as follows:

Due From	Due To	Amount	Purpose
Schertz EMS	General	\$ 732,091	Short-term pool cash loan
Nonmajor Governmental	General	644,353	Short-term pool cash loan

The following schedule briefly summarizes the City's transfer activity for the year ending September 30, 2024:

Transfer From	Transfer To	Amount	Purpose
Economic Development Corporation	General	\$ 285,239	Funding for various capital projects
Economic Development Corporation	Capital Projects	12,892	Funding for various capital projects
Capital Projects	Debt Service	104,407	Supplement funds sources

F. Capital Assets

Capital asset activity for the year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reclassifications/ Retirements	Ending Balance
Governmental activities:				
Capital assets not being depreciated:				
Land	\$ 15,214,261	\$ 236,324	\$ -	\$ 15,450,585
Construction in progress	22,189,761	6,917,581	(14,151,288)	14,956,054
Total capital assets not being depreciated	37,404,022	7,153,905	(14,151,288)	30,406,639
Capital assets being depreciated:				
Buildings and improvements	53,420,797	99,287	14,151,288	67,671,372
Machinery, equipment, and vehicles	16,277,025	3,229,508	-	19,506,533
Street and infrastructure	175,473,306	347,301	-	175,820,607
Total assets being depreciated	245,171,128	3,676,096	14,151,288	262,998,512
Less accumulated depreciation for:				
Buildings and improvements	(21,750,015)	(3,636,002)	-	(25,386,017)
Machinery, equipment, and vehicles	(10,555,924)	(1,214,065)	-	(11,769,989)
Street and infrastructure	(56,000,308)	(5,564,238)	-	(61,564,546)
Total accumulated depreciation	(88,306,247)	(10,414,305)	-	(98,720,552)
Total capital assets being depreciated, net	156,864,881	(6,738,209)	14,151,288	164,277,960
Governmental activities capital assets, net	\$ 194,268,903	\$ 415,696	\$ -	\$ 194,684,599

	Beginning Balance	Additions	Reclassifications/ Retirements	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 2,415,103	\$ -	\$ -	\$ 2,415,103
Water rights	70,245	-	-	70,245
Construction in progress	29,149,047	6,344,377	-	35,493,424
Total capital assets, not being depreciated	31,634,395	6,344,377	-	37,978,772
Capital assets being depreciated:				
Buildings and improvements	3,725,152	-	-	3,725,152
Machinery, equipment, and vehicles	7,339,679	923,919	(368,204)	7,895,394
Infrastructure	137,700,969	6,042,480	-	143,743,449
Total assets being depreciated	148,765,800	6,966,399	(368,204)	155,363,995
Less accumulated depreciation for:				
Buildings and improvements	(1,437,563)	(163,917)	-	(1,601,480)
Machinery, equipment, and vehicles	(6,403,573)	(730,168)	368,204	(6,765,537)
Infrastructure	(36,597,151)	(4,172,993)	-	(40,770,144)
Total accumulated depreciation	(44,438,287)	(5,067,078)	368,204	(49,137,161)
Total capital assets being depreciated, net	104,327,513	1,899,321	-	106,226,834
Business-type activities capital assets, net	<u>\$ 135,961,908</u>	<u>\$ 8,243,698</u>	<u>\$ -</u>	<u>\$ 144,205,606</u>

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

Governmental activities:	
General government	\$ 1,089,121
Public safety	1,678,411
Public environment	6,194,882
Parks and recreation	1,375,252
Cultural	65,704
Administration	10,935
Total	<u>\$ 10,414,305</u>
Business-type activities:	
Water and sewer system	\$ 4,593,817
EMS	473,261
Total	<u>\$ 5,067,078</u>
Total Depreciation	<u>\$ 15,481,383</u>

G. 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 activities. These instruments include general obligation bonds, certificates of obligation, and tax notes. These debt obligations are secured primarily by future property tax revenues. In some cases, these bonds are also secured by a pledge of net revenues from the utility system, emergency medical services and economic development sales taxes. However, the amount of the formal pledge is generally limited to \$1,000. Proprietary operating revenues for the year exceeded \$43.2 million and sales tax revenue was \$20 million.

Additionally, certain obligations that were marketed as private placements have been separately identified; however, the terms of these obligations are not significantly different than other obligations and do not have substantive acceleration clauses. Should the City default on these bonds, any registered owner of the obligations is entitled to seek a writ of mandamus from a court of proper jurisdiction requiring the City to make payment.

Changes in long-term debt for the year ending September 30, 2024 are as follows:

	Beginning Balance	Issued	Refunded/ Retired	Ending Balance	Amount Due Within One Year
Governmental activities:					
General Obligation Bonds	\$ 46,045,000	\$ -	\$ (3,415,000)	\$ 42,630,000	\$ 2,845,000
Certificates of Obligation	24,565,000	19,165,000	(1,455,000)	42,275,000	3,160,000
General Obligation Bonds- Private Placement	4,745,000	-	(980,000)	3,765,000	1,010,000
Premium from Debt	5,133,058	998,613	(368,577)	5,763,094	-
Financing Arrangement	81,921	-	(27,307)	54,614	27,307
Compensated Absences	1,259,918	649,767	(503,967)	1,405,718	281,144
Total governmental	<u>\$ 81,829,897</u>	<u>\$ 20,813,380</u>	<u>\$ (6,749,851)</u>	<u>\$ 95,893,426</u>	<u>\$ 7,323,451</u>
Business-type activities:					
General Obligation Bonds	\$ 3,095,000	\$ -	\$ (560,000)	\$ 2,535,000	\$ 595,000
Certificates of Obligation	22,005,000	-	(855,000)	21,150,000	890,000
General Obligation Bonds- Private Placement	430,000	-	(215,000)	215,000	215,000
Unamortized Premium	2,086,300	-	(131,680)	1,954,620	-
Financing Arrangement	245,764	-	(81,921)	163,843	81,921
Compensated Absences	498,709	273,407	(199,484)	572,632	114,526
Total business-type	<u>\$ 28,360,773</u>	<u>\$ 273,407</u>	<u>\$ (2,043,085)</u>	<u>\$ 26,591,095</u>	<u>\$ 1,896,447</u>

Prior Year Refunding of Debt

The City defeased certain outstanding bonds by placing proceeds of new bonds in irrevocable trusts to provide for all future debt service payments. Accordingly, the respective trust accounts and liability for the defeased bonds are not included in the City's financial statements. As of September 30, 2024, the City does not have bonds considered defeased and outstanding.

A summary of the terms of long-term debt outstanding at September 30, 2024, is as follows:

	Issue Amount	Maturity	Rate	Balance
<u>Governmental Activities</u>				
General Obligation Bonds				
2014 Series, Refunding	8,450,000	2030	2.0% - 4.0%	\$ 5,475,000
2015 Series, Refunding	4,185,000	2031	2.0% - 3.25%	1,140,000
2016 Series	5,880,000	2036	2.0% - 4.0%	3,830,000
2017 Series	3,935,000	2037	2.0% - 4.0%	2,825,000
2018 Series, Refunding	5,830,000	2033	3.125% - 5%	3,985,000
2020 Series, Refunding	7,555,000	2036	1.5% - 4%	4,690,000
2021 Series, Refunding	4,070,000	2033	2% - 4%	3,360,000
2022 Series	18,535,000	2042	4% - 5%	17,325,000
Private Placement obligations				
2007 Series GO	6,000,000	2027	4.07%	1,200,000
2018 Series GO Refunding	6,035,000	2028	2.12%	2,565,000
Certificates of Obligation				
2016 Series A	2,375,000	2036	2.0% - 4.0%	1,025,000
2016 Series B	1,475,000	2036	3.0% - 3.75%	1,000,000
2017 Series	4,935,000	2037	3.0% - 3.75%	2,880,000
2018 Series	4,845,000	2038	3.0% - 5.0%	3,405,000
2019 Series	4,015,000	2039	2.5% - 5%	2,690,000
2022 Series	4,740,000	2042	2% - 5%	4,385,000
2022 Series A	8,265,000	2042	4% - 5%	7,725,000
2024 Series	19,165,000	2044	4% - 5%	<u>19,165,000</u>
Total Governmental Long-Term Obligations				\$ <u>88,670,000</u>
	Issue Amount	Maturity	Rate	Balance
<u>Business-type Activities</u>				
General Obligation Bonds				
2018 Series, Refunding	2,740,000	2026	3.125% - 5%	\$ 885,000
2021 Series, Refunding	1,945,000	2033	2% - 3%	1,650,000
Certificates of Obligation				
2018 Series	5,595,000	2028	3.0% - 5.0%	4,395,000
2019 Series	3,480,000	2039	2.5% - 5%	2,820,000
2022 Series	4,650,000	2042	2% - 5%	4,340,000
2022 Series A	10,265,000	2042	1.5% - 5%	9,595,000
Private Placement obligations				
2013 Series GO Refunding	2,130,000	2025	2.58%	<u>215,000</u>
Total Business-Type Long-Term Obligations				\$ <u>23,900,000</u>

Annual future debt service requirements of bonded debt as of September 30, 2024, are as follows:

Governmental activities:

Year Ended September 30,	General Obligation Bonds			Certificates of Obligation		
	Principal	Interest	Total	Principal	Interest	Total
2025	\$ 2,845,000	\$ 1,539,229	\$ 4,384,229	\$ 3,160,000	\$ 1,610,435	\$ 4,770,435
2026	2,970,000	1,438,288	4,408,288	3,050,000	1,539,069	4,589,069
2027	3,090,000	1,291,038	4,381,038	1,750,000	1,428,331	3,178,331
2028	3,510,000	1,167,513	4,677,513	1,820,000	1,347,931	3,167,931
2029	3,540,000	1,038,322	4,578,322	1,910,000	1,264,756	3,174,756
2030-2034	14,895,000	3,548,668	18,443,668	10,860,000	5,002,316	15,862,316
2035-2039	7,880,000	1,765,256	9,645,256	11,585,000	2,645,244	14,230,244
2040-2044	3,900,000	588,900	4,488,900	8,140,000	720,275	8,860,275
Total	<u>\$ 42,630,000</u>	<u>\$ 12,377,214</u>	<u>\$ 55,007,214</u>	<u>\$ 42,275,000</u>	<u>\$ 15,558,357</u>	<u>\$ 57,833,357</u>

Private Placement Debt			
Year Ended September 30,	General Obligation Bonds		
	Principal	Interest	Total
2025	\$ 1,010,000	\$ 88,758	\$ 1,098,758
2026	1,035,000	59,428	1,094,428
2027	1,060,000	29,274	1,089,274
2028	660,000	6,996	666,996
Total	<u>\$ 3,765,000</u>	<u>\$ 184,456</u>	<u>\$ 3,949,456</u>

Business-type activities:

Year Ended September 30,	General Obligation Bonds			Certificates of Obligation		
	Principal	Interest	Total	Principal	Interest	Total
2025	\$ 595,000	\$ 78,825	\$ 673,825	\$ 890,000	\$ 803,813	\$ 1,693,813
2026	615,000	50,200	665,200	945,000	759,138	1,704,138
2027	175,000	32,150	207,150	985,000	712,263	1,697,263
2028	180,000	25,950	205,950	1,035,000	664,463	1,699,463
2029	190,000	20,400	210,400	1,085,000	615,088	1,700,088
2030-2034	780,000	31,475	811,475	6,160,000	2,325,069	8,485,069
2035-2039	-	-	-	7,010,000	1,089,147	8,099,147
2040-2044	-	-	-	3,040,000	163,084	3,203,084
Total	<u>\$ 2,535,000</u>	<u>\$ 239,000</u>	<u>\$ 2,774,000</u>	<u>\$ 21,150,000</u>	<u>\$ 7,132,065</u>	<u>\$ 28,282,065</u>

Private Placement Debt			
Year Ended September 30,	General Obligation Bonds		
	Principal	Interest	Total
2025	\$ 215,000	\$ 2,774	\$ 217,774
Total	<u>\$ 215,000</u>	<u>\$ 2,774</u>	<u>\$ 217,774</u>

Financing Arrangements

The City enters into various agreements to finance machinery and equipment; they are classified as financing arrangements due to the title of the financed assets transferring to the City. Therefore, capital assets and a related financing arrangement obligation have been recorded at the present value of the future minimum payments at the inception date. This private placement debt is secured by the purchased equipment.

Future minimum payments on the financing arrangements are as follows:

Year Ended September 30,	Governmental Activities			Business-type Activities		
	Principal	Interest	Total	Principal	Interest	Total
2025	\$ 27,307	\$ 819	\$ 28,126	\$ 81,921	\$ 2,458	\$ 84,379
2026	27,307	819	28,126	81,922	2,458	84,379
Total	<u>\$ 54,614</u>	<u>\$ 1,638</u>	<u>\$ 56,252</u>	<u>\$ 163,843</u>	<u>\$ 4,916</u>	<u>\$ 168,758</u>

H. **Net Pension and Total OPEB Liabilities and Expenses**

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

	Governmental Activities	Business-type Activities		Totals
		Water/ Sewer	EMS	
Net pension liability	<u>\$ 16,326,037</u>	<u>\$ 1,603,351</u>	<u>\$ 4,064,464</u>	<u>\$ 21,993,852</u>
Total OPEB liability:				
Due within one year:				
TMRS SDBF	\$ 12,057	\$ 1,184	\$ 2,862	\$ 16,103
Retiree health plan	74,450	7,311	18,535	100,296
Total due within one year	<u>86,507</u>	<u>8,495</u>	<u>21,397</u>	<u>116,399</u>
Due in more than one year:				
TMRS SDBF	624,415	61,321	155,591	841,327
Retiree health plan	1,590,317	156,184	395,918	2,142,419
Total due in more than one year	<u>2,214,732</u>	<u>217,505</u>	<u>551,509</u>	<u>2,983,746</u>
Total OPEB liability	<u>\$ 2,301,239</u>	<u>\$ 226,000</u>	<u>\$ 572,906</u>	<u>\$ 3,100,145</u>
	Governmental Activities	Business-type Activities		Totals
		Water/ Sewer	EMS	
Pension expense	<u>\$ 3,874,984</u>	<u>\$ 380,556</u>	<u>\$ 964,701</u>	<u>\$ 5,220,241</u>
OPEB expense:				
TMRS SDBF	37,503	3,683	9,337	50,523
Retiree Health Plan	174,665	17,153	43,484	235,302
Total OPEB expense	<u>\$ 212,168</u>	<u>\$ 20,836</u>	<u>\$ 52,821</u>	<u>\$ 285,825</u>

III. **OTHER INFORMATION**

A. **Retirement Plan**

Plan Description. The City of Schertz participates as one of 934 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 agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the system with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Service Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.tmrs.com.

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 one of seven payment 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 grants monetary credits for service rendered of a theoretical amount equal to two times what would have been contributed by the employee, with interest. Monetary credits, also known as the matching ratio, are 200% of the employee's accumulated contributions and are only payable in the form of an annuity. Beginning in 2008, the City granted an annually repeating (automatic) basis monetary credit referred to as an updated service credit (USC) which is a theoretical amount that 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, initiated in 2008, the City provided 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).

At the December 31, 2023 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	158
Inactive employees entitled to but not yet receiving benefits	326
Active employees	394
Total	878

Contributions. Member contribution rates in TMRS are either 5%, 6% or 7% of the Member's total compensation, and the city matching percentages are either 100%, 150% or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution 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% of their annual gross earnings during the fiscal year. The contribution rates for the City were 16.40% and 16.81% in calendar years 2023 and 2024, respectively. The City's contributions to TMRS for the year ended September 30, 2024 were \$5,206,428 and were equal to the required contributions.

Net Pension Liability. The City's Net Pension Liability (NPL) was measured as of December 31, 2023, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date. The net pension liability is typically liquidated through the General Fund and Enterprise Funds.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% 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 110% of the Public Safety table used for males and 100% of 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. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are 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 the most recent Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018, to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, 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 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 by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage. The target allocation and best estimates of the expected return for each major asset class in fiscal year 2023 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	35.00%	7.70%
Core fixed income	6.00%	4.90%
Non-core fixed income	20.00%	8.70%
Other Public and Private Markets	12.00%	8.10%
Real estate	12.00%	5.80%
Hedge Funds	5.00%	6.90%
Private Equity	<u>10.00%</u>	11.80%
Total	100.0%	

Discount Rate

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

The below schedule presents the changes in the Net Pension Liability as of December 31, 2023:

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a)-(b)
Balance at 12/31/2022	\$ 103,138,378	\$ 78,352,223	\$ 24,786,155
Changes for the year:			
Service cost	4,835,113	-	4,835,113
Interest	7,004,394	-	7,004,394
Difference between expected and actual experience	820,236	-	820,236
Change in assumptions	(133,135)	-	(133,135)
Contributions - employer	-	4,384,538	(4,384,538)
Contributions - employee	-	1,896,896	(1,896,896)
Net investment income	-	9,095,570	(9,095,570)
Benefit payments, including refunds of employee contributions	(3,574,272)	(3,574,272)	-
Administrative expense	-	(57,691)	57,691
Other changes	-	(402)	402
Net changes	8,952,336	11,744,639	(2,792,303)
Balance at 12/31/2023	<u>\$ 112,090,714</u>	<u>\$ 90,096,862</u>	<u>\$ 21,993,852</u>

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (5.75%) or 1-percentage point 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%)
Net pension liability	\$ 40,198,160	\$ 21,993,852	\$ 7,264,962

Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions. For the year ended September 30, 2024, the City recognized pension expense of \$5,220,241. Also, as of September 30, 2024, 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	\$ 2,429,435	\$ 37,516
Changes in actuarial assumptions	10,134	104,002
Difference between projected and actual investment earnings	1,961,371	-
Contributions subsequent to the measurement date	4,075,069	-
Total	<u>\$ 8,476,009</u>	<u>\$ 141,518</u>

\$4,075,069 reported as deferred outflows of resources related to pensions 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, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended September 30,	
2025	\$ 1,393,514
2026	1,521,367
2027	2,020,199
2028	(675,658)

B. Other Post-Employment Benefits

The City participates in two defined-benefit other post-employment benefit (OPEB) plans: the Texas Municipal Retirement System Supplemental Death Benefits Fund (TMRS SDBF), and its own single-employer retiree health plan. Both are described in detail below.

The total OPEB liabilities of both plans are typically liquidated through the General Fund and Enterprise Funds.

TMRS Supplemental Death Benefits Fund

Plan Description. The City voluntarily participates in a single-employer other postemployment benefit (OPEB) plan administered by TMRS. The Plan is a group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). The Plan is established and administered in accordance with the TMRS Act identically to the City's pension plan. SDBF includes coverage for both active and retired members, and assets are commingled for the payment of such benefits. Therefore, the Plan does not qualify as an OPEB Trust in accordance with paragraph 4 of GASB Statement No. 75.

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.

Membership in the plan at December 31, 2023, the valuation and measurement date, consisted of:

Inactive employees or beneficiaries currently receiving benefits	125
Inactive employees entitled to but not yet receiving benefits	79
Active employees	394
Total	<u>598</u>

Contributions. The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation, which was 0.22% for 2024 and 2023, of which 0.06% 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 year ended September 30, 2024, were \$18,684 representing contributions for both active and retiree coverage, which equaled the required contributions each year.

Total OPEB Liability. The Total OPEB Liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions and inputs:

Measurement year ended December 31,	2023
Inflation rate	2.50%
Discount rate	3.77%
Actuarial cost method	Entry Age Normal Method
Projected salary increases	3.60% to 11.85% including inflation
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality Rates - Service Retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality Rates - Disabled Retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. Inforward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor.

Changes in assumptions reflect the annual change in the municipal bond rate. The actuarial assumptions used in the December 31, 2023, 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 3.77% 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, 2023.

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 (3.77%) in measuring the total OPEB liability.

	1% Decrease in Discount Rate (2.77%)	Discount Rate (3.77%)	1% Increase in Discount Rate (4.77%)
Total SDB OPEB Liability	\$ 1,047,274	\$ 857,430	\$ 711,542

Changes in the Total OPEB Liability. Total City's Total OPEB Liability (TOL), based on the above actuarial factors, as of December 31, 2023, the measurement and actuarial valuation date, was calculated as follows:

	Total OPEB Liability
Balance at 12/31/2022	\$ 763,943
Changes for the year:	
Service cost	37,901
Interest	31,378
Difference between expected and actual experience	(5,407)
Changes of assumptions or other inputs	45,858
Benefit payments, including refunds of employee contributions	(16,243)
Net changes	<u>93,487</u>
Balance at 12/31/2023	<u>\$ 857,430</u>

Changes in assumptions and other inputs reflect a change in the discount rate from 4.05% to 3.77%.

OPEB Expense and Deferred Inflows and Outflows of Resources Related to OPEB. For the year ended September 30, 2024, the City recognized OPEB expense of \$50,523. Also, as of September 30, 2024, the City reported deferred outflows and inflows of resources related to the TMRS OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 15,610	\$ 41,298
Changes in actuarial assumptions	172,618	331,629
Contributions subsequent to the measurement date	<u>14,545</u>	<u>-</u>
Total	<u>\$ 202,773</u>	<u>\$ 372,927</u>

\$14,545 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, 2025. Other amounts reported as deferred outflows and inflows of resources related to the TMRS OPEB will be recognized in OPEB expense in future periods as follows:

For the Year Ended September 30,	
2025	\$ (24,033)
2026	(30,186)
2027	(39,022)
2028	(60,290)
2029	(34,619)
Thereafter	3,451

City of Schertz Retiree Health Other Post-Employment Benefit Plan

In addition to the TMRS OPEB, The City administers a single employer defined benefit healthcare plan for retirees, established under legal authority of the City Charter. The City is the only employer participating in the Plan. The Plan does not issue a publicly available financial report. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

The City provides post-employment benefits for eligible participants enrolled in City-sponsored plans. The benefits are provided in the form of an implicit rate subsidy where the City contributes towards the retiree health premiums before achieving Medicare eligibility. While the Plan offers retiree only rates, a very small implicit liability still exists. Membership in the plan as of December 31, 2023, the valuation date, consisted of:

Inactive employees or beneficiaries currently receiving benefits	8
Inactive employees entitled to but not yet receiving benefits	-
Active employees	<u>376</u>
Total	<u><u>384</u></u>

Current active employees must be eligible for service retirement under the Texas Municipal Retirement System. To attain this eligibility active employees must be at least age 60 with 5 years of service or have at least 20 years of employment with a City participating in TMRS.. When a regular, full-time employee retires, they are eligible to maintain their coverage in the City's group health coverage. The City does not provide an explicit subsidy for retiree medical insurance. The liability for the City is due to the implicit rate.

The City made no direct contributions for monthly premiums. The retirees pay 100% of the monthly premiums which range based on the type of plan from \$5 for retiree only to \$1,737 for a retiree and their family.

The City's Retiree Health OPEB Liability (TOL) as of December 31, 2023, was calculated as follows:

	Total OPEB Liability
Balance at 12/31/2022	\$ 2,245,759
Changes for the year:	
Service cost	207,231
Interest	93,119
Difference between expected and actual experience	28,527
Changes of assumptions or other inputs	(231,625)
Benefit payments, including refunds of employee contributions	<u>(100,296)</u>
Net changes	<u>(3,044)</u>
Balance at 12/31/2023	<u><u>\$ 2,242,715</u></u>

Changes of assumptions reflect a change in the discount rate from 4.05% as of December 31, 2022, to 3.77% as of December 31, 2023. Additionally, the demographic and salary increase assumptions were updated to reflect the 2023 TMRS Experience Study, and both the participation assumption and health care trend rates assumptions were updated to reflect the plan's anticipated experience.

The following presents the TOL of the City, calculated using the discount rate of 3.77% as well as what the City's TOL would be if it were calculated using a discount rate that is 1-percentage point lower (2.77%) and 1-percentage point higher (4.77%) than the current rate:

	1% Decrease in Discount Rate (2.77%)	Discount Rate (3.77%)	1% Increase in Discount Rate (4.77%)
Total OPEB liability - retiree health	\$ 2,457,825	\$ 2,242,715	\$ 2,047,267

The following presents what the total OPEB liability of the City would be if it were calculated using healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trends:

	1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
Total OPEB liability - retiree health	\$ 1,985,880	\$ 2,242,715	\$ 2,545,770

For the year ended September 30, 2024, the City recognized OPEB expense of \$235,302. Also, as of September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 126,921	\$ 169,253
Changes in actuarial assumptions	256,412	767,326
Contributions subsequent to the measurement date	50,834	-
Total	<u>\$ 434,167</u>	<u>\$ 936,579</u>

\$50,834 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, 2025. Other amounts reported as deferred outflows and inflows of resources related to the City's Retiree Health OPEB will be recognized in OPEB expense as follows:

For the Year Ended September 30,	
2024	\$ (65,049)
2025	(65,049)
2026	(65,049)
2027	(73,327)
2028	(66,442)
Thereafter	(218,330)

C. **Joint Ventures**

Schertz/Seguin Local Government Corporation

The Schertz/Seguin Local Government Corporation is a public, nonprofit corporation organized to aid, assist, and act on behalf of the cities of Schertz and Seguin in acquiring, constructing, maintaining, and operating a water utility system. The participating governments have an ongoing financial responsibility to fund the operation of the corporation through either purchase of services or by subsidizing the operations. Payments to the corporation are generally for the purchase of water treatment and for covering the Corporation's debt service requirements; they are reflected as "operating expenses" in the water and sewer fund and totaled \$4,128,161 for the year ended September 30, 2024. Separate financial statements for the Schertz/Seguin Local Government Corporation may be obtained from the City of Seguin, 210 East Gonzales Street, Seguin, Texas 78156.

The City of Schertz is jointly liable, together with the City of Seguin, for operating deficits and long-term debt of the Schertz/Seguin Local Government Corporation. The Corporation had net revenue bonds outstanding in the amount of \$150,143,684 (as of September 30, 2023, the most recent year for which information is available) to provide funds to build, improve, extend, enlarge and repair the Corporation's utility system, fund a reserve, and pay the costs of bond issuance. The bond resolution pledges intergovernmental contract revenues from the cities of Schertz and Seguin (the participating governments) to bond holders. Under the intergovernmental water supply contract, the participating governments are unconditionally obligated to pay their respective shares of annual contract revenue bond debt service from the operation of their respective utility systems.

The organizing documents for the Corporation provide that, in the event of dissolution, the net assets of the Corporation will be equally divided among the Cities of Schertz and Seguin. As such, the City's net investment in the joint venture has been recorded in the Water and Sewer Fund in the amount of \$21,186,897. This amount reflects the City's portion of the net position of SSLGC as of September 30, 2023, the most recent fiscal year for which information is available.

Cibolo Valley Local Government Corporation

The Cibolo Valley Local Government Corporation (CVLGC) is a public, nonprofit corporation organized to aid, assist, and act on behalf of the cities of Schertz and Cibolo in acquiring, constructing, maintaining, and operating a water utility system. The participating governments have an ongoing financial responsibility to fund the operation of the corporation through either purchase of services or by subsidizing the operations. Payments to the corporation are generally for the purchase of water treatment and for covering the Corporation's debt service requirements; they are reflected as "operating expenses" in the water and sewer fund and totaled \$300,000 for the year ended September 30, 2024. Separate financial statements for the CVLGC may be obtained from the City of Schertz, 1400 Schertz Parkway, Schertz, Texas 78154.

The City of Schertz is jointly liable, together with the City of Cibolo, for operating deficits and long-term debt of CVLGC. In the event of dissolution, the net assets of the Corporation will be equally divided among the Cities of Schertz and Cibolo. As such, the City's net investment in the joint venture has been recorded in the Water and Sewer Fund in the amount of \$1,021,809 as of September 30, 2024.

D. Commitments and Contingencies

Tax Increment Financing (the "Zone")

The City is a principal in the City of Schertz Tax Increment Reinvestment Zone #2, pursuant to Chapter 311 of the Texas Tax Code. Under the terms of the Zone agreement, the City of Schertz, Bexar County, and San Antonio River Authority are funding infrastructure improvements through tax increment financing to the Sedona Development Project.

At the time the Zone was created, the property tax base was "frozen" and increment taxes resulting from the increases to property tax base are being used to finance Zone improvements. The total projected cost is a combined figure of \$45,000,000. Project costs of the developer will be funded up to 100% of the tax increment generated by the City of Schertz, Bexar County, and San Antonio River Authority (SARA). The City of Schertz (combined with SARA) have committed up to \$32,186,700 of the total \$45,000,000. The Zone has a statutory termination date of December 31, 2041. The TIRZ has collected \$6,981,398 from taxing entities (net of administrative reimbursements) and remitted \$5,325,000 to the developer as of September 30, 2024.

380 Agreements

The Chapter 380 Incentive program, authorized by Chapter 380 of the Texas Local Government Code, enables the City of Schertz to provide grants or reimbursements from the City's general fund. To become eligible for Chapter 380 Incentives, projects must: create at least of \$100 million in new real and personal property; or generate at least \$35 million in gross sales that is subject to the collection of local sales and use tax. Businesses that have a 380 Incentive agreement with the City are eligible to receive a reimbursement of taxes paid for the year if they have met the requirements outlined in the agreement by a certain date each year. For the fiscal year ended September 30, 2024, the City did not reimburse any property taxes paid under the terms of a Chapter 380 agreement.

Economic Development Incentive Agreements

The City of Schertz Economic Development Corporation (the SEDC) negotiates economic development incentive agreement on behalf of the SEDC and the City of Schertz (the City) on an individual basis. As of September 30, 2024, the City had nine active incentive agreements.

On May 2, 2017, the City and the Corporation approved the Schertz Incentive Policy which outlines the City's primary tools to attract commercial investment and promote economic development. Projects are selected on a case-by-case basis in accordance current policy and state laws at the discretion of the governing body. All incentive agreements are formalized through a performance agreement with specified terms and recapture criteria.

The SEDC Incentive program, authorized by Chapters 501, 502 and 505 of the Texas Local Government Code, enables the Corporation to fund allowable projects from the collection of one-half of one percent of sales tax proceeds collected in the City of Schertz. In accordance with state law, the SEDC Incentive Policy establishes grants and loans for businesses that create Primary Jobs for the following categories: Existing Businesses (3 years of operation within City), Small Businesses (fewer than 50 full-time jobs or annual sales less than \$10 million), Large Impact Businesses (Up to \$100 million in taxable property), and Extra-Large Businesses (over \$100 million in taxable property).

The City and Corporation's outstanding incentive agreement grants are as follows:

	<u>FY 2023-24 Amt.</u>	<u>Est. Remaining Grant</u>
SEDC - LGC 501.101 (Bolster Primary Jobs):		
Ace Mart	\$ 33,985	\$ -
Caterpillar Hydra	25,000	25,000
Caterpillar Aquos	-	361,559
Schertz RE	25,000	1,633,870
Mile Hi	-	2,167,364
Totals	<u>\$ 83,985</u>	<u>\$ 4,187,793</u>
SEDC - LGC 501.103 (Infrastructure):		
Core 5	\$ -	\$ 350,000
Kellum	-	350,000
Schertz 312	-	2,500,000
Mob	-	40,000
Boom Connect	-	6,500,000
Schertz Station	-	8,000,000
Palapas Johns	-	154,100
Freckles	-	50,000
Totals	<u>\$ -</u>	<u>\$ 17,944,100</u>

Service Concession Arrangement

The City entered into an agreement with Young Men's Christian Association of Greater San Antonio ("YMCA"), under which YMCA will operate and collect user fees from the Natatorium and Outdoor Pools through 2037. YMCA will pay the city \$100,000 annually over the course of the arrangement to cover costs of debt service related to the facility; the present value of these installment payments is estimated to be \$710,336. The City will approve the rates and services that YMCA will provide, however, YMCA will retain all revenues earned from the operation of the Natatorium. The YMCA will remit all revenues received from operating the Outdoor Pools to the City with the exception of revenues earned from YMCA specific programs.

The City reports the Outdoor Pools and related equipment as capital assets recorded at historical cost. The City reports a receivable in the amount of \$710,336 on the government-wide statements at year-end pursuant to the service concession arrangement, and a deferred inflow of \$278,698 for the present value of maintenance costs estimated over the life of the Service Concession arrangement. The balance of these two amounts is recorded as a deferred inflow of resources.

Litigation

The City is the subject of various claims and litigation that have arisen in the course of its operations. Management is of the opinion that the City's liability in these cases, if decided adversely to the City, will not have a material effect on the City's financial position.

Cibolo Creek Municipal Authority

The Cibolo Creek Municipal Authority (CCMA) provides sewage treatment for the area in and around the City. In fiscal year 2014, the City entered into an agreement with CCMA to construct a sewage treatment facility in the southern portion of the City to primarily serve citizens of the City but also neighboring Cities and future development. Because the City would be the primary customer at this time, the agreement stipulates that the City will pay all future debt service on the bonds issued by CCMA to finance the project. During the fiscal year the City of Cibolo joined the CCMA and will begin sharing costs of the project. Should additional members join, the City's share of the costs would be reduced.

Future commitments to CCMA are as follows:

	Year Ended September 30,	
2025	\$	714,050
2026		710,850
2027		717,200
2028		712,650
2029		712,650
2030-2034		3,568,200
2035-2039		3,569,000
2040-2043		2,858,800
2044		712,400
Total	\$	<u>14,275,800</u>

Construction Commitments

The City of Schertz has entered into commitments for various projects as follows:

<i>Primary Government:</i>	Estimated Project Cost to City	Expended to Date	Estimated Future Commitment
Governmental Activities:			
FM 78 and Main Street	\$ 25,668,537	\$ 2,442,331	\$ 23,226,206
FM 2252 Water Relocation	275,000	247,054	27,946
SCADA Upgrade	189,000	43,489	145,511
Lookout Rd Signalization	60,000	-	60,000
Lookout Rd Reconstruction	5,710,000	-	5,710,000
Fire Station 4	12,297,056	360,878	11,936,178
Badge Access Upgrade	477,313	440,801	36,512
Great N Trail 2	160,000	80,937	79,063
Energy Efficient Projects	<u>1,264,323</u>	<u>14,323</u>	<u>1,250,000</u>
Total Governmental Commitments	<u>46,101,229</u>	<u>3,629,813</u>	<u>42,471,416</u>
Business-Type Activities:			
Woman Hollering WasteWater	12,724,305	11,696,303	1,028,002
Corbett Ground Storage	8,606,911	4,644,216	3,962,695
Riata Lift Station	2,791,680	416,766	2,374,914
E Live Oak - IH35 24" Line	6,299,350	1,327,060	4,972,290
FM1518 Utility Relocation	10,600,000	10,179,575	420,425
Loop Lines Project 1	<u>825,000</u>	<u>134,388</u>	<u>690,612</u>
Total Business-Type Activities	<u>41,847,246</u>	<u>28,398,308</u>	<u>13,448,938</u>
Total Estimated Future Commitments	<u>\$ 87,948,475</u>	<u>\$ 32,028,121</u>	<u>\$ 55,920,354</u>

Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The City contracts with the Texas Municipal League Intergovernmental Risk Pool, a public entity risk pool currently operating as a common risk management and insurance program providing insurance coverage in the following areas: general liability, automobile liability and physical damage, law enforcement liability, worker's compensation, real and personal property, mobile equipment, and errors and omissions liability. TML is a multi-employer group that provides for a combination of risk sharing among pool participants and stop loss coverage. Contributions are set annually by the provider. Liability by the City is generally limited to the contributed amounts. There were no significant increases or decreases in coverage from the prior year. For the past three fiscal years, no claims or settlements have exceeded deductible amounts.

E. New Accounting Guidance

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

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.

GASB Statement No. 102, *Certain Risk Disclosures* – The objective of this Statement is to provide users of government financial statements with information about risks related to a government's vulnerabilities due to certain concentrations or constraints that is essential to their analyses for making decisions or assessing accountability. This Statement will become effective for reporting periods beginning after June 15, 2024, and the impact has not yet been determined.

GASB Statement No. 103, *Financial Reporting Model Improvements* – The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

GASB Statement No. 104, *Disclosure of Certain Capital Assets* – The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be presented separately in the note disclosures, including right-to-use assets related to leases, Subscription-Based Information Technology Arrangements, and public-private or public-public partnerships. Other intangible assets are also required to be presented separately by major class. Additional disclosures have also been required for capital assets held for sale. This Statement will become effective for reporting periods beginning after June 15, 2025, and the impact has not yet been determined.

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**REQUIRED
SUPPLEMENTARY INFORMATION**

CITY OF SCHERTZ, TEXAS

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

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Original Budget	Final Budget	Actual Amounts	Variance With Final Budget Positive (Negative)
REVENUES				
Taxes	\$ 35,380,000	\$ 35,299,242	\$ 34,041,974	\$ (1,257,268)
Permits and fees	1,428,420	2,413,420	2,627,370	213,950
Service fees	1,940,844	2,140,844	2,339,769	198,925
Fines and fees	402,980	402,980	366,823	(36,157)
Intergovernmental	2,356,000	3,156,000	2,940,640	(215,360)
Investment earnings	1,200,000	1,200,000	1,251,166	51,166
Miscellaneous	587,407	587,407	897,538	310,131
Total Revenues	<u>43,295,651</u>	<u>45,199,893</u>	<u>44,465,280</u>	<u>(734,613)</u>
EXPENDITURES				
General government:				
Council	151,565	151,565	140,502	11,063
City manager	977,360	999,288	1,137,261	(137,973)
Municipal court	447,441	447,441	421,103	26,338
311 customer service	138,257	150,006	150,511	(505)
Planning & zoning	450,686	450,686	443,834	6,852
Legal	90,000	140,000	138,639	1,361
City secretary	240,733	267,971	247,316	20,655
Nondepartmental	2,231,529	1,806,310	1,953,880	(147,570)
Public affairs	674,912	674,912	632,389	42,523
Engineering	1,371,896	1,371,896	1,169,769	202,127
Economic development	526,840	526,840	401,155	125,685
Citizens assistance	317,666	317,666	309,556	8,110
Special events	45,000	45,000	54,404	(9,404)
Total General Government	<u>7,663,885</u>	<u>7,349,581</u>	<u>7,200,319</u>	<u>149,262</u>
Public safety:				
Police department	13,798,202	14,445,017	14,231,945	213,072
Fire department	8,385,016	9,185,016	9,028,890	156,126
Inspection	1,370,411	1,370,411	1,302,905	67,506
Total Public Safety	<u>23,553,629</u>	<u>25,000,444</u>	<u>24,563,740</u>	<u>436,704</u>
Public environment:				
Streets	2,720,161	3,373,851	2,502,886	870,965
Total Public Environment	<u>2,720,161</u>	<u>3,373,851</u>	<u>2,502,886</u>	<u>870,965</u>
Parks and recreation:				
Parks	2,384,461	2,624,215	2,821,887	(197,672)
Pools	594,552	669,552	671,771	(2,219)
Community/Civic Center	576,841	692,841	682,924	9,917
Total Parks and Recreation	<u>3,555,854</u>	<u>3,986,608</u>	<u>4,176,582</u>	<u>(189,974)</u>
Cultural:				
Library	1,386,218	1,436,902	1,429,406	7,496
Total Cultural	<u>1,386,218</u>	<u>1,436,902</u>	<u>1,429,406</u>	<u>7,496</u>

CITY OF SCHERTZ, TEXAS

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

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Original Budget	Final Budget	Actual Amounts	Variance With Final Budget Positive (Negative)
EXPENDITURES (CONTINUED)				
Administration:				
Information technology	3,355,379	3,382,118	3,378,929	3,189
Human resources	854,880	914,880	887,441	27,439
Finance	792,929	792,929	775,346	17,583
Purchasing & asset management	328,466	328,466	250,623	77,843
Building maintenance	2,062,642	2,162,134	2,123,596	38,538
Fleet service	1,486,000	1,790,387	1,944,815	(154,428)
Interfund charges	<u>(3,195,837)</u>	<u>(3,195,837)</u>	<u>(3,193,251)</u>	<u>(2,586)</u>
Total Administration	<u>5,684,459</u>	<u>6,175,077</u>	<u>6,167,499</u>	<u>7,578</u>
 Total Expenditures	<u>44,564,206</u>	<u>47,322,463</u>	<u>46,040,432</u>	<u>1,282,031</u>
 Excess of revenues over expenditures	(1,268,555)	(2,122,570)	(1,575,152)	547,418
OTHER FINANCING SOURCES (USES)				
Transfers in	9,000	9,000	285,239	276,239
Transfers out	<u>(1,277,757)</u>	<u>(1,277,757)</u>	<u>-</u>	<u>1,277,757</u>
Total Other Financing Sources (Uses)	<u>(1,268,757)</u>	<u>(1,268,757)</u>	<u>285,239</u>	<u>1,553,996</u>
 NET CHANGE IN FUND BALANCE	(2,537,312)	(3,391,327)	(1,289,913)	2,101,414
 FUND BALANCE - BEGINNING	<u>19,237,616</u>	<u>19,237,616</u>	<u>19,237,616</u>	<u>-</u>
 FUND BALANCE - ENDING	<u>\$ 16,700,304</u>	<u>\$ 15,846,289</u>	<u>\$ 17,947,703</u>	<u>\$ 2,101,414</u>

CITY OF SCHERTZ, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
ECONOMIC DEVELOPMENT CORPORATION

FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Original Budget	Final Budget	Actual Amounts	Variance With Final Budget Positive (Negative)
REVENUES				
Taxes	\$ 7,092,000	\$ 7,092,000	\$ 6,698,059	\$ (393,941)
Investment income	1,315,000	1,315,000	1,868,124	553,124
Miscellaneous	-	-	1,101	1,101
Total Revenues	<u>8,407,000</u>	<u>8,407,000</u>	<u>8,567,284</u>	<u>159,183</u>
EXPENDITURES				
Current:				
General government	3,716,870	3,716,870	384,286	3,332,584
Administration	<u>618,183</u>	<u>618,183</u>	<u>557,505</u>	<u>60,678</u>
Total Expenditures	<u>4,335,053</u>	<u>4,335,053</u>	<u>941,791</u>	<u>3,393,262</u>
Excess of revenues over expenditures	<u>4,071,947</u>	<u>4,071,947</u>	<u>7,625,493</u>	<u>3,553,546</u>
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(298,131)	(298,131)
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>(298,131)</u>	<u>(298,131)</u>
NET CHANGE IN FUND BALANCE	<u>4,071,947</u>	<u>4,071,947</u>	<u>7,327,362</u>	<u>3,255,415</u>
FUND BALANCE - BEGINNING	<u>32,995,834</u>	<u>32,995,834</u>	<u>32,995,834</u>	<u>-</u>
FUND BALANCE - ENDING	<u>\$ 37,067,781</u>	<u>\$ 37,067,781</u>	<u>\$ 40,323,196</u>	<u>\$ 3,255,415</u>

CITY OF SCHERTZ, TEXAS

NOTES TO BUDGETARY SCHEDULES

SEPTEMBER 30, 2024

Budgetary Information - The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The City maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provision embodied in the annual appropriated budget approved by the City Council and as such is a good management control device. Annual budgets are adopted for the general fund, debt service fund, economic development corporation fund, hotel occupancy tax fund, park fund, tree mitigation, police forfeiture fund, library advisory board fund, and the historical committee fund. Project-length financial plans are adopted for capital projects funds.

Budgetary preparation and control are exercised at the department level. Actual expenditures may not legally exceed appropriations at the fund level. Appropriations lapse at year-end.

For the fiscal year ended September 30, 2024, actual expenditures did not exceed budgeted expenditures at the fund level for any of the City's funds.

Encumbrance accounting, in which appropriations are recorded as budgetary expenditures, is not utilized by the City.

CITY OF SCHERTZ, TEXAS

**SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
TEXAS MUNICIPAL RETIREMENT SYSTEM**

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Measurement Date December 31,	2023	2022	2021	2020
Total pension liability				
Service cost	\$ 4,835,113	\$ 4,576,714	\$ 4,211,795	\$ 3,761,994
Interest on total pension liability	7,004,394	6,323,215	5,766,957	5,326,206
Difference between expected and actual experience	820,236	2,387,281	1,060,260	(154,592)
Change of assumptions	(133,135)	-	-	-
Benefit payments/refunds of contributions	(3,574,272)	(3,075,473)	(2,885,733)	(2,372,023)
Net Change in Total Pension Liability	8,952,336	10,211,737	8,153,279	6,561,585
Total Pension Liability, Beginning	103,138,378	92,926,641	84,773,362	78,211,777
Total Pension Liability, Ending (a)	\$ 112,090,714	\$ 103,138,378	\$ 92,926,641	\$ 84,773,362
Plan fiduciary net position				
Contributions - employer	\$ 4,384,538	\$ 4,133,310	\$ 3,831,461	\$ 3,327,434
Contributions - employee	1,896,896	1,783,798	1,643,398	1,474,466
Net investment income	9,095,570	(5,958,648)	9,113,755	4,760,749
Benefit payments/refunds of contributions	(3,574,272)	(3,075,473)	(2,885,733)	(2,372,023)
Administrative expenses	(57,691)	(51,455)	(42,101)	(30,767)
Other	(402)	61,401	288	(1,200)
Net Change in Fiduciary Position	11,744,639	(3,107,067)	11,661,068	7,158,659
Fiduciary Net Position, Beginning	78,352,223	81,459,290	69,798,222	62,639,563
Fiduciary Net Position, Ending (b)	90,096,862	78,352,223	81,459,290	69,798,222
Net pension liability = (a)-(b)	\$ 21,993,852	\$ 24,786,155	\$ 11,467,351	\$ 14,975,140
Fiduciary Net Position as a Percentage of Total Pension Liability	80.38%	75.97%	87.66%	82.34%
Covered Payroll	\$ 27,072,303	\$ 25,497,946	\$ 23,477,118	\$ 21,063,794
Net Pension Liability as a Percentage of Covered Payroll	81.24%	97.21%	48.84%	71.09%

2019	2018	2017	2016	2015	2014
\$ 3,421,878	\$ 3,301,265	\$ 3,073,538	\$ 2,855,745	\$ 2,724,337	\$ 2,558,743
4,898,478	4,505,483	4,111,517	3,763,562	3,556,428	3,245,266
(108,478)	34,393	416,585	139,216	120,434	(122,286)
263,015	-	-	-	59,193	-
<u>(2,244,447)</u>	<u>(1,914,159)</u>	<u>(1,843,774)</u>	<u>(1,581,272)</u>	<u>(1,570,211)</u>	<u>(1,068,487)</u>
6,230,446	5,926,982	5,757,866	5,177,251	4,890,181	4,613,236
<u>71,981,331</u>	<u>66,054,349</u>	<u>60,296,483</u>	<u>55,119,232</u>	<u>50,229,051</u>	<u>45,615,815</u>
<u>\$ 78,211,777</u>	<u>\$ 71,981,331</u>	<u>\$ 66,054,349</u>	<u>\$ 60,296,483</u>	<u>\$ 55,119,232</u>	<u>\$ 50,229,051</u>
\$ 3,163,340	\$ 3,033,936	\$ 2,793,644	\$ 2,627,335	\$ 2,542,565	\$ 2,403,929
1,380,585	1,326,518	1,232,232	1,152,864	1,095,260	1,077,097
8,093,416	(1,540,890)	5,999,805	2,602,572	53,742	1,841,586
(2,244,447)	(1,914,159)	(1,843,774)	(1,581,272)	(1,570,211)	(1,068,487)
(45,681)	(29,768)	(31,080)	(29,385)	(32,727)	(19,219)
<u>(1,373)</u>	<u>(1,554)</u>	<u>(1,575)</u>	<u>(1,583)</u>	<u>(1,616)</u>	<u>(1,580)</u>
10,345,840	874,083	8,149,252	4,770,531	2,087,013	4,233,326
<u>52,293,723</u>	<u>51,419,640</u>	<u>43,270,388</u>	<u>38,499,857</u>	<u>36,412,844</u>	<u>32,179,518</u>
<u>62,639,563</u>	<u>52,293,723</u>	<u>51,419,640</u>	<u>43,270,388</u>	<u>38,499,857</u>	<u>36,412,844</u>
<u>\$ 15,572,214</u>	<u>\$ 19,687,608</u>	<u>\$ 14,634,709</u>	<u>\$ 17,026,095</u>	<u>\$ 16,619,375</u>	<u>\$ 13,816,207</u>
80.09%	72.65%	77.84%	71.76%	69.85%	72.49%
\$ 19,722,641	\$ 18,896,766	\$ 17,603,310	\$ 16,478,620	\$ 15,648,114	\$ 15,389,154
78.96%	104.19%	83.14%	103.32%	106.21%	89.78%

CITY OF SCHERTZ, TEXAS

SCHEDULE OF EMPLOYER CONTRIBUTIONS
TEXAS MUNICIPAL RETIREMENT SYSTEM

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Fiscal Year Ended September 30,	2024	2023	2022	2021
Actuarially determined contribution	\$ 5,206,428	\$ 4,349,322	\$ 4,245,872	\$ 3,700,948
Contributions in relation to the actuarially determined contribution	<u>5,206,428</u>	<u>4,349,322</u>	<u>4,245,872</u>	<u>3,700,948</u>
Contribution deficiency (excess)	-	-	-	-
Covered payroll	31,140,466	26,535,541	26,163,046	22,879,083
Contributions as a percentage of covered payroll	16.72%	16.39%	16.23%	16.18%

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date:

Actuarially determined contribution rates are calculated as of December 31st and become effective on January 1st, 13 months and a day 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	22 Years
Asset valuation method	10 year smoothed market; 12% soft corridor
Inflation	2.5%
Salary increases	3.60% to 11.85% 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 2013 valuation pursuant to an experience study of the period ending 2022.

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.
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Other Information:

There were no benefit changes during the year.

2020	2019	2018	2017	2016	2015
\$ 3,235,479	\$ 3,129,413	\$ 2,971,592	\$ 2,756,511	\$ 2,592,593	\$ 2,487,856
<u>3,235,479</u>	<u>3,129,413</u>	<u>2,971,592</u>	<u>2,756,511</u>	<u>2,592,593</u>	<u>2,487,856</u>
-	-	-	-	-	-
20,401,412	19,520,269	18,605,654	17,347,849	16,175,988	15,486,735
15.86%	16.03%	15.97%	15.89%	16.03%	16.06%

CITY OF SCHERTZ, TEXAS

SCHEDULE OF CHANGES IN TMRS OTHER POST-EMPLOYMENT BENEFIT LIABILITY AND RELATED RATIOS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Measurement Date December 31,	2023	2022	2021	2020
Total OPEB liability				
Service cost	\$ 37,901	\$ 73,900	\$ 70,429	\$ 50,554
Interest on total OPEB liability	31,378	21,768	21,248	22,915
Differences in actuarial experience	(5,407)	(7,347)	(1,360)	(4,382)
Change of assumptions	45,858	(462,756)	42,012	158,118
Benefit payments	<u>(16,243)</u>	<u>(15,290)</u>	<u>(11,739)</u>	<u>(4,213)</u>
Net change in total OPEB liability	93,487	(389,725)	120,590	222,992
Total OPEB liability, beginning	<u>763,943</u>	<u>1,153,668</u>	<u>1,033,078</u>	<u>810,086</u>
Total OPEB liability, ending (a)	<u>\$ 857,430</u>	<u>\$ 763,943</u>	<u>\$ 1,153,668</u>	<u>\$ 1,033,078</u>
Covered-employee payroll	\$ 27,072,303	\$ 25,497,946	\$ 23,477,118	\$ 21,063,794
Total OPEB liability as a percentage of covered-employee payroll	3.17%	3.00%	4.91%	4.90%

Note: 10 years of data is required to be provided in this schedule. As of year-end, all years are not available. Additional years will be added in the future as the information becomes available.

NOTES TO SCHEDULE

Valuation Date:

Actuarially determined contribution rates are calculated as of December 31st and become effective on January 1st, 13 months and a day later.

Methods and Assumptions Used to Determine Contribution Rates:

Inflation	2.50%
Salary increases	3.50% to 11.50% including inflation
Discount rate	4.05%
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Mortality rates - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year setforward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the 3% floor.
Other information	No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement No. 75 to pay related benefits.

2019	2018	2017
\$ 33,528	\$ 37,794	\$ 29,926
26,904	21,182	20,123
(105,282)	86,276	-
148,494	(54,027)	57,257
<u>(3,945)</u>	<u>(3,779)</u>	<u>(3,521)</u>
99,699	87,446	103,785
<u>710,387</u>	<u>622,941</u>	<u>519,156</u>
<u>\$ 810,086</u>	<u>\$ 710,387</u>	<u>\$ 622,941</u>
\$ 19,722,641	\$ 18,896,766	\$ 17,603,310
4.11%	3.76%	3.54%

CITY OF SCHERTZ, TEXAS

**SCHEDULE OF CHANGES IN CITY RETIREE HEALTH OTHER POST-EMPLOYMENT BENEFIT
LIABILITY AND RELATED RATIOS**

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Measurement Date December 31,	2023	2022	2021	2020
Total OPEB liability				
Service cost	\$ 207,231	\$ 230,479	\$ 161,830	\$ 141,084
Interest on total OPEB liability	93,119	48,122	50,064	60,561
Difference in actuarial experience	28,527	(4,764)	134,106	4,341
Change of assumptions	(231,625)	(495,992)	(191,684)	161,146
Benefit payments	<u>(100,296)</u>	<u>(64,389)</u>	<u>(88,569)</u>	<u>(64,499)</u>
Net change in total OPEB liability	(3,044)	(286,544)	65,747	302,633
Total OPEB liability, beginning	<u>2,245,759</u>	<u>2,532,303</u>	<u>2,466,556</u>	<u>2,163,923</u>
Total OPEB liability, ending (a)	<u>\$ 2,242,715</u>	<u>\$ 2,245,759</u>	<u>\$ 2,532,303</u>	<u>\$ 2,466,556</u>
Covered-employee payroll	\$ 26,795,229	\$ 25,255,936	\$ 23,290,477	\$ 20,870,983
Total OPEB liability as a percentage of covered-employee payroll	8.37%	8.89%	10.87%	11.82%

Note: 10 years of data is required to be provided in this schedule. As of year-end, all years are not available. Additional years will be added in the future as the information becomes available.

NOTES TO SCHEDULE

Valuation Date:

December 31, 2023

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Individual entry-age
Discount rate	3.77% as of December 31, 2023
Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Demographic assumptions	Based on the 2023 experience study conducted for the Texas Municipal Retirement System (TMRS).
Mortality	For healthy retirees, the gender-distinct 2019 Municipal Retirees of Texas mortality tables are used, with male rates multiplied by 103% and female rates multiplied by 105%. The rates are projected on a fully generational basis using the ultimate mortality improvement rates in the MP-2021 table to account for future mortality improvements.
Health care trend rates	Initial rate of 7.20% declining to an ultimate rate of 4.25% after 15 years.
Participation rates	For all non-Medicare retirees, 25% if retiring from age 50 to 64.
Other information	The discount rate changed from 4.05% as of December 31, 2022 to 3.77% as of December 31, 2023. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement No. 75 to pay related benefits.

2019	2018	2017
\$ 125,648	\$ 121,821	\$ 107,517
78,646	67,947	69,435
(343,086)	14,962	-
275,398	(81,106)	96,092
<u>(59,401)</u>	<u>(57,530)</u>	<u>(42,189)</u>
77,205	66,094	230,855
<u>2,086,718</u>	<u>2,020,624</u>	<u>1,789,769</u>
<u>\$ 2,163,923</u>	<u>\$ 2,086,718</u>	<u>\$ 2,020,624</u>
\$ 19,521,924	\$ 18,974,951	\$ 16,068,891
11.08%	11.00%	12.57%

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