

OFFICIAL STATEMENT**Dated: September 9, 2025**

In the opinion of Bond Counsel (as defined herein), interest on the Certificates is excludable from gross income for federal income tax purposes under statutes, regulations, published rulings and court decisions existing on the date thereof, subject to the matters described under "TAX MATTERS" herein, including the alternative minimum tax on certain corporations.

\$5,935,000**CITY OF CADDO MILLS, TEXAS****(Hunt County)****COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025****Dated Date: August 15, 2025 (the "Dated Date")****Due: February 15, as shown on page ii**

The City of Caddo Mills, Texas (the "City") \$5,935,000 Combination Tax and Revenue Certificates of Obligation, Series 2025 (the "Certificates") are being issued pursuant to the Constitution and laws of the State of Texas (the "State"), including particularly Texas Local Government Code, Subchapter C, Chapter 271, as amended, Texas Government Code, Chapter 1502, as amended, an ordinance (the "Ordinance") adopted by the City Council on September 9, 2025 and the City's Home Rule Charter. (See "THE CERTIFICATES – Authority for Issuance" herein.)

The Certificates constitute direct obligations of the City payable from a combination of the levy and collection of an annual ad valorem tax, within the limits prescribed by law, on all taxable property within the City and a limited pledge (not to exceed \$1,000) of the surplus revenues of the City's Waterworks and Sewer System (the "System"), as provided in the Ordinance. (See "THE CERTIFICATES - Security for Payment" herein.)

Interest on the Certificates will accrue from the Dated Date as shown above and will be payable on February 15, 2026, and on each August 15 and February 15 thereafter, until 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-only form and when issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository (the "Securities Depository"). Book-entry interests in the Certificates will be made available for purchase in the principal amount of \$5,000 or any integral multiple thereof. Purchasers of the Certificates ("Beneficial Owners") will not receive physical delivery of certificates representing their interest in the Certificates purchased. So long as DTC or its nominee is the registered owner of the Certificates, the principal of and interest on the Certificates will be payable by BOKF, NA, Dallas, Texas, as Paying Agent/Registrar, to DTC, 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 to pay all or a portion of the City's contractual obligations incurred in connection with (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's water and sewer system, including the acquisition of land and rights-of-way therefor; and (ii) legal, fiscal and engineering fees in connection with such projects, including costs of issuance of the Certificates. (See "THE CERTIFICATES – Use of Certificate Proceeds" herein.)

The scheduled payment of principal of and interest on the Certificates when due will be guaranteed under an insurance policy to be issued concurrently with the delivery of the Certificates by ASSURED GUARANTY INC. (See "BOND INSURANCE" and "BOND INSURANCE GENERAL RISKS" herein.)

**STATED MATURITY SCHEDULE
(On Page ii)**

The Certificates are offered for delivery, when, as and if issued and received by the initial purchaser (the "Purchaser") and subject to the approving opinion of the Attorney General of the State of Texas and the approval of certain legal matters by McCall, Parkhurst & Horton L.L.P., Dallas, Texas, Bond Counsel. (See Appendix C – Form of Legal Opinion of Bond Counsel.) (See "OTHER PERTINENT INFORMATION - Legal Matters" herein). It is expected that the Certificates will be available for delivery through the facilities of DTC on or about October 8, 2025.

STATED MATURITY SCHEDULE
(Due February 15)
Base CUSIP – 127235^(a)

<u>Stated Maturity February 15</u>	<u>Principal Amount</u>	<u>Interest Rate (%)</u>	<u>Initial Yield (%)</u>	<u>CUSIP Suffix^(a)</u>
2026	\$160,000	5.000	2.400	EX3
2027	325,000	5.000	2.290	EY1
2028	195,000	5.000	2.320	EZ8
2029	205,000	5.000	2.350	FA2
2030	215,000	5.000	2.450	FB0
2031	225,000	5.000	2.590	FC8
2032	240,000	5.000	2.760	FD6
2033	250,000	5.000	2.910	FE4
2034	265,000	5.000	3.040	FF1
2035	280,000	5.000	3.200 ^(b)	FG9
2036	290,000	5.000	3.450 ^(b)	FH7
2037	305,000	5.000	3.620 ^(b)	FJ3
2038	320,000	4.000	3.920 ^(b)	FK0
2039	335,000	4.000	4.050	FL8
2040	345,000	4.125	4.150	FM6
2041	360,000	4.250	4.250	FN4
2042	380,000	4.250	4.350	FP9
2043	395,000	4.375	4.450	FQ7
2044	415,000	4.500	4.500	FR5
2045	430,000	4.500	4.550	FS3

(Interest to accrue from the Dated Date)

The City reserves the right to redeem the Certificates maturing on and after February 15, 2035, on February 15, 2034, or any date thereafter, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof, at the redemption price of par plus accrued interest to the date of redemption. (See “THE CERTIFICATES – Redemption Provisions” herein.)

- (a) CUSIP numbers are included solely for the convenience of the owners of the Certificates. CUSIP is a registered trademark of the American Bankers Association. CUSIP Global Services (“CGS”) is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. Copyright(c) 2025 CUSIP Global Services. All rights reserved. CUSIP data herein is provided by CGS. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP numbers are provided for convenience of reference only. None of the City, the Purchaser or their agents or counsel are responsible for the selection or the correctness of the CUSIP numbers set forth herein.
- (b) Yield calculated based on the assumption that the Certificates denoted and sold at a premium will be redeemed on February 15, 2034, the earliest date of redemption for the Certificates, at a price of par plus accrued interest to the date of redemption.

CITY OF CADDO MILLS, TEXAS
2313 Main Street
Caddo Mills, Texas 75135
903-527-3116

ELECTED OFFICIALS

<u>Name</u>	<u>Position</u>	<u>On Council Since</u>	<u>Term Expires May</u>
Chris Davies	Mayor	2021	2027
John Verity	Mayor Pro Tem	2021	2026
Shawn Bentley	Council Member	2023	2026
Mike Wolters	Council Member	2025	2027
Cody Hawkins	Council Member	2022	2026
Justin Poppelreiter	Council Member	2023	2028

ADMINISTRATION

<u>Name</u>	<u>Position</u>	<u>Years With The City</u>
John Adel	City Manager	29
Stacy Smith	Finance Manager	16
Becky Pattillo	City Secretary	24

CONSULTANTS AND ADVISORS

Bond Counsel	McCall, Parkhurst & Horton L.L.P. Dallas, Texas
Certified Public Accountants	Mark C. Eyring, CPA, PLLC Stafford, Texas
Financial Advisor	SAMCO Capital Markets, Inc. San Antonio, Texas

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USE OF INFORMATION IN THE OFFICIAL STATEMENT

This Official Statement, which includes the cover page and the Appendices hereto, does not constitute an offer to sell or the solicitation of an offer to buy in any jurisdiction to any person to whom it is unlawful to make such offer, solicitation or sale.

No dealer, broker, salesperson or other person has been authorized to give information or to make any representation other than those contained in this Official Statement, and, if given or made, such other information must not be relied upon.

Certain information set forth herein has been provided by sources other than the City that the City believes to be reliable, but the City makes no representation as to the accuracy of such information. Any information and expressions of opinion herein contained are subject to change without notice, and neither the delivery of the Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City or other matters described herein since the date hereof. See "CONTINUING DISCLOSURE OF INFORMATION" for a description of the City's undertaking to provide certain information on a continuing basis.

The Purchaser has provided the following statement for inclusion in this Official Statement. The Purchaser has reviewed the information in this Official Statement in accordance with, and as part of its respective responsibilities to investors under the federal securities laws, but the Purchaser does not guarantee the accuracy or completeness of such information.

Assured Guaranty Inc. ("AG" or the "Insurer") makes no representation regarding the Certificates or the advisability of investing in the Certificates. In addition, AG has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding AG supplied by AG and presented under the heading "**Bond Insurance**" and **Appendix E – Specimen Municipal Bond Insurance Policy**".

NONE OF THE CITY, THE PURCHASER OR THE FINANCIAL ADVISOR MAKES ANY REPRESENTATION OR WARRANTY WITH RESPECT TO THE INFORMATION CONTAINED IN THIS OFFICIAL STATEMENT REGARDING THE DEPOSITORY TRUST COMPANY, NEW YORK, NEW YORK ("DTC") OR ITS BOOK-ENTRY-ONLY SYSTEM, OR AG AND ITS MUNICIPAL BOND INSURANCE POLICY AS SUCH INFORMATION HAS BEEN PROVIDED BY DTC AND AG, RESPECTIVELY.

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 THESE SECURITIES HAVE BEEN REGISTERED, QUALIFIED, OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF.

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

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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 City	The City of Caddo Mills, Texas (the “City”), located in Hunt County is a political subdivision of the State of Texas (the “State”) and operates under a Mayor-Council-Manager form of government with a City Council comprised of the Mayor and five members. The City Council is transitioning from two-year to three-year terms pursuant to the City’s home-rule charter, which was adopted by the City Council on November 12, 2024. The transition of all City Council members to three-year terms will not be complete until the 2028 general election. Currently only one City Council member is sitting for a three-year term. The City’s current estimated population is 6,500. (See “Appendix B – General Information Regarding the City of Caddo Mills and Hunt County, Texas” herein.)
The Certificates	The Certificates are being issued pursuant to the Constitution and laws of the State, including particularly Texas Local Government Code, Subchapter C, Chapter 271, as amended, Texas Government Code, Chapter 1502, as amended, an ordinance (the “Ordinance”) adopted by the City Council on September 9, 2025, and the City’s Home Rule Charter. (See “THE CERTIFICATES – Authority for Issuance” herein.)
Paying Agent/Registrar	The initial Paying Agent/Registrar for the Certificates is BOKF, NA, Dallas Texas.
Security	The Certificates constitute direct obligations of the City payable from a combination of the levy and collection of an annual ad valorem tax, within the limits prescribed by law, on all taxable property within the City and a limited pledge (not to exceed \$1,000) of the surplus revenues of the City’s Waterworks and Sewer System (the “System”), as provided in the Ordinance. (See “THE CERTIFICATES - Security for Payment” herein.)
Redemption Provision	The City reserves the right, at its sole option, to redeem Certificates stated to mature on and after February 15, 2035, on February 15, 2034, or any date thereafter, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof, at the price of par plus accrued interest to the date fixed for redemption. (See “THE CERTIFICATES – Redemption Provisions” herein.)
Tax Matters	In the opinion of Bond Counsel, the interest on the Certificates will be excludable from gross income for federal income tax purposes under existing law, subject to the matters described under “TAX MATTERS” herein, including the alternative-minimum tax on certain corporations. (See “TAX MATTERS” for a discussion of the Opinion of Bond Counsel and “APPENDIX C – FORM OF LEGAL OPINION OF BOND COUNSEL” herein.)
Use of Certificate Proceeds	Proceeds from the sale of the Certificates will be used to pay all or a portion of the City’s contractual obligations incurred in connection with (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City’s water and sewer system, including the acquisition of land and rights-of-way therefor; and (ii) legal, fiscal and engineering fees in connection with such projects, including costs of issuance of the Certificates. (See “THE CERTIFICATES – Use of Certificate Proceeds” herein.)
Book-Entry-Only System	The City intends to utilize the Book-Entry-Only System of The Depository Trust Company, New York, New York (“DTC”) described herein. No physical delivery of the Certificates will be made to the beneficial owners of the Certificates. Such Book-Entry-Only System may affect the method and timing of payments on the Certificates and the manner the Certificates may be transferred. (See “BOOK-ENTRY-ONLY SYSTEM” herein.)
Ratings	S&P Global Ratings (“S&P”) is expected to assign a rating of “AA” to the Certificates with the understanding that, concurrently with the delivery of the Certificates, a municipal bond insurance policy will be issued by AG (defined below). The City has received an underlying unenhanced rating of “A+” (stable outlook) from S&P. (See “OTHER PERTINENT INFORMATION - Ratings” herein.)
Bond Insurance	The scheduled payment of principal of and interest on the Certificates when due will be guaranteed under an insurance policy to be issued concurrently with the delivery of the Certificates by ASSURED GUARANTY INC. (“AG”). (See “BOND INSURANCE – Bond Insurance Policy” herein.)
Issuance of Additional Debt	The City does not intend to issue any debt supported by taxes or the utility system over the next 12 months.
Payment Record	The City has never defaulted on the payment of its general obligation or revenue debt.
Delivery	When issued, anticipated on or about October 8, 2025.
Legality	Delivery of the Certificates is subject to the approval by the Attorney General of the State and the rendering of an opinion as to legality by McCall, Parkhurst & Horton L.L.P., Bond Counsel, Dallas, Texas.

**OFFICIAL STATEMENT
relating to**

\$5,935,000

CITY OF CADDO MILLS, TEXAS

**(A political subdivision of the State of Texas located in Hunt County, Texas)
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025**

INTRODUCTORY STATEMENT

This Official Statement provides certain information in connection with the issuance by the City of Caddo Mills, Texas (the "City") of its \$5,935,000 Combination Tax and Revenue Certificates of Obligation, Series 2025 (the "Certificates") identified on the cover page hereof.

The City is a political subdivision of the State of Texas (the "State") and operates as a home-rule municipality under the statutes and the constitution of the State. The Certificates are being issued pursuant to the Constitution and general laws of the State, an ordinance (the "Ordinance") adopted by the City Council of the City (the "City Council") on September 9, 2025 authorizing the issuance of the Certificates, and the City's Home Rule Charter. (See "THE CERTIFICATES - Authority for Issuance" herein.)

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 City 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 from the City or the Financial Advisor noted on page iii hereof.

This Official Statement speaks only as to its date, and the information contained here is subject to change. Copies of the final Official Statement relating 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" for a description of the City's undertaking to provide certain information on a continuing basis.

THE CERTIFICATES

General

The Certificates are dated August 15, 2025 (the "Dated Date"). The Certificates are stated to mature on February 15, in the years and in the principal amounts set forth on page ii hereof. The Certificates shall bear interest from their Dated Date on the unpaid principal amounts, and the amount of interest to be paid with respect to each payment period shall be computed on the basis of a 360-day year consisting of twelve 30-day months. Interest on the Certificates will be payable on February 15, 2026, and on each August 15 or February 15 thereafter until maturity or prior redemption. Principal is payable at the designated offices of the "Paying Agent/Registrar" for the Certificates, initially BOKF, NA, Dallas, Texas. Interest on the Certificates shall be paid to the registered owners whose names appear on the registration books of the Paying Agent/Registrar at the close of business on the Record Date (as hereinafter defined) and shall be paid by the Paying Agent/Registrar (i) by check sent United States Mail, first class postage prepaid, to the address of the registered owner recorded in the Security Register or (ii) by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk of, the registered owner. If the date for the payment of the principal or interest on the Certificates shall be a Saturday, Sunday, a legal holiday or a day when banking institutions in the city where the designated payment/transfer office of the Paying Agent/Registrar is located are authorized to be closed, 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.

Initially, the Certificates will be registered and delivered only to Cede & Co., the nominee of The Depository Trust Company ("DTC") pursuant to the Book-Entry-Only System described below. No physical delivery of the Certificates will be made to the Beneficial Owners. Principal of, premium, if any, and interest on the Certificates will be payable by the Paying Agent/Registrar to Cede & Co., which will distribute the amounts received to the appropriate DTC participants, who shall in turn make payment to the Beneficial Owners of the Certificates. Such Book-Entry-Only System may change the method and timing of payment for the Certificates and the method of transfer. See "BOOK-ENTRY-ONLY SYSTEM" below for a more complete description of such System.

Authority for Issuance

The Certificates are being issued pursuant to the Constitution and general laws of the State, including particularly Texas Local Government Code, Subchapter C, Chapter 271, as amended, Texas Government Code, Chapter 1502, as amended, the Ordinance and the City's Home Rule Charter.

Security for Payment

The Certificates constitute direct obligations of the City payable from a combination of the levy and collection of an annual ad valorem tax, within the limits prescribed by law, on all taxable property within the City and a limited pledge (not to exceed \$1,000) of the surplus revenues of the City's Waterworks and Sewer System (the "System"), as provided in the Ordinance.

Tax Rate Limitations

All taxable property within the City is subject to the assessment, levy and collection by the City of a continuing, annual direct ad valorem tax sufficient to provide for the payment of principal of and interest on all ad valorem tax debt within the limit prescribed by law. Article XI, Section 5, of the Texas Constitution applicable to home-rule cities is applicable to the City, and limits the maximum ad valorem tax rate of the City to \$2.50 per \$100 taxable assessed valuation for all City purposes. The City's Home Rule Charter adopts the constitutionally authorized maximum tax rate of \$2.50 per \$100 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 general obligation debt service.

Use of Certificate Proceeds

Proceeds from the sale of the Certificates will be used to pay all or a portion of the City's contractual obligations incurred in connection with (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's water and sewer system, including the acquisition of land and rights-of-way therefor; and (ii) legal, fiscal and engineering fees in connection with such projects, including costs of issuance of the Certificates.

Redemption Provisions

Optional Redemption: The City reserves the right, at its option, to redeem the Certificates maturing on and after February 15, 2035, on February 15, 2034 or any date thereafter, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof (and, if within a stated maturity, selected at random and by lot by the Paying Agent/Registrar), at the redemption price of par plus accrued interest to the date fixed for redemption.

Notice of Redemption

Not less than thirty (30) days prior to a redemption date for the Certificates, the City shall cause a notice of such redemption to be sent by United States mail, first-class postage prepaid, to the registered owners 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. ANY NOTICE OF REDEMPTION SO MAILED TO THE REGISTERED OWNERS WILL BE DEEMED TO HAVE BEEN DULY GIVEN IRRESPECTIVE OF WHETHER ONE OR MORE OF THE REGISTERED OWNERS FAILED TO RECEIVE SUCH NOTICE. 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 any other condition to redemption satisfied, all as provided above, the Certificates or portion thereof, which are to be 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.

With respect to any optional redemption of the Certificates, unless certain prerequisites to such redemption required by the Ordinance have been met and money sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed will have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption will, at the option of the City, be conditional upon the satisfaction of such prerequisites and receipt of such money by the Paying Agent/Registrar on or prior to the date fixed for such redemption or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not fulfilled, such notice will be of no force and effect, the City will not redeem such Certificates and the Paying Agent/Registrar will give notice in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

The Paying Agent/Registrar and the City, 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 Certificates 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 City 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 direct participants and indirect participants may implement a redemption of such Certificates from the Beneficial Owners. Any such selection of Certificates the City has called for redemption will not be governed by the Ordinance and will not be conducted by the City or the Paying Agent/Registrar. Neither the City 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 direct participants, indirect participants, or Beneficial Owners of the selection of portions of the Certificates for redemption. (See "BOOK-ENTRY-ONLY SYSTEM" herein.)

Payment Record

The City has never defaulted on the payment of its general obligation or revenue debt.

Legality

The Certificates are offered when, as and if issued, subject to the approvals of legality by the Attorney General of the State and McCall, Parkhurst & Horton L.L.P., Dallas, Texas, Bond Counsel. A form of the legal opinion of Bond Counsel appears in Appendix C attached hereto.

Defeasance

The Ordinance provides for the defeasance of the Certificates when the payment of the principal of and premium, if any, on the Certificates, plus interest thereon to the due date thereof (whether such due date be by reason of maturity or otherwise) is provided by irrevocably depositing with the Paying Agent/Registrar or other authorized agent, in trust (1) money sufficient to make such payment and/or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times to ensure the availability, without reinvestment, of sufficient money to make such payments, and to pay all necessary and proper fees, compensation and expenses of the paying agent for the Certificates. The City has additionally reserved the right, subject to satisfying the requirements of (1) and (2) above, to substitute other Defeasance 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 "Defeasance Securities" means any securities and obligations now or hereafter authorized by State law that are eligible to discharge obligations such as the Certificates. Current State law permits defeasance with the following types of securities: (a) direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the City authorizes the defeasance of the Certificates, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that, on the date the City authorizes the defeasance of the Certificates, have been refunded and 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 current State law will not be changed in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Certificates. Because the Ordinance does not contractually limit such investments, registered owners will be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality as those currently permitted under State law. There is no assurance that the ratings for U.S. Treasury securities used for defeasance purposes or that for any other Defeasance Security 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 or redemption of Certificates have been made as described above, all rights of the City to initiate proceedings to call such Certificates for redemption or take any other action amending the terms of such Certificates are extinguished; provided, however, that the right to call such Certificates for redemption is not extinguished if the City: (i) in the proceedings providing for the firm banking and financial arrangements, expressly reserves the right to call such Certificates for redemption; (ii) gives notice of the reservation of that right to the owners of such 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.

Amendments

In the Ordinance, the City has reserved the right to amend the Ordinance without the consent of any holder for the purpose of amending or supplementing the Ordinance to (i) cure any ambiguity, defect or omission therein that does not materially adversely affect the interests of the registered owners of the Certificates, (ii) grant additional rights or security for the benefit of the registered owners of the Certificates, (iii) add events of default as shall not be inconsistent with the provisions of the Ordinance that do not materially adversely affect the interests of the registered owners of the Certificates, (iv) qualify the Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect or (v) make such other provisions in regard to matters or questions arising under the Ordinance that are not inconsistent with the provisions thereof and which, in the opinion of Bond Counsel for the City, do not materially adversely affect the interests of the registered owners of the Certificates.

The Ordinance further provides that the registered owners of the Certificates aggregating in principal amount a majority of the outstanding Certificates shall have the right from time to time to approve any amendment not described above to the Ordinance if it is deemed necessary or desirable by the City; provided, however, that without the consent of 100% of the registered owners of the then outstanding Certificates, no amendment may be made for the purpose of: (i) making any change in the maturity of any of the outstanding Certificates; (ii) reducing the rate of interest borne by any of the outstanding Certificates; (iii) reducing the amount of the principal payable on any outstanding Certificates; (iv) modifying the terms of payment of principal of or interest on outstanding Certificates, or imposing any condition with respect

to such payment; or (v) changing the minimum percentage of the principal amount of the Certificates necessary for consent to such amendment. Reference is made to the Ordinance for further provisions relating to the amendment thereof.

Default and Remedies

The Ordinance establishes specific events of default with respect to the Certificates. If the City defaults in the payment of the principal of or interest on the Certificates when due or the City defaults in the observance or performance of any of the covenants, conditions, or obligations of the City, the failure to perform which materially, adversely affects the rights of the owners of the Certificates, including but not limited to, their prospect or ability to be repaid in accordance with the Ordinance, and the continuation thereof for a period of 60 days after notice of such default is given by any owner to the City, the Ordinance provides that any registered owner is entitled to seek a writ of mandamus from a court of proper jurisdiction requiring the City to make such payment or observe and perform such covenants, obligations, or conditions. The issuance of a writ of mandamus may be sought 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 remedy of mandamus is controlled by equitable principles, so rests with the discretion of the court, but may not be arbitrarily refused. There is no acceleration of maturity of the Certificates in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. The Ordinance does not provide for the appointment of a trustee to represent the interest of the Certificateholders upon any failure of the City to perform in accordance with the terms of the Ordinance, or upon any other condition and accordingly all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the registered owners. On June 30, 2006 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." Because it is unclear whether the Texas legislature has effectively waived the City's sovereign immunity from a suit for money damages, holders of the Certificates may not be able to bring such a suit against the City for breach of the covenants in the Certificates or in the Ordinance. Even 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. In *Tooke*, the Court noted the enactment in 2005 of sections 271.151 through .160, Texas Local Government Code (the "Local Government Immunity Waiver Act"), which, according to the Court, waives "immunity from suit for contract claims against most local governmental entities under certain circumstances." The Local Government Immunity Waiver Act covers cities and relates to contracts entered into by cities for providing goods and services to cities.

On April 1, 2016, the Texas Supreme Court ruled in *Wasson Interests, Ltd. v. City of Jacksonville*, 489 S.W.3d 427 (Tex. 2016) ("Wasson I"), that governmental immunity does not imbue a city with derivative immunity when it performs a proprietary, as opposed to a governmental, function in respect to contracts executed by a city. On October 5, 2018, the Texas Supreme Court issued a second opinion to clarify *Wasson I*, *Wasson Interests LTD. v. City of Jacksonville*, 559 S.W.3d 142 (Tex. 2018) ("Wasson II", and together with *Wasson I* "Wasson"), ruling 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 at the time it entered into the contract, not at the time of the alleged breach. In *Wasson*, the Court recognized that the distinction between governmental and proprietary functions is not clear. Therefore, in regard to municipal contract cases (as opposed to tort claim cases), it is incumbent on the courts to determine whether a function was governmental or proprietary based upon the statutory and common law guidance at the time of the contractual relationship. Texas jurisprudence has generally held that proprietary functions are those conducted by a city in its private capacity, for the benefit only of those within its corporate limits, and not as an arm of the government or under authority or for the benefit of the State; these are usually activities that can be, and often are, provided by private persons, and therefore are not done as a branch of the State, and do not implicate the State's immunity since they are not performed under the authority, or for the benefit, of the State as sovereign. Issues related to the applicability of a governmental immunity as they relate to the issuance of municipal debt have not been adjudicated. Each situation will be evaluated based on the facts and circumstances surrounding the contract in question.

As noted above, the Ordinance provides that holders of the Certificates may exercise the remedy of mandamus to enforce the Certificates 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 owners of the Certificates of an entity which has sought protection under Chapter 9. Therefore, should the City avail itself of Chapter 9 protection from creditors, the ability to enforce would be subject to the approval of the Bankruptcy Court (which could require that the action be heard in Bankruptcy Court instead of other federal or state court); and the Bankruptcy Code provides for

broad discretionary powers of a Bankruptcy Court in administering any proceeding brought before it. The opinion of Bond Counsel will note that all opinions relative to the enforceability of the Certificates are qualified with respect to the customary rights of debtors relative to their creditors and by general principles of equity which permit the exercise of judicial discretion.

Initially, the only registered owner of the Certificates will be Cede & Co., as nominee of DTC. See "BOOK-ENTRY-ONLY SYSTEM" herein for a description of the duties of DTC with regard to ownership of the Certificates.

SOURCES AND USES OF FUNDS

The proceeds from the sale of the Certificates will be applied approximately as follows:

Sources of Funds

Par Amount of the Certificates	\$5,935,000.00
Accrued Interest on the Certificates	40,476.91
Net Premium	<u>282,823.60</u>
Total Sources of Funds	<u>\$6,258,300.51</u>

Uses of Funds

Deposit to Project Fund	\$6,000,000.00
Accrued Interest Deposit to Interest and Sinking Fund	40,476.91
Cost of Issuance	110,918.88
Purchaser's Discount (Including Bond Insurance Premium)	<u>106,904.72</u>
Total Uses of Funds	<u>\$6,258,300.51</u>

REGISTRATION, TRANSFER AND EXCHANGE

Paying Agent/Registrar

The initial Paying Agent/Registrar for the Certificates is BOKF, NA, Dallas, Texas. In the Ordinance, the City retains the right to replace the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the City, the new Paying Agent/Registrar shall accept the previous Paying Agent/Registrar's records and act in the same capacity as the previous Paying Agent/Registrar. Any successor Paying Agent/Registrar, selected at the sole discretion of the City, shall be a bank, trust company, financial institution or other entity qualified and authorized to serve in such capacity and to perform the duties and services of Paying Agent/Registrar. Upon a change in the Paying Agent/Registrar for the Certificates, the City agrees to promptly cause written notice thereof to be sent to each registered owner of the Certificates by United States mail, first-class, postage prepaid.

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 to the registered owners appearing on the registration books of the Paying Agent/Registrar on the Record Date (as defined below) by check or draft mailed on February 15, 2026, and on each August 15 and February 15 thereafter until maturity or prior redemption of the Certificates, by the Paying Agent/Registrar to the last known address of the registered owner 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 of a Certificate will be paid to the registered owner at its stated maturity or its prior redemption upon presentation to the Paying Agent/Registrar. 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 designated payment/transfer office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due. So long as Cede & Co. is the registered owner of the Certificates, payments of principal of and interest on the Certificates will be made as described in "BOOK-ENTRY-ONLY SYSTEM" herein.

Record Date

The record date ("Record Date") for interest payable to the registered owner of a Certificate on any interest payment date means the close of business on the last business day of the month next preceding such interest payment date.

In the event of a non-payment of interest on an interest payment date, and for thirty (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 City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each registered owner 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

The Certificates are initially to be issued utilizing the Book-Entry-Only System of DTC. In the event such Book-Entry-Only System should be discontinued, printed certificates will be issued to the registered owners of the Certificates and thereafter, the Certificates may be transferred, registered, and assigned on the registration books of the Paying Agent/Registrar only upon presentation and surrender of such printed certificates 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 designated 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 initially utilized in regard to ownership and transferability of the Certificates.)

Limitation on Transfer or Exchange of Certificates

The Paying Agent/Registrar shall not be required to transfer or exchange any Certificates or any portion thereof 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 with respect to any Certificate or portion called for redemption prior to maturity, within forty-five (45) days prior to its redemption date, provided, however, such limitation of transfer shall not be applicable to an exchange by the registered owner of the uncalled balance of a Certificate called for redemption.

Replacement Certificates

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

BOND INSURANCE

Bond Insurance Policy

Concurrently with the issuance of the Certificates, Assured Guaranty Inc. ("AG") will issue its Municipal Bond Insurance Policy (the "Policy") for the Certificates. The Policy guarantees the scheduled payment of principal of and interest on the Certificates when due as set forth in the form of the Policy included as Appendix E to this Official Statement.

The Policy is not covered by any insurance security or guaranty fund established under New York, Maryland, California, Connecticut or Florida insurance law.

Assured Guaranty Inc.

AG is a Maryland domiciled financial guaranty insurance company and an indirect subsidiary of Assured Guaranty Ltd. ("AGL" and together with its subsidiaries, "Assured Guaranty"), a Bermuda-based holding company whose shares are publicly traded and are listed on the New York Stock Exchange under the symbol "AGO." AGL, through its subsidiaries, provides credit enhancement products to the U.S. and non-U.S. public finance (including infrastructure) and structured finance markets and participates in the asset management business through ownership interests in Sound Point Capital Management, LP and certain of its investment management affiliates. Only AG is obligated to pay claims under the insurance policies AG has issued, and not AGL or any of its shareholders or other affiliates.

AG's financial strength is rated "AA" (stable outlook) by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"), "AA+" (stable outlook) by Kroll Bond Rating Agency, Inc. ("KBRA") and "A1" (stable outlook) by Moody's Investors Service, Inc. ("Moody's"). Each rating of AG should be evaluated independently. An explanation of the significance of the above ratings may be obtained from the applicable rating agency. The above ratings are not recommendations to buy, sell or hold any security, and such ratings are subject to revision or withdrawal at any time by the rating agencies, including withdrawal initiated at the request of AG in its sole discretion. In addition, the rating agencies may at any time change AG's long-term rating outlooks or place such ratings on a watch list for possible downgrade in the near term. Any downward revision or withdrawal of any of the above ratings, the assignment of a negative outlook to such ratings or the placement of such ratings on a negative watch list may have an adverse effect on the market price of any security guaranteed by AG. AG only guarantees scheduled principal and scheduled interest payments payable by the issuer of certificates insured by AG on the

date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the relevant insurance policy), and does not guarantee the market price or liquidity of the securities it insures, nor does it guarantee that the ratings on such securities will not be revised or withdrawn.

Merger of Assured Guaranty Municipal Corp. Into Assured Guaranty Inc.

On August 1, 2024, Assured Guaranty Municipal Corp., a New York domiciled financial guaranty insurance company and an affiliate of AG (“AGM”), merged with and into AG, with AG as the surviving company (such transaction, the “Merger”). Upon the Merger, all liabilities of AGM, including insurance policies issued or assumed by AGM, became obligations of AG.

Current Financial Strength Ratings

On June 30, 2025, S&P announced that it had affirmed AG’s financial strength rating of “AA” (stable outlook).

On July 10, 2024, Moody’s, following Assured Guaranty’s announcement of the Merger, announced that it had affirmed AG’s insurance financial strength rating of “A1” (stable outlook).

AG can give no assurance as to any further ratings action that S&P, Moody’s and/or KBRA may take. For more information regarding AG’s financial strength ratings and the risks relating thereto, see AGL’s Annual Report on Form 10-K for the fiscal year ended December 31, 2024.

Capitalization of AG

At June 30, 2025:

- The policyholders’ surplus of AG was approximately \$3,514 million.
- The contingency reserve of AG was approximately \$1,453 million.
- The net unearned premium reserves and net deferred ceding commission income of AG and its subsidiaries (as described below) were approximately \$2,437 million. Such amount includes (i) 100% of the net unearned premium reserve and net deferred ceding commission income of AG and (ii) the net unearned premium reserves and net deferred ceding commissions of AG’s wholly owned subsidiary Assured Guaranty UK Limited (“AGUK”), and its 99.9999% owned subsidiary Assured Guaranty (Europe) SA (“AGE”).

The policyholders’ surplus, contingency reserve, and net unearned premium reserves and net deferred ceding commission income of AG were determined in accordance with statutory accounting principles. The net unearned premium reserves and net deferred ceding commissions of AGUK and AGE were determined in accordance with accounting principles generally accepted in the United States of America.

Incorporation of Certain Documents by Reference

Portions of the following documents filed by AGL with the Securities and Exchange Commission (the “SEC”) that relate to AG are incorporated by reference into this Official Statement and shall be deemed to be a part hereof:

- (i) the Annual Report on Form 10-K for the fiscal year ended December 31, 2024 (filed by AGL with the SEC on February 28, 2025);
- (ii) the Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2025 (filed by AGL with the SEC on May 9, 2025); and
- (iii) the Quarterly Report on Form 10-Q for the quarterly period ended June 30, 2025 (filed by AGL with the SEC on August 8, 2025).

All information relating to AG included in, or as exhibits to, documents filed by AGL with the SEC pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, excluding Current Reports or portions thereof “furnished” under Item 2.02 or Item 7.01 of Form 8-K, after the filing of the last document referred to above and before the termination of the offering of the Certificates shall be deemed incorporated by reference into this Official Statement and to be a part hereof from the respective dates of filing such documents. Copies of materials incorporated by reference are available over the internet at the SEC’s website at <http://www.sec.gov>, at AGL’s website at <http://www.assuredguaranty.com>, or will be provided upon request to Assured Guaranty Inc.: 1633 Broadway, New York, New York 10019, Attention: Communications Department (telephone (212) 974-0100). Except for the information referred to above, no information available on or through AGL’s website shall be deemed to be part of or incorporated in this Official Statement.

Any information regarding AG included herein under the caption “BOND INSURANCE – Assured Guaranty Inc.” or included in a document incorporated by reference herein (collectively, the “AG Information”) shall be modified or superseded to the extent that any subsequently included AG Information (either directly or through incorporation by reference) modifies or supersedes such previously included AG Information. Any AG Information so modified or superseded shall not constitute a part of this Official Statement, except as so modified or superseded.

Miscellaneous Matters

AG makes no representation regarding the Certificates or the advisability of investing in the Certificates. In addition, AG has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding AG supplied by AG and presented under the heading “BOND INSURANCE”.

BOND INSURANCE GENERAL RISKS

General

In the event of default of the scheduled payment of principal of or interest on the Certificates when all or a portion thereof becomes due, any owner of the Certificates shall have a claim under the Policy for such payments. The payment of principal and interest in connection with mandatory or optional prepayment of the Certificates by the City which is recovered by the City from the Beneficial Owners as a voidable preference under applicable bankruptcy law is covered by the Policy; however, such payments will be made by the Insurer at such time and in such amounts as would have been due absent such prepayment by the City (unless the Insurer chooses to pay such amounts at an earlier date). Payment of principal of and interest on the Certificates is not subject to acceleration, but other legal remedies upon the occurrence of non-payment do exist (see “THE CERTIFICATES - Default and Remedies”). The Insurer may reserve the right to direct the pursuit of available remedies, and, in addition, may reserve the right to consent to any remedies available to and requested by the Beneficial Owners.

In the event the Insurer is unable to make payment of principal and interest as such payments become due under the Policy, the Certificates are payable from the ad valorem tax levied, within the limitations prescribed by law, on all taxable property located within the City as further described under “THE CERTIFICATES – Security for Payment”. In the event the Insurer becomes obligated to make payments with respect to the Certificates, no assurance is given that such event will not adversely affect the market price or the marketability (liquidity) of the Certificates.

The enhanced long-term rating on the Certificates will be dependent on the financial strength of the Insurer and its claims paying ability. The Insurer’s financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance can be given that the long-term ratings of the Insurer and of the rating on the Certificates will not be subject to downgrade and such event could adversely affect the market price or the marketability (liquidity) for the Certificates. See the disclosure described in “OTHER PERTINENT INFORMATION – Ratings” herein.

The obligations of the Insurer under the Policy are general obligations of the Insurer and in an event of default by the Insurer, the remedies available may be limited by applicable bankruptcy law. None of the City, the Purchaser, or the City’s Financial Advisor have made an independent investigation into the claims paying ability of the Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Insurer is given.

Claims-Paying Ability and Financial Strength of Municipal Bond Insurers

Moody’s Investors Service, Inc., S&P Global Ratings and Fitch Ratings, Inc. (the “Rating Agencies”) have, in recent years, downgraded and/or placed on negative watch the claims-paying and financial strength of many providers of municipal bond insurance. Additional downgrades or negative changes in the rating outlook for all bond insurers are possible. In addition, recent events in the credit markets have had substantial negative effects on the bond insurance business. These developments could be viewed as having a material adverse effect on the claims-paying ability of such bond insurers, including the Insurer. Thus, when making an investment decision, potential investors should carefully consider the ability of the City to pay principal and interest on the Certificates and the claims-paying ability of any such bond insurer, particularly over the life of the investment.

BOOK-ENTRY-ONLY SYSTEM

This section describes how ownership of the Certificates is to be transferred and how the principal of, premium, if any, and interest on the Certificates are to be paid to and credited by DTC while the Certificates are registered in its nominee name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The City and the Financial Advisor 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 (the "SEC"), 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 Certificates registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Certificate will be issued for each maturity of the Certificates, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities 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 issues, 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"). Direct Participants and Indirect Participants are jointly referred to as "Participants". DTC has a S&P Global Ratings rating of AA+. The DTC Rules applicable to its Participants are on file with the SEC. 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 Beneficial Owner is in turn to be recorded on the 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 and periodic statements of their holdings from the 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 Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive 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 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 Paying Agent/Registrar and request that copies of notices be provided directly to them.

Redemption notices for the Certificates 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 MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Direct Participant as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Certificates are credited on the record date (identified in a listing attached to the Omnibus Proxy).

All payments on the Certificates will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Certificates 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, the Paying Agent/Registrar, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment on the Certificates 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 Participants.

DTC may discontinue providing its services as depository with respect to the Certificates at any time by giving reasonable notice to the City or the Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, Certificates are required to be printed and delivered. The City may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Certificates will be printed and delivered.

Information concerning DTC and the Book-Entry-Only System has been obtained from DTC and is not guaranteed as to accuracy or completeness by and is not to be construed as a representation by the City, the Financial Advisor, or the Purchaser.

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, notices that are to be given to registered owners under the Ordinance will be given only to DTC.

INVESTMENT AUTHORITY AND INVESTMENT PRACTICES OF THE CITY

The City invests funds in instruments authorized by State law, specifically the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "PFIA"), in accordance with and investment policies approved by the City Council. The City Council appoints the Finance Director as the "Investment officer" of the City. Both State law and the City's investment policies are subject to change.

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

rated by a nationally recognized investment rating firm at not less than A or its equivalent, or (c) cash invested in obligations described in clauses (1) through (8) above, clauses (12) through (14) above, or an authorized investment pool, (iv) the terms of a loan made under the program require that the securities being held as collateral be pledged to the City, held in the City's name, and deposited at the time the investment is made with the City or with a third party designated by the City, (v) a loan made under the program is placed through either a primary government securities dealer or a financial institution doing business in the State, and (vi) the agreement to lend securities has a term of one year or less.

If specifically authorized in the authorizing document, bond proceeds may be invested in guaranteed investment contracts that have a defined termination date and are secured by obligations of the United States or its agencies and instrumentalities in an amount at least equal to the amount of bond proceeds invested under such contract, other than the prohibited obligations described in the next succeeding paragraph.

City may invest in such obligations directly or through government investment pools that invest solely in such obligations provided that the pools are rated no lower than AAA or AAA- or an equivalent by at least one nationally recognized rating service. The City may also contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control for a term up to two years, but the City retains ultimate responsibility as fiduciary of its assets. In order to renew or extend such a contract, the City must do so by order, ordinance, or resolution. The City is specifically prohibited from investing in: (1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal; (2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security and bears no interest; (3) collateralized mortgage obligations that have a stated final maturity of greater than 10 years; and (4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Under State law, the City 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 City funds, the maximum allowable stated maturity of any individual investment and the maximum average dollar-weighted maturity allowed for pooled fund groups, methods to monitor the market price of investments acquired with public funds, a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis, and procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the PFIA. All City 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 City'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 probable income to be derived." At least quarterly the City's investment officers must submit an investment report to the City Council detailing: (1) the investment position of the City, (2) that all investment officers jointly prepared and signed the report, (3) the beginning market value, the ending market value and the fully accrued interest for the reporting period of each pooled fund group, (4) the book value and market value of each separately listed asset at the end of the reporting period, (5) the maturity date of each separately invested asset, (6) the account or fund or pooled fund group for which each individual investment was acquired, and (7) the compliance of the investment portfolio as it relates to: (a) adopted investment strategies and (b) State law. No person may invest City funds without express written authority from the City Council.

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

Authorized Investments

The City maintains portfolios which utilize specific investment strategy consideration, designed to address the unique characteristics of the following fund groups represented in the investment portfolios:

- Operating Funds and Commingled Pools Containing Operating Funds
- Debt Service Funds
- Debt Service Reserve Funds
- Capital Projects and Special Purpose Funds

All investment instruments must be approved by resolution of the City Council. Assets of funds of the City may be invested in the following instruments:

- US Treasury obligations with stated maturities not to exceed three (3) years and not to exceed 100% of the overall portfolio;
- Obligations of US Government agencies and instrumentalities with stated maturities not to exceed three (3) years and not to exceed 60% of the overall portfolio;
- Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State or the United States or its agencies and instrumentalities with stated maturity not to exceed three (3) years;
- Repurchase agreements and reverse repurchase agreements as defined by PFIA and collateralized by US Government Obligations and obligations of US Government Agencies and Instrumentalities, undertaken under an executed Master Repurchase Agreement with primary dealer and not to exceed six (6) months. The portfolio may not contain more than 40% repurchase agreements;
- Certificates of deposit issued by state and national banks domiciled in the State that are guaranteed or insured by the FDIC or secured by obligation that are described in investment vehicles above and not to exceed 40% of the overall portfolio;
- Constant dollar investment pools as defined by the PFIA rated no lower than AAA or AAA- or its equivalent by at least one national rating agency and with a weighted average maturity not to exceed sixty (60) days. All investment pools must be approved by resolution from the City Council; and
- No-load money market mutual funds as permitted by the PFIA.

Current Investments

State law does not require the City to periodically mark its investments to market price, and the City does not do so, other than annually upon the conclusion of each fiscal year, for the purpose of compliance with applicable accounting policies concerning the contents of the City's audited financial statements. Given the nature of its investments, the City does not believe that the market value of its investments differs materially from book value.

As of July 15, 2025, 100% of the City's investable funds in the amount of \$12,440,655.96 (unaudited) were invested in interest bearing checking accounts, money market accounts and certificates of deposit.

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

DEFINED BENEFIT PENSION PLAN

Plan Description

The City participates as one of over 919 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 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. 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. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that includes financial statements and required supplementary information (RSI) for TMRS; the report also provides detailed explanations of the contributions, benefits, and actuarial methods and assumptions used by the System. This report may be obtained at www.tmrs.com.

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

For more information see the Annual Financial Report for the Fiscal Year Ended September 30, 2024, Note 8.

AD VALOREM TAX PROCEDURES

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 appraisal of property within the City is the responsibility of the Hunt County Appraisal District (the "Appraisal District"). 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 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 (the "10% Homestead Cap"). See "Table 1 – Assessed Valuation" for the reduction in taxable valuation attributable to the 10% Homestead Cap.

On July 13, 2023, during the Second Special Session, the Texas Legislature passed Senate Bill 2, which, among other things, includes provisions that prohibit an appraisal district from increasing the appraised value of real property during the 2025 tax year on non-homestead properties (the "Subjected Property") whose appraised values are not more than \$5 million dollars (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 2025 tax year, through December 31, 2026, the Appraisal Cap 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. The Appraisal Cap took effect on January 1, 2025. For the 2025 tax year, the Maximum Property Value was increased to \$5,160,000.

State law provides that eligible owners of both agricultural land and open-space land, including open-space land devoted to farm or ranch purposes or open-space land devoted to timber production, may elect to have such property appraised for property taxation on the basis of its productive capacity ("Productivity Value"). The same land may not be qualified as both agricultural and open-space land. See "Table 1 – Assessed Valuation" for the reduction in taxable valuation attributable to valuation by Productivity Value.

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 TAX PROCEDURES – 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. See "Table 1 – Assessed Valuation" for the reduction, if any, attributable to state mandated homestead exemptions.

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 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. Cities, counties, and school districts are prohibited from repealing or reducing an optional homestead exemption that was granted in tax year 2022 through December 31, 2027. See "Table 1 – Assessed Valuation" for the reduction, if any, attributable to local option homestead exemptions.

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. See “Table 1 – Assessed Valuation” for the reduction, if any, attributable to the local option freeze for the elderly and disabled.

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. House Bill 9 approved by the 89th Texas Legislature, increases exemption for tangible personal property used in the “production of income” from the current \$2,500 to \$125,000. This legislation is effective September 1, 2025, but is contingent on the passage of a Constitutional amendment at the November 2025 State-wide Constitutional election.

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.

See “Table 1 – Assessed Valuation” for the reduction, if any, attributable to Freeport Property and/or Goods-in-Transit exemptions.

Other Exempt Property

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

Temporary Exemption for Qualified Property Damaged by a Disaster

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

Tax Increment Financing Zones

A city or county, by petition of the landowners or by action of its governing body, may create one or more tax increment financing zones (“TIRZ”) within its boundaries, and other overlapping taxing units may agree to contribute taxes levied against the “Incremental Value” in the TIRZ to finance or pay for project costs, as defined in Chapter 311, Texas Government Code, general located within the TIRZ. At the time of the creation of the TIRZ, a “base value” for the real property in the TIRZ is established and the difference between any increase in the assessed

valuation of taxable real property in the TIRZ in excess of the base value is known as the “Incremental Value”, and during the existence of the TIRZ, all or a portion of the taxes levied by each participating taxing unit against the Incremental Value in the TIRZ are restricted to paying project and financing costs within the TIRZ and are not available for the payment of other obligations of such taxing units. See “CITY APPLICATION OF THE PROPERTY TAX CODE” for descriptions of any TIRZ created in the City.

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. See “CITY APPLICATION OF THE PROPERTY TAX CODE” for descriptions of any of the City’s tax abatement agreements.

For a discussion of how the various exemptions described above are applied by the City, See “CITY APPLICATION OF THE 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.

Public Hearing and Maintenance and Operation 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).

“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 greater of (i) zero; or (ii) the sum of the foregone revenue amount for each of the tax years 2022 foregone revenue amount, the 2023 foregone revenue amount, and 2025 foregone revenue amount divided by the current total value.

“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” (as such terms are defined above) 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 posted notice prominently on the appraisal district’s website (if the appraisal district maintains a website) and the assessor for the city has prominently posted on the city’s website notice informing property owners of the estimated total amount of property taxes owed and the city has held a public hearing on the proposed tax increase. The appraisal district is also required to

post notice in a newspaper of general circulation by August 7 or as soon thereafter as practicable or if there is no newspaper of general circulation, the notice must be posted in the appraisal district's office.

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.

City and Taxpayer Remedies

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

Owners of certain property with a taxable value 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 is 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 City and provides for taxpayer referenda that could result in the repeal of certain tax increases (See "– Public Hearing and Maintenance and Operation Tax Rate Limitations".) The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property value, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

City's Rights in the Event of Tax Delinquencies

Taxes levied by the City are a personal obligation of the owner of the property as of January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all State and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State and each local taxing unit, including the City, having power to tax the property. Personal property, under certain circumstances, is subject to seizure and sale for the payment of delinquent taxes. At any time after taxes on property become delinquent, the City may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the City must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights (a taxpayer may redeem property within two (2) years after the purchaser's deed issued at the foreclosure sale is filed in the county records) or by bankruptcy proceedings which restrict the collection of taxpayer debts. Federal bankruptcy law provides that an automatic stay of actions by creditors and other entities, including governmental units, goes into effect with the filing of any petition in bankruptcy. The automatic stay prevents governmental units from foreclosing on property and prevents liens for post-petition taxes from attaching to property and obtaining secured creditor status unless, in either case, an order lifting the stay is obtained from the bankruptcy court. In many cases, post-petition taxes are paid as an administrative expense of the estate in bankruptcy or by order of the bankruptcy court.

2025 Regular and Special Legislative Session

The regular session of the 89th Texas Legislature (the “2025 Legislative Session”) convened on January 14, 2025, and concluded on June 2, 2025. The Legislature meets in regular session in odd numbered years for 140 days. When the Legislature is not in session, 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. The Governor called a first special session that began on July 21, 2025 and ended on August 15, 2025. The agenda for the first called special session included the following items: : (i) legislation to reduce the property tax burden on Texans and legislation to impose spending limits on entities authorized to impose property taxes, (ii) flood warning systems, (iii) flood emergency communications, (iv) relief funding for hill country floods, (v) natural disaster preparation and recovery, (vi) replacement of STAAR testing, (vii) protecting children from hemp-derived products, (viii) regulation of products derived from hemp, (ix) protecting unborn children, (x) banning taxpayer-funded lobbying, (xi) protecting victims of human trafficking, (xii) protecting police personnel records, (xiii) protecting women’s privacy in sex-segregated spaces, (xiv) constitutional amendment allowing the Texas Attorney General to prosecute state election crimes, (xv) congressional redistricting, (xvi) title theft and deed fraud, (xvii) impact fees for builders who include water conservation and efficiency measures, (xviii) the operation and administration of the judicial branch of state government. The Governor called a second special session that convened on August 15, 2025 and concluded on September 4, 2025. The agenda for the second called special session was the same as the first called special session with the addition of “camp safety.” The City can make no representations or predictions regarding the ultimate scope of legislation that may be considered in any special session or the potential impact of such legislation at this time. The Governor may add additional items to the call at any time.

During the 2025 Legislative Session, the Legislature adopted a general appropriations act and legislation affecting ad valorem taxation procedures and the procedures for issuing debt affecting cities among other legislation affecting cities. Adopted legislation affecting ad valorem taxation procedures includes legislation that (i) changes the procedure for the adoption of and imposes limits on the amount of an M&O tax increase that may be adopted in response to declared disasters, (ii) makes technical modifications to the tax rate setting process, and (iii) makes intangible personal property exempt from ad valorem taxation. The City is reviewing the impact of the legislation approved during the 2025 Legislative Session and cannot make any representations regarding the full impact of the legislation approved during the 2025 Legislative Session at this time. Further, the City can make no representations or predictions regarding the ultimate 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.

Penalties and Interest

Charges for penalty and interest on the unpaid balance of delinquent taxes are made as follows:

<u>Month</u>	<u>Penalty</u>	<u>Interest</u>	<u>Total</u>
February	6%	1%	7%
March	7	2	9
April	8	3	11
May	9	4	13
June	10	5	15
July ^(a)	12	6	18

^(a) After July, the penalty remains at 12% and interest accrues at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid. A delinquent tax continues to accrue interest as long as the tax remains unpaid, regardless of whether a judgment for the delinquent tax has been rendered. The purpose of imposing such interest penalty is to compensate the taxing unit for revenue lost because of the delinquency. In addition the taxing unit may contract with an attorney for the collection of delinquent taxes and the amount of compensation as set forth in such contract may not provide for a fee not to exceed 20% of the amount of delinquent tax, penalty, and interest collected. Under certain circumstances, taxes, which become delinquent on the homestead of a taxpayer 65 years old or older incur a penalty of 8% per annum with no additional penalties or interest assessed.

CITY APPLICATION OF THE PROPERTY TAX CODE

The City grants an exemption of \$10,000 to the appraised value of the residence homestead of persons 65 years of age or older.

The City does not grant an additional exemption of up to 20% of the appraised value of residence homesteads (minimum exemption of \$5,000).

The City does not tax non-business personal property.

The City has contracted with the Hunt County Tax Assessor/Collector for the collection of the City’s property taxes.

Hunt County does permit split payments, but discounts are not allowed.

The City does not grant the Freeport Property exemption.

The City does not grant an exemption for Goods-in-Transit.

The City does participate in a Tax Increment Reinvestment Zone.

The City has adopted the tax freeze for citizens who are disabled or are 65 years of age or older, which became a local option and subject to local referendum on January 1, 2004, as described above under "AD VALOREM TAX PROCEDURES – Local Option Freeze for the Elderly and Disabled" herein.

The City has no tax abatement agreements.

The City has two Chapter 380 Agreements with homebuilder DR Horton for single family residential developments consisting of approximately 743 homes and one Chapter 380 Agreement with homebuilder Riverside for a single family residential development consisting of approximately 74 homes. The Agreement with Riverside is for a term of 10 years and will expire September 1, 2032; the DR Horton Agreements are for a term of 10 years and will expire on March 13, 2028.

ADDITIONAL TAX COLLECTIONS

Texas law provides that local sales and use taxes ("sales tax") cannot exceed a combined maximum of 2%.

Municipal Sales Tax Collections

The City has adopted the provisions of Chapter 34 of the Texas Tax Code, as amended, which provides for the maximum levy of a one percent sales tax which may be used by the City for any lawful purpose except that the City may not pledge any of the anticipated sales tax revenue to secure the payment of the Certificates or other indebtedness. Net collections on a fiscal year basis are shown in Table 7 of Appendix A – Financial Information of the City.

TAX MATTERS

Opinion

On the date of initial delivery of the Certificates, McCall, Parkhurst & Horton L.L.P., Dallas, Texas, Bond Counsel to the City, will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof ("Existing Law"), (1) interest on the Certificates for federal income tax purposes will be excludable from the "gross income" of the holders thereof and (2) the Certificates will not be treated as "specified private activity bonds" the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the "Code"). Except as stated above, Bond Counsel will express no opinion as to any other federal, state or local tax consequences of the purchase, ownership or disposition of the Certificates. See Appendix C - Form of Legal Opinion of Bond Counsel.

In rendering its opinion, Bond Counsel will rely upon (a) the City's federal tax certificate, and (b) covenants of the City with respect to arbitrage, the application of the proceeds to be received from the issuance and sale of the Certificates and certain other matters. Failure by the City to observe the aforementioned representations or covenants could cause the interest on the Certificates to become taxable retroactively to the date of issuance.

The Code and the regulations promulgated thereunder contain a number of requirements that must be satisfied subsequent to the issuance of the Certificates in order for interest on the Certificates to be, and to remain, excludable from gross income for federal income tax purposes. Failure to comply with such requirements may cause interest on the Certificates to be included in gross income retroactively to the date of issuance of the Certificates. The opinion of Bond Counsel is conditioned on compliance by the City with such covenants and requirements, and Bond Counsel has not been retained to monitor compliance with these requirements subsequent to the issuance of the Certificates.

Bond Counsel's opinion represent its legal judgment based upon its review of Existing Law and the reliance on the aforementioned information, representations and covenants. Bond Counsel's opinion is not a guarantee of a result. Existing Law is subject to change by the Congress and to subsequent judicial and administrative interpretation by the courts and the Department of the Treasury. There can be no assurance that Existing Law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of the purchase, ownership or disposition of the Certificates.

A ruling was not sought from the Internal Revenue Service by the City with respect to the Certificates or the property financed or refinanced with proceeds of the Certificates. No assurances can be given as to whether the Internal Revenue Service will commence an audit of the Certificates. Bond Counsel's opinion is not binding on the Internal Revenue Service. If an Internal Revenue Service audit is commenced, under current procedures the Internal Revenue Service is likely to treat the City as the taxpayer and the holders of the Certificates may have no right to participate in such procedure. No additional interest will be paid upon any determination of taxability.

Federal Income Tax Accounting Treatment of Original Issue Discount

The initial public offering price to be paid for one or more maturities of the Certificates may be less than the principal amount thereof or one or more periods for the payment of interest on the certificates may not be equal to the accrual period or be in excess of one year (the "Original Issue Discount Certificates"). In such event, the difference between (i) the "stated redemption price at maturity" of each Original

Issue Discount Certificates, and (ii) the initial offering price to the public of such Original Issue Discount Certificate would constitute original issue discount. The "stated redemption price at maturity" means the sum of all payments to be made on the certificates less the amount of all periodic interest payments. Periodic interest payments are payments which are made during equal accrual periods (or during any unequal period if it is the initial or final period) and which are made during accrual periods which do not exceed one year.

Under Existing Law, any owner who has purchased an Original Issue Discount Certificate in the initial public offering is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such Original Issue Discount Certificate equal to that portion of the amount of such original issue discount allocable to the accrual period. For a discussion of certain collateral federal tax consequences, see the discussion set forth below.

In the event of the redemption, sale or other taxable disposition of such Original Issue Discount Certificate prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Tax-Exempt Certificate in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Original Issue Discount Certificate was held by such initial owner) is includable in gross income.

Under Existing Law, the original issue discount on each Original Issue Discount Certificate is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Certificates and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Original Issue Discount Certificate for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (a) the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (b) the amounts payable as current interest during such accrual period on such Original Issue Discount Certificate.

The federal income tax consequences of the purchase, ownership, redemption, sale or other disposition of Original Issue Discount Certificates which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. All owners of Original Issue Discount Certificates should consult their own tax advisors with respect to the determination for federal, state and local income tax purposes of the treatment of interest accrued upon redemption, sale or other disposition of such Original Issue Discount Certificates and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale or other disposition of such Original Issue Discount Certificates.

Collateral Federal Income Tax Consequences

The following discussion is a summary of certain collateral federal income tax consequences resulting from the purchase, ownership or disposition of the Certificates. This discussion is based on existing statutes, regulations, published rulings and court decisions, all of which are subject to change or modification, retroactively.

The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, such as financial institutions, property and casualty insurance companies, life insurance companies, individual recipients of Social Security or Railroad Retirement benefits, individuals allowed an earned income credit, certain S corporations with accumulated earnings and profits and excess passive investment income, foreign corporations subject to the branch profits tax and taxpayers who may be deemed to have incurred or continued indebtedness to purchase tax-exempt obligations.

THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIAL PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM RECENTLY ENACTED LEGISLATION OR THE PURCHASE, OWNERSHIP AND DISPOSITION OF CERTIFICATES BEFORE DETERMINING WHETHER TO PURCHASE THE CERTIFICATES.

Interest on the Certificates may be includable in certain corporation's "adjusted financial statement income" determined under section 56A of the Code to calculate the alternative minimum tax imposed by section 55 of the Code.

Under section 6012 of the Code, holders of tax-exempt obligations, such as the Certificates, may be required to disclose interest received or accrued during each taxable year on their returns of federal income taxation.

Section 1276 of the Code provides for ordinary income tax treatment of gain recognized upon the disposition of a tax-exempt obligation, such as the Certificates, if such obligation was acquired at a "market discount" and if the fixed maturity of such obligation is equal to, or exceeds, one year from the date of issue. Such treatment applies to "market discount bonds" to the extent such gain does not exceed the accrued market discount of such bonds; although for this purpose, a de minimis amount of market discount is ignored. A "market discount bond" is one which is acquired by the holder at a purchase price which is less than the stated redemption price at maturity or, in the case of a bond issued at an original issue discount, the "revised issue price" (i.e., the issue price plus accrued original issue discount). The "accrued market discount" is the amount which bears the same ratio to the market discount as the number of days during which the holder holds the bond bears to the number of days between the acquisition date and the final maturity date.

State, Local and Foreign Taxes

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

Information Reporting and Backup Withholding

Subject to certain exceptions, information reports describing interest income, including original issue discount, with respect to the Certificates will be sent to each registered holder and to the Internal Revenue Service. Payments of interest and principal may be subject to backup withholding under section 3406 of the Code if a recipient of the payments fails to furnish to the payor such owner's social security number or other taxpayer identification number ("TIN"), furnishes an incorrect TIN, or otherwise fails to establish an exemption from the backup withholding tax. Any amounts so withheld would be allowed as a credit against the recipient's federal income tax. Special rules apply to partnerships, estates and trusts, and in certain circumstances, and in respect of foreign investors, certifications as to foreign status and other matters may be required to be provided by partners and beneficiaries thereof.

Future and Proposed Legislation

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Certificates under Federal or state law and could affect the market price or marketability of the Certificates. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Certificates should consult their own tax advisors regarding the foregoing matters.

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 the agreement, the City will be obligated to provide certain updated financial information and operating data annually, and timely notice of certain specified events, to the Municipal Securities Rulemaking Board (the "MSRB").

Annual Reports

The City will provide certain updated financial information and operating data to the MSRB on an annual basis. The information to be updated includes all quantitative financial information and operating data with respect to the City of the general type included in this Official Statement under Tables numbered 1,2,3,4,5,6,7 and 8 of Appendix A. The City will update and provide this information within six (6) months after the end of each fiscal year ending in and after 2025. The City will additionally provide audited financial statements when and if available, and in any event, within twelve (12) months after the end of each fiscal year ending in and after 2025. If the audit of such financial statements is not complete within twelve (12) months after any such fiscal year end, then the City will file unaudited financial statements within such 12-month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in Appendix D or such other accounting principles as the 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, the City must provide updated information included in the above-referenced tables by the last day of March in each year, and audited financial statements for the preceding fiscal year (or unaudited financial statements if the audited financial statements are not yet available) must be provided by September 30 in each year, unless the City changes its fiscal year. If the City changes its fiscal year, it will file notice of the change (and of the date of the new fiscal year end) with the MSRB prior to the next date by which the City otherwise would be required to provide financial information and operating data as set forth above.

All financial information, operating data, financial statements and notices required to be provided to the MSRB shall be provided in an electronic format and be accompanied by identifying information prescribed by the MSRB. Financial information and operating data to be provided as set forth above may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document) available to the public on the MSRB's Internet Web site or filed with the United States Securities and Exchange Commission (the "SEC"), as permitted by SEC Rule 15c2-12 (the "Rule").

Notice of Certain Events

The City will also provide timely notices of certain events to the MSRB. The City will provide notice of any of the following events with respect to the Certificates to the MSRB in a timely manner (but not in excess of ten business days after the occurrence of the event): (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the

tax status of the Certificates, or other material events affecting the tax status of the Certificates; (7) modifications to rights of holders of the Certificates, if material; (8) Certificate calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Certificates, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership, or similar event of the City, which shall occur as described below; (13) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties. In addition, the City will provide timely notice of any failure by the City to provide annual financial information or operating data in accordance with their agreement described above under “Annual Reports”.

For these purposes, any event described in (12) of 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.

For the purposes of the above described event notices (15) and (16), the term “financial obligation” means a (i) debt obligation, (ii) derivative instrument entered into in connection with or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) a guarantee of (i) or (ii); provided however, that a “financial obligation” shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

Availability of Information from MSRB

The City has agreed to provide the foregoing information only as described above. Investors will be able to access continuing disclosure information filed with the MSRB free of charge at www.emma.msrb.org.

Limitations and Amendments

The City has agreed to update information and to provide notices of 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 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, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and either the holders of a majority in aggregate principal amount of the outstanding Certificates consent or any person unaffiliated with the City (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the beneficial owners of the Certificates. The City may also repeal or amend its agreement if the SEC amends or repeals the applicable provisions of the Rule or any court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but in either case only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates giving effect to (a) such provisions as so amended and (b) any amendments or interpretations of the Rule. If the 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.

Compliance with Prior Agreements

In the past five years, the City believes that it has not failed to comply in any material respect with its existing continuing disclosure agreements made pursuant to the Rule.

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; nor have the Certificates been qualified under the securities acts of any jurisdiction. The City 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.

Litigation

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

Future Debt Issuance

The City does not intend to issue any debt supported by taxes or the utility system over the next 12 months.

Legal Investments and Eligibility to Secure Public Funds in the State

Section 1201.041 of the Public Security Procedures Act (Chapter 1201, Texas Government Code) provides that the Certificates are negotiable instruments governed by Chapter 8, Texas Business and Commerce Code, and are real 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. With respect to investment in the Certificates by municipalities or other political subdivisions or public agencies of the State, the PFIA requires that the Certificates be assigned a rating of not less than "A" or its equivalent as to investment quality by a national rating agency. See "OTHER PERTINENT INFORMATION - Ratings" herein. In addition, various provisions of the Texas Finance Code provide that, subject to a prudent investor standard, the Certificates are legal investments for state banks, savings banks, trust companies with capital of one million dollars or more, and savings and loan associations. The Certificates are eligible to secure deposits of any public funds of the State, its agencies, and its political subdivision, and are legal security for those deposits to the extent of their fair market value. No review by the City has been made of the laws in other states to determine whether the Certificates are legal investments for various institutions in those states.

No representation is made that the Certificates will be acceptable to public entities to secure their deposits or acceptable to such institutions for investment purposes. The City has made no investigation of other laws, rules, regulations or investment criteria which might apply to any such persons or entities or which might otherwise limit the suitability of the Certificates for any of the foregoing purposes or limit the authority of such persons or entities to purchase or invest in the Certificates for such purposes. Additionally, with respect to the Certificates, Section 271.051 of the Texas Local Government Code expressly provides that certificates of obligation approved by the Attorney General of the State are legal authorized investments for banks, savings banks, trust companies, and savings and loan associations, insurance companies, fiduciaries, trustees, and guardians, and sinking funds of municipalities, counties, school districts, or other political corporations or subdivisions of the State.

Legal Matters

The City will furnish the Purchaser 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 to the effect that the initial Certificate is a valid and legally binding obligation of the City, and based upon examination of such transcript of proceedings, the approving legal opinion of Bond Counsel, to like effect and to the effect that the interest on the Certificates will be excludable from gross income for federal income tax purposes under Section 103(a) of the Code, subject to the matters described under "TAX MATTERS" herein.

The customary closing papers, including a certificate of the City as described under "OTHER PERTINENT INFORMATION - Certification of the Official Statement" will also be furnished to the Purchaser. Though it may represent the Financial Advisor and the Purchaser from time to time in matters unrelated to the issuance of the Certificates, Bond Counsel has been engaged by, and only represents, the City in the issuance of the Certificates. Bond Counsel was not requested to participate, and did not take part, in the preparation of the Official Notices of Sale and Bidding Instructions, the Official Bid Forms and the Official Statement, and such firm has not assumed any responsibility with respect thereto or undertaken independently to verify any of the information contained therein, except that, in its capacity as Bond Counsel, such firm has reviewed the information describing the Certificates in the Official Statement to verify that such description conforms to the provisions of the Ordinance. The legal fee to be paid Bond Counsel for services rendered in connection with the issuance of the Certificates is contingent on the sale and 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 from the transaction.

Ratings

S&P Global Ratings ("S&P") is expected to assign a rating of "AA" to the Certificates with the understanding that concurrently with the delivery of the Certificates, the policy will be issued by Insurer. The City has received an underlying, unenhanced rating of "A+" from S&P. 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 City 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 or marketability of the Certificates.

Financial Advisor

SAMCO Capital Markets, Inc. is employed as the Financial Advisor to the City 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 City 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 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 City and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

Winning Bidder

After requesting competitive bids for the Certificates, the City accepted the bid of Robert W. Baird & Co. Incorporated (previously defined as the "Purchaser" or the "Initial Purchaser") to purchase the Certificates at the interest rates shown on the page ii of this Official Statement at a price of par, plus a net reoffering premium of \$282,823.60, less an underwriting discount of \$106,904.72, plus accrued interest on the Certificates from their Dated Date to their date of initial delivery. The City can give no assurance that any trading market will be developed for the City after their sale by the City to the Purchaser. The City has no control over the price at which the Certificates are subsequently sold and the initial yield at which the Certificates will be priced and reoffered will be established by and will be the responsibility of the Purchaser.

Certification of the Official Statement

At the time of payment for and delivery of the Certificates, the Purchaser will be furnished a certificate executed by the proper officials of the City acting in their official capacity, to the effect that: (a) the descriptions and statements of or pertaining to the City contained in its Official Statement relating to the Certificates, and any addenda, supplement or amendment thereto, on the date of such Official Statement, on the date of the sale of said Certificates, 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 statement therein, in the light of the circumstances under which they were made, not misleading; (c) to the best of their knowledge, insofar as the descriptions and statements, including financial data, of or pertaining to entities, other than the City and its 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, portions of which appear in the Official Statement.

Links to Websites

The City has provided links to websites in this Official Statement to allow investors independent access to information or expertise that may be of value. INFORMATION ON SUCH WEBSITES IS NOT INCORPORATED INTO THIS OFFICIAL STATEMENT BY REFERENCE OR OTHERWISE. The inclusion of any links does not imply a recommendation or endorsement of the information or views expressed within a website. The City has not participated in the preparation, compilation or selection of information or views in any website referenced in this Official Statement, and assumes no responsibility or liability for the information or views, or accuracy or completeness thereof, in any website referenced herein.

Forward-Looking Statements Disclaimer

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. The City's actual results could differ materially from those discussed in such forward-looking statements.

The forward-looking statements included 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.

Concluding Statement

The financial data and other information contained in this Official Statement have been obtained from the City's records, audited financial statements and other sources which are believed to be reliable. There is no guarantee that any of the assumptions or estimates contained herein will be realized. All of the summaries of the statutes, documents and ordinances contained in this Official Statement are made subject to all of the provisions of such statutes, documents and ordinances. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information. Reference is made to original statutes, documents and ordinances in all respects.

The Ordinance authorizing the issuance of the Certificates approved the form and content of this Official Statement, and any addenda, supplement or amendment thereto, and authorized its further use in the reoffering of the Certificates by the Purchaser.

CITY OF CADDO MILLS, TEXAS

/s/ Chris Davies
Mayor
City of Caddo Mills, Texas

ATTEST:

/s/ Becky Pattillo
City Secretary
City of Caddo Mills, Texas

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APPENDIX A

FINANCIAL INFORMATION OF THE CITY

(This appendix contains quantitative financial information and operating data with respect to the City. The information is only a partial representation and does not purport to be complete. For further and more complete information, reference should be made to the original documents, which can be obtained from various sources, as noted.)

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FINANCIAL INFORMATION OF THE CITY

ASSESSED VALUATION

TABLE 1

2025 Market Value of Taxable Property (100% of Market Value)	\$ 973,629,185
Less Exemptions:	
Over 65-Disabled	\$ 2,410,634
Veterans Exemptions	24,623,003
Pollution Control/Solar	4,683,568
Exempt Property-Other	140,207,461
Productivity	17,975,160
Homestead Cap	7,117,050
TOTAL EXEMPTIONS	<u>197,016,876</u>
2025 Assessed Value of Taxable Property	<u>\$ 776,612,309</u>

Source: Hunt County Appraisal District.

Note: Includes \$47,485,134 in Taxable Freeze Value.

GENERAL OBLIGATION BONDED DEBT

(as of September 1, 2025)

General Obligation Debt Principal Outstanding

Combination Tax & Surplus Revenue Certificates of Obligation, Series 2012	\$ 2,790,000
General Obligation Refunding Bonds, Series 2020	890,000
Combination Tax & Revenue Certificates of Obligation, Series 2021	3,760,000
Combination Tax & Revenue Certificates of Obligation, Series 2022	4,305,000
Combination Tax & Surplus Airport Revenue Certificates of Obligation, Series 2023 (AMT)	1,940,000
Combination Tax & Revenue Certificates of Obligation, Series 2024	3,475,000
Combination Tax & Revenue Certificates of Obligation, Series 2025 (the "Certificates")	5,935,000
Total Gross General Obligation Debt	<u>\$ 23,095,000</u>

Less: Self Supporting Debt

Combination Tax & Surplus Airport Revenue Certificates of Obligation, Series 2023 (AMT) (100% Airport)	\$ 1,940,000
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Total Net General Obligation Debt Outstanding	<u>\$ 21,155,000</u>
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Less: Self-Supporting Debt

2025 Net Assessed Valuation	\$ 776,612,309
Ratio of Total Gross General Obligation Debt Principal to 2025 Net Taxable Assessed Valuation	2.97%
Ratio of Total Net General Obligation Debt Principal to 2025 Net Taxable Assessed Valuation	2.72%

Population: 1990 - 1,068; 2000 - 1,149; 2010 - 1,338; 2020 - 1,495; est. 2025 - 6,500

Per Capita Certified Net Taxable Assessed Valuation - \$119,478.82

Per Capita Gross General Obligation Debt Principal - \$3,553.08

Per Capita Net General Obligation Debt Principal - \$3,254.62

DEBT OBLIGATIONS - CAPITAL LEASE AND NOTES PAYABLE

TABLE 2

On December 14, 2021, the City entered into a Notes Payable in the amount of \$592,248 at an interest rate of 3.09%. The proceeds were used to purchase a fire truck for the City. Payments are due in annual installments on December 28 of each year for fifteen years.

Source: The City's Annual Financial Report for Fiscal Year Ending September 30, 2024.

GENERAL OBLIGATION DEBT SERVICE REQUIREMENTS

Fiscal Year Ended (9/30)	Current Outstanding Debt Service	The Certificates			Combined Debt Service	Less: Self- Supporting Debt	Total Net Debt Service
		Principal	Interest	Total			
2026	\$ 1,588,565	\$ 160,000	\$ 270,938	\$ 430,938	\$ 2,019,502	\$ 173,763	\$ 1,845,740
2027	1,594,462	325,000	258,813	583,813	2,178,274	175,188	2,003,087
2028	1,593,275	195,000	245,813	440,813	2,034,087	170,988	1,863,100
2029	1,590,638	205,000	235,813	440,813	2,031,450	171,788	1,859,663
2030	1,591,241	215,000	225,313	440,313	2,031,553	172,288	1,859,266
2031	1,406,370	225,000	214,313	439,313	1,845,683	172,488	1,673,195
2032	1,410,855	240,000	202,688	442,688	1,853,543	172,388	1,681,155
2033	1,408,340	250,000	190,438	440,438	1,848,778	171,988	1,676,790
2034	1,404,950	265,000	177,563	442,563	1,847,513	171,288	1,676,225
2035	1,401,428	280,000	163,938	443,938	1,845,365	170,788	1,674,578
2036	1,411,088	290,000	149,688	439,688	1,850,775	175,013	1,675,763
2037	1,408,038	305,000	134,813	439,813	1,847,850	173,688	1,674,163
2038	1,404,635	320,000	120,788	440,788	1,845,423	172,088	1,673,335
2039	1,410,853	335,000	107,688	442,688	1,853,540	175,213	1,678,328
2040	1,071,715	345,000	93,872	438,872	1,510,587	172,788	1,337,799
2041	897,948	360,000	79,106	439,106	1,337,054	175,263	1,161,791
2042	524,100	380,000	63,381	443,381	967,481	172,200	795,281
2043	173,869	395,000	46,666	441,666	615,534	173,869	441,666
2044	-	415,000	28,688	443,688	443,688	-	443,688
2045	-	430,000	9,675	439,675	439,675	-	439,675
Total	\$ 23,292,365	\$ 5,935,000	\$ 3,019,988	8,954,988	\$ 32,247,353	\$ 3,113,069	\$ 29,134,284

TAX ADEQUACY (Includes Self-Supporting Debt)

2025 Net Taxable Assessed Valuation	\$ 776,612,309
Maximum Annual Debt Service Requirements (Fiscal Year Ending 9-30-2027)	\$ 2,178,274
Indicated required I&S Fund Tax Rate at 98% Collections to produce Maximum Debt Service requirements	\$ 0.2862

TAX ADEQUACY (Excludes Self-Supporting Debt)

2025 Net Taxable Assessed Valuations	\$ 776,612,309
Maximum Annual Debt Service Requirements (Fiscal Year Ending 9-30-2027)	\$ 2,003,087
Indicated required I&S Fund Tax Rate at 98% Collections to produce Maximum Debt Service requirements	\$ 0.2632

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

GENERAL OBLIGATION PRINCIPAL REPAYMENT SCHEDULE

(as of September 1, 2025)

<u>Fiscal Year Ending 9-30</u>	<u>Currently Outstanding</u>	<u>The Certificates</u>	<u>Total</u>	<u>Principal Unpaid at End of Year</u>	<u>Percent of Principal Retired (%)</u>
2026	\$ 905,000	\$ 160,000	1,065,000	\$ 22,030,000	5%
2027	945,000	325,000	1,270,000	20,760,000	10%
2028	980,000	195,000	1,175,000	19,585,000	15%
2029	1,015,000	205,000	1,220,000	18,365,000	20%
2030	1,055,000	215,000	1,270,000	17,095,000	26%
2031	910,000	225,000	1,135,000	15,960,000	31%
2032	955,000	240,000	1,195,000	14,765,000	36%
2033	995,000	250,000	1,245,000	13,520,000	41%
2034	1,035,000	265,000	1,300,000	12,220,000	47%
2035	1,075,000	280,000	1,355,000	10,865,000	53%
2036	1,130,000	290,000	1,420,000	9,445,000	59%
2037	1,175,000	305,000	1,480,000	7,965,000	66%
2038	1,220,000	320,000	1,540,000	6,425,000	72%
2039	1,275,000	335,000	1,610,000	4,815,000	79%
2040	980,000	345,000	1,325,000	3,490,000	85%
2041	845,000	360,000	1,205,000	2,285,000	90%
2042	500,000	380,000	880,000	1,405,000	94%
2043	165,000	395,000	560,000	845,000	96%
2044	-	415,000	415,000	430,000	98%
2045	-	430,000	430,000	-	100%
Total	<u>\$ 17,160,000</u>	<u>\$ 5,935,000</u>	<u>\$ 23,095,000</u>		

TAXABLE ASSESSED VALUATION FOR TAX YEARS 2016-2025

TABLE 3

Tax Year	Net Taxable Assessed Valuation	Change From Preceding Year	
		Amount	Percent
2016	\$ 122,653,429	\$ (959,175.00)	-
2017	130,342,181	7,688,752	6.27%
2018	141,644,919	11,302,738	8.67%
2019	155,512,799	13,867,880	9.79%
2020	182,289,653	26,776,854	17.22%
2021	250,944,484	68,654,831	37.66%
2022	417,446,968	166,502,484	66.35%
2023	561,462,148	144,015,180	34.50%
2024	696,350,111	134,887,963	24.02%
2025	776,612,309	80,262,198	11.53%

Source: Hunt County Appraisal District.

PRINCIPAL TAXPAYERS 2025
TABLE 4

<u>Name</u>	<u>Type of Business/Property</u>	<u>% of Total 2025</u>	
		<u>2025 Net Taxable Assessed Valuation</u>	<u>Assessed Valuation</u>
Explorer Pipeline	Transport-gasoline, diesel, fuel oil and jet fuel	\$ 42,822,800	5.51%
DR Horton	Homebuilders	12,815,823	1.65%
R&M Terminals	Fuel	9,156,300	1.18%
Oak National Development LLC	Land Developer	7,285,590	0.94%
Hixson Lumber Sales Inc.	Lumber	7,124,290	0.92%
GLA Ventures LLC	Homebuilders	6,959,180	0.90%
Oncor Electric Delivery Co LLC	Utility	6,611,580	0.85%
Reynolds Asphalt Company	Construction	6,373,000	0.82%
Riverside East Homebuilders LTS	Homebuilders	4,442,990	0.57%
Kinder Morgan N Texas Pipeline	Energy infrastructure	4,370,590	0.56%
		<u>\$ 107,962,143</u>	<u>13.90%</u>

Based on a 2025 Certified Net Taxable Assessed Valuation of \$ 776,612,309

Source: Hunt County Appraisal District

TAX DATA
TABLE 5

Tax Year	Net Taxable Assessed Valuation	Tax Rate	Tax Levy	<u>% of Collections</u>		Year Ended
				Current	Total	
2016	\$ 122,653,429	0.750000	919,901	98.71	99.48	9/30/2017
2017	130,342,181	0.730000	951,498	98.30	99.03	9/30/2018
2018	141,644,919	0.693700	982,591	98.61	100.33	9/30/2019
2019	155,512,799	0.657000	1,021,719	98.25	99.37	9/30/2020
2020	182,289,653	0.576000	1,049,988	96.64	97.59	9/30/2021
2021	250,944,484	0.546422	1,371,216	97.87	100.27	9/30/2022
2022	417,446,968	0.500000	2,087,235	98.23	99.11	9/30/2023
2023	561,462,148	0.485000	2,697,619	98.62	98.69	9/30/2024
2024	696,350,111	0.484999	3,340,822	98.31	98.63	9/30/2025 *
2025	776,612,309					

* As of July 1, 2025

TAX RATE DISTRIBUTION
TABLE 6

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
General Fund	\$0.224789	\$0.231090	\$0.160000	\$0.201977	\$0.218600
I&S Fund	<u>0.260210</u>	<u>0.253910</u>	<u>0.340000</u>	<u>0.344445</u>	<u>0.357400</u>
Total	<u>\$0.484999</u>	<u>\$0.485000</u>	<u>\$0.500000</u>	<u>\$0.546422</u>	<u>\$0.576000</u>

Source: Texas Municipal Report published by the Municipal Advisory Council of Texas, Hunt County Appraisal District.

CLASSIFICATION OF ASSESSED VALUATION

<u>Category</u>	<u>2025</u>	<u>% of Total</u>	<u>2024</u>	<u>% of Total</u>	<u>2023</u>	<u>% of Total</u>
Residential	\$ 577,252,533	59.29%	\$ 509,853,299	56.95%	\$ 390,684,464	51.62%
Vacant Lots	14,766,395	1.52%	17,928,942	2.00%	11,700,900	1.55%
Qualified and Non-Qualified Land	18,164,730	1.87%	21,441,640	2.39%	21,070,620	2.78%
Farm or Ranch Improvement	47,767,731	4.91%	46,839,210	5.23%	41,841,027	5.53%
Commercial-Industrial Real Property	37,570,035	3.86%	34,831,055	3.89%	32,735,622	4.32%
Utilities	32,002,720	3.29%	31,068,380	3.47%	26,662,020	3.52%
Commercial-Industrial Personal Property	91,531,000	9.40%	86,838,950	9.70%	82,363,741	10.88%
Mobile Home	6,190	0.00%	3,830	0.00%	4,260	0.00%
Residential Inventory	13,896,936	1.43%	5,728,780	0.64%	8,077,219	1.07%
Special Inventory	457,670	0.05%	542,470	0.06%	458,080	0.06%
Totally Exempt	140,213,245	14.40%	140,252,347	15.66%	141,305,929	18.67%
Total Appraised Value	<u>\$ 973,629,185</u>	100.00%	<u>\$ 895,328,903</u>	100.00%	<u>\$ 756,903,882</u>	100.00%

Less Exemptions/Value Loss:

Over 65-Disabled	\$ 2,410,634	\$ 2,010,122	\$ 1,649,656
Veterans Exemptions	24,623,003	17,392,170	9,465,572
Pollution Control/Solar	4,683,568	3,692,843	3,550,667
Exempt Property-Other	140,207,461	141,166,486	142,173,442
Productivity	17,975,160	21,196,910	20,838,260
Homestead Cap	7,117,050	13,520,261	17,764,137
Total Exemptions	<u>\$ 197,016,876</u>	<u>\$ 198,978,792</u>	<u>\$ 195,441,734</u>

Certified Net Taxable Valuation	<u>\$ 776,612,309</u>	<u>\$ 696,350,111</u>	<u>\$ 561,462,148</u>
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Source: Hunt County Appraisal District (Certified September 1 Totals) and the City.

Note: Assessed Valuations shown are Certified Values and may change during the year due to various supplements and protests. Valuations on a later date or in other tables of this Official Statement may not match those shown on this table.

MUNICIPAL SALES TAX COLLECTIONS**TABLE 7**

The City has adopted the provisions of Chapter 321, as amended, Texas Tax Code. In addition, some issuers are subject to a property tax relief and/or an economic and industrial development sales tax. The City approved a 1/2 of 1 cent sales tax for its Economic Development Corporation (4B). Collections on calendar year basis are as follows:

Calendar Year	Total Collected	% of Ad Valorem Tax Levy	Equivalent of Ad Valorem Tax Rate
2016	\$ 310,748	33.78%	0.253
2017	353,539	37.16%	0.271
2018	395,072	40.21%	0.279
2019	425,920	41.69%	0.274
2020	548,180	52.21%	0.301
2021	728,663	53.14%	0.290
2022	948,200	45.43%	0.227
2023	984,673	36.50%	0.175
2024	1,183,498	35.43%	0.170
2025	1,031,154	<i>(As of September, 2025)</i>	

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

OVERLAPPING DEBT INFORMATION

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 City are paid out of ad valorem taxes levied by these taxing bodies on properties overlapping the City. These political taxing bodies are independent of the City 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 City 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 9/1/2025)	% Overlapping	Amount Overlapping
Caddo Mills ISD	\$ 221,151,463	40.50%	\$ 89,566,343
Caddo Mills Municipal Management District #1	19,535,000	100.00%	19,535,000
Hunt County	9,125,000	4.66%	425,225
Hunt Memorial Hospital District	28,510,000	4.66%	1,328,566
Total Gross Overlapping Debt			<u>\$ 110,855,134</u>
Caddo Mills, City of			\$ 23,095,000
Total Gross Direct and Overlapping Debt			<u>\$ 133,950,134</u>
Ratio of Direct and Overlapping Debt to Net Assessed Valuation			17.25%
Per Capita Direct and Overlapping Debt			\$20,607.71

Note: The above figures show Gross General Obligation Debt for the City of Caddo Mills, Texas. The Issuer's Net General Obligation Debt is \$21,155,000. Calculations on the basis of Net General Obligation Debt would change the above figures as follows:

Total Direct and Overlapping Debt	\$ 132,010,134
Ratio of Direct and Overlapping Debt to Net Assessed Valuation	17.00%
Per Capita Direct and Overlapping Debt	\$20,309.25

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

ASSESSED VALUATION AND TAX RATE OF OVERLAPPING ISSUERS

Governmental Subdivision	2025 Assessed Valuation	% of Actual	2024 Tax Rate
Caddo Mills ISD	\$1,764,760,180	100%	\$ 1.255000
Caddo Mills Municipal Management District #1	405,687,957	100%	0.340000
Hunt County	16,250,423,398	100%	0.323000
Hunt Memorial Hospital District	15,868,137,486	100%	0.200000

Sources: Hunt County Appraisal District and Hunt County Tax Office.

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

Issuer	Date of Authorization	Amount Authorized	Amount Issued to Date	Amount Unissued
Caddo Mills ISD	5/6/2023	\$ 290,000,000	\$ 115,000,000	\$ 175,000,000
Caddo Mills Municipal Management District #1	5/2/2020	83,460,002	21,280,000	62,180,002
Hunt County	11/8/2016	24,420,000	12,000,000	12,420,000
Hunt Memorial Hospital District	5/3/2025	29,300,000	-	29,300,000

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

GENERAL FUND COMPARATIVE STATEMENT OF REVENUES AND EXPENDITURES

TABLE 8

The following statements set forth in condensed form reflect the historical operations of the City. Such summary has been prepared for inclusion herein based upon information obtained from the City'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	\$ 4,203,301	\$ 3,870,231	\$ 3,168,947	\$ 1,798,831	\$ 1,220,749
Revenues	\$ 3,520,193	\$ 2,952,052	\$ 2,872,654	\$ 2,904,107	\$ 1,974,886
Expenditures	4,154,327	3,487,039	3,154,693	1,717,043	1,578,235
Excess (Deficit) of Revenues Over Expenditures	\$ (634,134)	\$ (534,987)	\$ (282,039)	\$ 1,187,064	\$ 396,651
Other Financing Sources (Uses):					
Operating Transfers In	\$ (107,325)	\$ 952,259	\$ 403,075	\$ 183,052	\$ 181,908
Operating Transfers Out	452,647	(96,090)	(12,000)	-	(4,977)
Issuance of a Loan	-	-	-	-	-
Capital contributions	-	11,888	592,248	-	-
Proceeds from the Sale of Capital Assets	-	-	-	-	4,500
Total Other Financing Sources (Uses):	\$ 345,322	\$ 868,057	\$ 983,323	\$ 183,052	\$ 181,431
Fund Balance - End of Year ⁽¹⁾	\$ 3,914,489	\$ 4,203,301	\$ 3,870,231	\$ 3,168,947	\$ 1,798,831

Source: The City's Annual Financial Report for Fiscal Year Ending September 30, 2024.

The City anticipates ending the Fiscal Year ending September 30, 2025 with an unaudited general fund balance of \$5,970,032.

⁽¹⁾ The draw down in fund balance for Fiscal Year 2024 was primarily due to one-time Capital Outlays for expansion and remodel of the Police Department, purchase of a Police Vehicle and Park Improvements.

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APPENDIX B

GENERAL INFORMATION REGARDING THE CITY OF CADDO MILLS AND HUNT COUNTY, TEXAS

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**GENERAL INFORMATION REGARDING THE CITY OF CADDO MILLS
AND HUNT COUNTY, TEXAS**

CITY OF CADDO MILLS, TEXAS

General

Caddo Mills is at the intersection of State Highway 66 and Farm Road 36, eight miles southwest of Greenville in southwestern Hunt County. Downtown Dallas is 41 miles southwest of Caddo Mills.

Population:

Census Report	City of Caddo Mills	Hunt County
Current Estimate (2025)	5,909	118,729
2020	1,495	99,956
2010	1,338	86,129
2000	1,149	76,596

Sources: United States Bureau of the Census, Texas Municipal Reports, and the North Central Texas Council of Governments.

Major Employers within Hunt County Area

<u>Employer</u>	<u>Approximate Number of Employees</u>
L-3 Harris	6,500
Greenville ISD	1,400
Wal-Mart Supercenter	1,000
Hunt Regional Medical Center	900
Texas A&M University Commerce	700

Source: City of Caddo Mills, Municipal Advisory Council of Texas.

HUNT COUNTY, TEXAS

General

Hunt County is a northeast Texas county, traversed by Interstate 30, U.S. Highways 67, 69, and 380, State Highways 24, 34, 224, and fifteen farm-to market roads. The City of Greenville, county seat of Hunt County, Texas, is located 45 miles northeast of Dallas, Texas on Interstate Highway 30. Greenville encompasses approximately 33 square miles and is situated within the Blackland Belt of the Gulf Coastal Plains, 400 to 700 feet above sea level. The City is in close proximity to Lake Tawakoni, a major water supply facility and a popular recreation area for East Texas.

Source: Hunt County and the City of Greenville, Texas.

Labor Force Statistics

	Hunt County	
	<u>July 2025</u>	<u>2024</u>
Civilian Labor Force	56,212	55,627
Total Employed	53,862	53,343
Total Unemployed	2,350	2,284
% Unemployed	4.2%	4.1%
% Unemployed (Texas)	4.0%	4.1%
% Unemployed (United States)	4.2%	4.0%

Source: Texas Workforce Commission, Labor Market Information Department.

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APPENDIX C

FORM OF LEGAL OPINION OF BOND COUNSEL

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PROPOSED FORM OF OPINION OF BOND COUNSEL

*An opinion in substantially the following form will be delivered by McCall,
Parkhurst & Horton L.L.P., Bond Counsel, upon the delivery of the
Certificates, assuming no material changes in facts or law.*

**CITY OF CADDO MILLS, TEXAS
COMBINATION TAX AND REVENUE
CERTIFICATES OF OBLIGATION, SERIES 2025
IN THE AGGREGATE PRINCIPAL AMOUNT OF \$5,935,000**

AS BOND COUNSEL FOR THE CITY OF CADDO MILLS, TEXAS (the “Issuer”) in connection with the issuance of the Certificates of Obligation described above (the “Certificates”), we have examined into the legality and validity of the Certificates, which bear interest from the dates and mature on the dates, and are subject to redemption, in accordance with the terms and conditions stated in the text of the Certificates and in the ordinance of the Issuer authorizing the issuance and sale of the Certificates (the “Ordinance”). Terms used herein and not otherwise defined shall have the meaning given in the Ordinance.

WE HAVE EXAMINED the applicable and pertinent provisions of the Constitution and laws of the State of Texas, a transcript of certified proceedings of the Issuer, and other pertinent instruments authorizing and relating to the issuance and sale of the Certificates, including executed Certificate Number T-1.

BASED ON SAID EXAMINATION, IT IS OUR OPINION that the Certificates have been duly authorized, issued, and delivered in accordance with law; and that, except as may be limited by laws applicable to the Issuer relating to sovereign immunity of political subdivisions, bankruptcy, reorganization and other similar matters affecting creditors’ rights generally or by general principles of equity which permit the exercise of judicial discretion, the Certificates constitute valid and legally binding obligations of the Issuer; and that ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Certificates have been levied and pledged for such purpose, within the limit prescribed by law, and that the Certificates are additionally secured by and payable from limited surplus revenues of the Issuer’s water and sewer system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the Issuer’s revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the net revenues of the Issuer’s waterworks and sewer system, as provided in the Ordinance.

IT IS FURTHER OUR OPINION THAT, except as discussed below, the interest on the Certificates is excludable from the gross income of the owners for federal income tax purposes under the statutes, regulations, published rulings, and court decisions existing on the date of this opinion. We are further of the opinion that the Certificates are not “specified private activity bonds” and that, accordingly, interest on the Certificates will not be included as an alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the “Code”).

IN EXPRESSING THE AFOREMENTIONED OPINIONS, we have relied on certain representations, the accuracy of which we have not independently verified, and assume compliance with certain covenants, regarding the use and investment of the proceeds of the Certificates and the use of the property financed therewith. We call your attention to the fact that if such representations are determined



to be inaccurate or upon if the Issuer fails to comply with such covenants, interest on the Certificates may become includable in gross income retroactively to the date of issuance of the Certificates.

EXCEPT AS STATED ABOVE, we express no opinion as to any other federal, state, or local tax consequences of acquiring, carrying, owning, or disposing of the Certificates, including the amount, accrual or receipt of interest on, the Certificates. Owners of the Certificates should consult their tax advisors regarding the applicability of any collateral tax consequences of owning the Certificates.

WE CALL YOUR ATTENTION TO THE FACT that the interest on tax-exempt obligations, such as the Certificates, may be includable in a corporation's adjusted financial statement income for purposes of determining the alternative minimum tax imposed on certain corporations by section 55 of the Code.

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 (the "Service"); rather, such opinions represent our legal judgment based upon our review of existing law and in reliance upon the representations and covenants referenced above that we deem relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given whether or not the Service will commence an audit of the Certificates. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the Issuer as the taxpayer. We observe that the Issuer has covenanted not to take any action, or omit to take any action within its control, that if taken or omitted, respectively, may result in the treatment of interest on the Certificates as includable in gross income for federal income tax purposes.

WE EXPRESS NO OPINION as to any insurance policies issued with respect to the payments due for the principal of and interest on the Certificates, nor as to any such insurance policies issued in the future.

OUR SOLE ENGAGEMENT in connection with the issuance of the Certificates is as Bond Counsel for the Issuer, and, in that capacity, we have been engaged by the Issuer for the sole purpose of rendering an opinion with respect to the legality and validity of the Certificates under the Constitution and laws of the State of Texas, and with respect to the exclusion from gross income of the interest on the Certificates for federal income tax purposes, and for no other reason or purpose. The foregoing opinions represent our legal judgment based upon a review of existing legal authorities that we deem relevant to render such opinions and are not a guarantee of a result. 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 disclosure thereof in connection with the sale of the Certificates, and have not assumed any responsibility with respect thereto. We express no opinion and make no comment with respect to the marketability of the Certificates and have relied solely on certificates executed by officials of the Issuer as to the current outstanding indebtedness of and assessed valuation of taxable property within, and the sufficiency of the pledged revenues of, the Issuer. 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.

Respectfully,

APPENDIX D

CITY'S GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024

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

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CITY OF CADDO MILLS, TEXAS
ANNUAL FINANCIAL STATEMENTS

**For the Fiscal Year Ended
September 30, 2024**



CITY OF CADDO MILLS, TEXAS
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WILF & HENDERSON, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

Member of American Institute of Certified Public Accountants
Member of Private Company Practice Section
Member of AICPA Governmental Audit Quality Center

Independent Auditor's Report

Honorable Mayor and
Members of the City Council
City of Caddo Mills, Texas

Members of the Council:

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Caddo Mills, 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Caddo Mills, Texas, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to the 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 date, including any currently known information that may raise substantial doubt shortly thereafter.

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 generally accepted auditing standards 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 generally accepted auditing standards 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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-8, and the budgetary comparison information on page 42, schedule of changes in net pension liability & related ratios on page 43, schedule of contributions on page 44, the schedule of changes in total OPEB liability & related ratios on page 45, and the notes to Texas Municipal Retirement System on page 46, which are required supplementary information (RSI) be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Schedule of Delinquent Taxes Receivable, Historical Schedule of Property Tax Rates, and Historical Schedule of Assessed Property Valuation, but does not include the basic financial statements and our auditor's reports thereon. Our opinions on the basic 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 basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic 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 25, 2025, on our consideration of the City of Caddo Mills, 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 Caddo Mills, Texas' internal control over financial reporting and compliance.



WILF & HENDERSON, P.C.
Certified Public Accountants
Texarkana, Texas

March 25, 2025

Management Discussion and Analysis

As management for the City of Caddo Mills, Texas, we offer readers of the City's financial statements this overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2024. This discussion should be read in conjunction with the financial statements and related notes.

FINANCIAL HIGHLIGHTS:

- Government-wide net position reported in the Statement of Activities is \$23,330,267. Of this amount \$7,877,741 is the net investment in capital assets, \$244,199 is restricted for debt service or municipal court use, \$7,680,074 restricted for capital projects, \$1,183,567 is restricted for economic development, leaving \$6,344,686 of unrestricted net position.
- Government-wide net position increased by \$3,538,990.
- Each of the City's fund financial statements reported changes in equity as follows:

General Fund – (\$288,812) decrease
Debt Service Fund - \$60,648 increase
Capital Projects Fund – (\$404,327) decrease
Other Governmental Funds - \$152,960 increase
Water & Sewer Fund - \$3,083,089 increase

Comparative data is presented at the end of this section to facilitate further analysis of the City's financial activity.

USING THIS ANNUAL REPORT:

This annual report consists of a series of financial statements. The government-wide financial statements include the Statement of Net Position and the Statement of Activities. These provide information about the activities of the City as a whole and present a long-term view of the City's financial condition. They reflect the flow of total economic resources in a manner similar to the financial reports of a business enterprise.

Fund financial statements report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. Governmental fund statements tell how services were financed in the short-term, as well as what resources remain for future spending. They reflect the flow of current financial resources, and supply the basis for funding requests and appropriations from the State. Proprietary fund statements offer short and long-term financial information about the activities the government operates like businesses, such as the water and sewer system. The statements are followed by a section of required supplementary information that further explains and supports the information in the financial statements.

The notes to the financial statements provide narrative explanations or additional data needed for full disclosures for the government-wide statements and the fund financial statements.

REPORTING THE CITY AS A WHOLE GOVERNMENT-WIDE FINANCIAL STATEMENTS:

The Statement of Net Position and the Statement of Activities

Government-wide financial statements provide an analysis of the City's overall financial condition and operations. The primary objective of these statements is to show whether the City's financial condition has improved or deteriorated as a result of the year's activities.

The Statement of Net Position includes all the City's assets and liabilities while the Statement of Activities includes all the revenue and expenses generated by the City's operations during the year. Government-wide statements utilize the accrual basis of accounting, which is the same method used by most private sector companies.

All of the current year's revenue and expenses are taken into account regardless of when cash is received or paid. The City's revenue is divided into the following categories: 1) charges for services, 2) operating grants and contributions, 3) capital grants and contributions and 4) general revenues not associated with any specific program function. All of the City's assets are reported whether they serve the current year or future years. Liabilities are also reported regardless of whether they must be paid in the current or future years.

These two statements report the City's net position and the changes in it. The City's net position (the difference between assets and liabilities) provide one measure of the City's financial health or financial position. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. To fully assess the overall health of the City, you should consider non-financial factors as well, such as changes in the City's request for services from citizens and the condition of the City's facilities.

In the Statement of Net Position and the Statement of Activities:

Governmental Activities - Most of the City's services are reported here, including, administration, judicial, public works, police, fire, code enforcement, parks and recreation and airport. Property taxes and state and federal grants finance most of these activities.

Business-type Activities - The City charges fees to customers to help it cover the cost of certain services it provides. The City's water and sewer system operations and sanitation services are reported here.

REPORTING THE CITY'S MOST SIGNIFICANT FUNDS:

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds. The City's administration establishes funds to help it control and manage money for particular purposes. The City's two kinds of funds - governmental and proprietary use different accounting approaches.

Governmental Funds - The City reports most of its basic services in governmental funds. Governmental funds use the modified accrual basis of accounting (a method that measures the receipt and disbursement of cash and other financial assets that can be readily converted to cash) and they report balances that are available for future spending. Governmental fund statements provide a detailed short-term view of the City's general operations and the basic services it provides. We describe the accounting differences between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in reconciliation schedules found after each of the governmental fund financial statements.

Proprietary Funds - The Proprietary/Enterprise fund is used to account for operations that are financed in a manner similar to private business enterprises where the costs (expenses, including depreciation) of providing water and sewer services to the general public on a continuing basis are financed through user charges.

GOVERNMENT-WIDE FINANCIAL ANALYSIS:

Net position serves as one useful indicator of a government's financial position. In the case of the City, the combined net position exceeded liabilities by \$23,330,267 at the close of fiscal year 2024.

FINANCIAL ANALYSIS OF THE GOVERNMENT-WIDE STATEMENTS:

The net position of the City's activities increased by \$3,538,990 during 2024. Unrestricted net position - the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements was \$6,344,686.

**City of Caddo Mills
Statement of Net Position**

	Governmental Activities		Business-Type Activities		Component Unit	
	2024	2023	2024	2023	2024	2023
Current assets	\$ 4,331,804	\$ 4,396,978	\$ 4,012,682	\$ 3,570,581	\$ 1,183,567	\$ 1,529,368
Restricted assets	4,203,061	4,590,803	4,367,111	4,509,968	-	-
Capital assets	5,355,988	2,805,577	21,467,807	15,618,392	731,617	223,696
Net pension asset	-	-	-	-	-	-
Total Assets	<u>13,890,853</u>	<u>11,793,358</u>	<u>29,847,600</u>	<u>23,698,941</u>	<u>1,915,184</u>	<u>1,753,064</u>
Deferred outflows of resources	<u>90,512</u>	<u>115,630</u>	<u>24,823</u>	<u>31,711</u>	<u>-</u>	<u>-</u>
Current liabilities	390,085	373,397	2,223,287	2,622,687	-	-
Long-term liabilities	6,855,791	5,060,095	12,821,880	9,357,070	-	-
Net pension and OPEB liability	75,810	102,529	20,790	28,118	-	-
Total Liabilities	<u>7,321,686</u>	<u>5,536,021</u>	<u>15,065,957</u>	<u>12,007,875</u>	<u>-</u>	<u>-</u>
Deferred inflow of resources	<u>44,337</u>	<u>51,406</u>	<u>6,725</u>	<u>6,125</u>	<u>-</u>	<u>-</u>
Net Position:						
Net investment in capital assets	(1,499,803)	(2,254,518)	8,645,927	6,261,322	731,617	223,696
Restricted	4,118,188	4,466,965	3,806,085	4,377,497	1,183,567	1,529,368
Unrestricted	3,996,957	4,109,114	2,347,729	1,077,833	-	-
Total Net Position	<u>\$ 6,615,342</u>	<u>\$ 6,321,561</u>	<u>\$ 14,799,741</u>	<u>\$ 11,716,652</u>	<u>\$ 1,915,184</u>	<u>\$ 1,753,064</u>

**City of Caddo Mills
Statement of Activities**

	Governmental Activities		Business-Type Activities		Component Unit	
	2024	2023	2024	2023	2024	2023
Revenues						
Program Revenues						
Charges for Services	\$ 741,655	\$ 976,371	\$ 4,243,339	\$ 3,903,147	\$ -	\$ -
Operating Grants and Contributions	75,000	9,887	-	-	-	-
Capital Grants and Contributions	407,861	463,110	5,000	158,526	-	-
General Revenues						
Property taxes	2,684,288	2,085,520	-	-	-	-
Other taxes	823,628	723,350	-	-	382,358	331,096
Investment earnings	231,277	4,914	112,874	1,453	82,700	33,413
Miscellaneous	299,267	160,085	-	-	10,600	29,899
Impact fees	-	-	1,629,684	689,919	-	-
Total General Revenues	<u>5,262,976</u>	<u>4,423,237</u>	<u>5,990,897</u>	<u>4,753,045</u>	<u>475,658</u>	<u>394,408</u>
Expenses						
Administration	1,444,531	1,007,420	-	-	-	-
Building inspections	299,398	223,970	-	-	-	-
Judicial	106,908	63,323	-	-	-	-
Police department	1,307,283	925,339	-	-	-	-
Fire protection	241,151	227,465	-	-	-	-
Airport	167,767	27,368	-	-	-	-
Public works	27,642	24,774	-	-	-	-
Parks & recreation	110,049	111,169	-	-	-	-
Grant expenditures	75,000	8,897	-	-	-	-
Interest and fiscal charges	273,083	92,962	-	-	-	-
Water, sewer and garbage	-	-	3,868,041	3,437,859	-	-
CMEDC	-	-	-	-	269,688	153,312
Total Expenses	<u>4,052,812</u>	<u>2,712,687</u>	<u>3,868,041</u>	<u>3,437,859</u>	<u>269,688</u>	<u>153,312</u>
Other Sources (Uses)						
Operating transfers in (out)	(916,383)	(439,674)	960,233	439,674	(43,850)	-
Total Other Sources (Uses)	<u>(916,383)</u>	<u>(439,674)</u>	<u>960,233</u>	<u>439,674</u>	<u>(43,850)</u>	<u>-</u>
Increase (Decrease) in Net Position	293,781	1,270,876	3,083,089	1,754,860	162,120	241,096
Beginning Net Position	6,321,561	5,050,685	11,716,652	9,961,792	1,753,064	1,511,968
Ending Net Position	<u>\$ 6,615,342</u>	<u>\$ 6,321,561</u>	<u>\$ 14,799,741</u>	<u>\$ 11,716,652</u>	<u>\$ 1,915,184</u>	<u>\$ 1,753,064</u>

FINANCIAL ANALYSIS OF THE CITY'S FUNDS:

As the City completed the year, its governmental funds reported a combined fund balance of \$8,149,448 and proprietary funds reported a net position of \$14,799,741 for a decrease of (\$479,531) and an increase of \$3,083,089 respectively.

CAPITAL ASSET AND DEBT ADMINISTRATION:

Capital Assets - The City's capital assets reported in governmental activities and business-type activities was \$5,355,988 and \$21,467,807, respectively or \$27,555,412, including the component unit, in total government-wide. Capital assets include land, construction in progress, buildings and improvements, equipment and vehicles, net of accumulated depreciation. Net changes in capital assets in governmental activities and business-type activities were \$2,550,411 increase and \$5,849,415 increase, respectively after current year depreciation expense of \$231,618 (governmental activities) and \$670,438 (business-type activities). Additional information on the City's capital assets can be found in note 5 to the financial statements.

Long-term Debt - At year-end the City had \$6,855,791 in bonds outstanding in governmental activities – an increase of \$795,696. At year-end the City has \$12,821,880 in bonds outstanding in business-type activities – an increase of \$3,464,810. Additional information on the City's long-term debt can be found in note 6 to the financial statements.

BUDGETARY HIGHLIGHTS & ECONOMIC FACTORS:

The development with DR Horton Trailstone subdivision is 70% completed. Trailstone Phase 6 is open and Phase 7 and Phase 8 will open in May 2025. CMISD has broken ground on a new elementary school in the Trailstone subdivision and it will open in May 2025. Inspections have started and will continue on the \$290,000,000 school bond that was passed in May 2023. The Stonehaven subdivision Phase 1 is completed and Phase 2 is 95% completed. The Fox Landing and Brushy Creek subdivisions have broken ground and construction has begun. The 5 new developers that development agreements where in the works have been completed with 3 developers and the other 2 are almost completed. The City Council has engaged in the City lakes parks recreation Phase 1 and has broken ground in the last 2 months. The parking lot is under way and the trail system is in the beginning stages. The City has been approved for another Texas Parks and Wildlife (TPWD) matching grant of \$750,000 that will begin funding in October 2025.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT:

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional information, contact the City Finance Manager at (903) 527-3116.

Basic Financial Statements

City of Caddo Mills, Texas
Statement of Net Position
September 30, 2024

	Primary Government		Total	
	Governmental	Business-type	Primary	Component
	Activities	Activities	Government	Unit
ASSETS				
Cash and cash equivalents	4,063,222	\$ 3,446,773	\$ 7,509,995	\$ 227,137
Certificates of deposit	-	-	-	875,439
Property taxes receivable, net	60,291	-	60,291	-
Sales taxes receivable	161,704	-	161,704	80,852
Fines receivable	26,785	-	26,785	-
Accounts receivable, net	-	565,909	565,909	139
Lease receivable	19,802	-	19,802	-
Restricted Assets:				
Cash and cash equivalents - capital projects	4,000,362	4,325,611	8,325,973	-
Cash and cash equivalents - debt service	149,226	41,500	190,726	-
Cash and cash equivalents - municipal court	53,473	-	53,473	-
Capital assets:				
Non-depreciable capital assets	3,589,810	6,027,678	9,617,488	731,617
Capital assets, net	1,766,178	15,440,129	17,206,307	-
Total Assets	13,890,853	29,847,600	43,738,453	1,915,184
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows-related to pensions	81,179	22,264	103,443	-
Deferred outflows-related to OPEB	9,333	2,559	11,892	-
Total Deferred Outflows of Resources	90,512	24,823	115,335	-
LIABILITIES				
Accounts payable	164,061	190,283	354,344	-
Retainage payable	66,986	38,561	105,547	-
Construction payable	17,887	522,465	540,352	-
Accrued salaries, benefits and compensated absences	51,990	16,362	68,352	-
Accrued interest	41,130	72,388	113,518	-
Unearned revenue	-	1,059,558	1,059,558	-
Deposit payable	4,400	304,988	309,388	-
Accrued compensated absences	43,631	18,682	62,313	-
Net pension liability	41,276	11,320	52,596	-
Net OPEB liability	34,534	9,470	44,004	-
Long-term liabilities:				
Bond premium	388,765	521,880	910,645	-
Bonds payable - due within one year	240,000	840,000	1,080,000	-
Notes payable - due within one year	33,619	-	33,619	-
Bonds payable - due in more than one year	5,700,000	11,460,000	17,160,000	-
Notes payable - due in more than one year	493,407	-	493,407	-
Total Liabilities	7,321,686	15,065,957	22,387,643	-
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows-leases	19,802	-	19,802	-
Deferred inflows-related to pensions	8,960	2,453	11,413	-
Deferred inflows-related to OPEB	15,575	4,272	19,847	-
Total Deferred Inflows of Resources	44,337	6,725	51,062	-
NET POSITION				
Net investment in capital assets	(1,499,803)	8,645,927	7,146,124	731,617
Restricted for debt service	149,226	41,500	190,726	-
Restricted for capital projects	3,915,489	3,764,585	7,680,074	-
Restricted for municipal court	53,473	-	53,473	-
Restricted for economic development	-	-	-	1,183,567
Unrestricted	3,996,957	2,347,729	6,344,686	-
Total Net Position	\$ 6,615,342	\$ 14,799,741	\$ 21,415,083	\$ 1,915,184

The accompanying notes are an integral part of these financial statements

City of Caddo Mills, Texas
Statement of Activities
Year Ended September 30, 2024

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
	Charges For Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total Primary Government	Component Unit
Governmental activities:							
Administration	\$ 1,444,531	\$ 407,861	\$ -	\$ (1,036,670)	\$ -	\$ (1,036,670)	\$ -
Building inspections	299,398	-	-	(299,398)	-	(299,398)	-
Judicial	106,908	-	-	(106,908)	-	(106,908)	-
Police department	1,307,283	198,163	-	(1,109,120)	-	(1,109,120)	-
Fire protection	241,151	24,701	-	(216,450)	-	(216,450)	-
Parks & recreation	110,049	-	-	(110,049)	-	(110,049)	-
Airport	167,767	-	-	(167,767)	-	(167,767)	-
Public works	27,642	518,791	-	491,149	-	491,149	-
Grant expenditures	75,000	75,000	-	-	-	-	-
Interest and bond issuance costs	273,083	-	-	(273,083)	-	(273,083)	-
Total governmental activities	4,052,812	1,149,516	-	(2,828,296)	-	(2,828,296)	-
Business-type activities:							
Water and sewer services	3,868,041	4,243,339	-	-	380,298	380,298	-
Total business-type activities	3,868,041	4,243,339	5,000	-	380,298	380,298	-
Total primary government	\$ 7,920,853	\$ 5,392,855	\$ 5,000	\$ (2,828,296)	\$ 380,298	\$ (2,447,998)	\$ -
Component Unit:							
Economic Development Corporation	269,688	-	-	(269,688)	-	(269,688)	(269,688)
Total component unit	\$ 269,688	\$ -	\$ -	\$ (269,688)	\$ -	\$ (269,688)	\$ (269,688)
General revenues:							
Ad valorem taxes				2,684,288	-	2,684,288	-
Sales taxes				754,026	-	754,026	382,358
Franchise taxes				69,602	-	69,602	-
Miscellaneous income and contributions				299,267	-	299,267	10,600
Unrestricted investment earnings				231,277	112,874	344,151	82,700
Impact fees				-	1,629,684	1,629,684	-
Transfers				(916,383)	960,233	43,850	(43,850)
				3,122,077	2,702,791	5,824,868	431,808
Total general revenues and transfers				293,781	3,083,089	3,376,870	162,120
Change in net position				6,321,561	11,716,652	18,038,213	1,753,064
Net position-beginning				\$ 6,615,342	\$ 14,799,741	\$ 21,415,083	\$ 1,915,184
Net position-ending							

The accompanying notes are an integral part of these financial statements

CITY OF CADDO MILLS, TEXAS
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024

	General	Debt Service	Capital Projects	Non-Major Governmental Fund	Total Governmental Funds
<u>ASSETS</u>					
Cash and cash equivalents	\$ 3,875,724	\$ -	\$ -	\$ 187,498	\$ 4,063,222
Cash and cash equivalents - restricted	53,473	149,226	4,000,362	-	4,203,061
Sales taxes receivable	161,704	-	-	-	161,704
Fines receivable	26,785	-	-	-	26,785
Property taxes receivable, net	22,013	38,278	-	-	60,291
Due from other funds	17,208	-	-	-	17,208
Total Assets	\$ 4,156,907	\$ 187,504	\$ 4,000,362	\$ 187,498	\$ 8,532,271
<u>LIABILITIES</u>					
Accounts payable	164,015	-	-	46	164,061
Construction payable	-	-	17,887	-	17,887
Retainage payable	-	-	66,986	-	66,986
Deposits payable	4,400	-	-	-	4,400
Due to other funds	-	-	-	17,208	17,208
Accrued salaries and benefits	51,990	-	-	-	51,990
Total Liabilities	220,405	-	84,873	17,254	322,532
<u>DEFERRED INFLOWS OF RESOURCES</u>					
Unavailable revenue - property taxes	22,013	38,278	-	-	60,291
Total Deferred Inflows of Resources	22,013	38,278	-	-	60,291
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	149,226	-	-	149,226
Municipal Court	53,473	-	-	-	53,473
Capital improvements	-	-	3,915,489	-	3,915,489
Assigned for:					
Airport	-	-	-	170,244	170,244
Unassigned	3,861,016	-	-	-	3,861,016
Total Fund Balances	3,914,489	149,226	3,915,489	170,244	8,149,448
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 4,156,907	\$ 187,504	\$ 4,000,362	\$ 187,498	\$ 8,532,271

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

CITY OF CADDO MILLS, TEXAS
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

Total Fund Balances - Governmental Funds	8,149,448
Capital assets used in governmental activities are not financial resources and therefore are not reported in governmental funds. At the beginning of the year, the cost of these assets was \$5,233,545 and the accumulated depreciation was (\$2,427,968). In addition, long-term liabilities, including bonds payable, are not due and payable in the current period, and, therefore are not reported as liabilities in the funds. At the beginning of the year, the balances of these liabilities were (\$5,101,672). The net effect of including the beginning balances for capital assets (net of depreciation) and long-term debt in the governmental activities is to (decrease) net position.	(2,296,095)
Current year capital outlays and long-term debt principal payments are expenditures in the fund financial statements but they should be shown as increases in capital assets and reductions in long-term debt in the government-wide financial statements. The net effect of including the 2024 capital outlays of \$2,782,029 and debt principal payments of \$207,611 is to increase net position.	2,989,640
The 2024 depreciation expense increases accumulated depreciation. The net effect of the current year's depreciation is to (decrease) net position.	(231,618)
Included in the noncurrent assets/(liabilities) is the recognition of the City's net pension asset/(liability) required by GASB 68 in the amount of (\$41,276), a deferred resource inflow in the amount of (\$8,960), and a deferred resource outflow in the amount of \$81,179. This resulted in an increase in net position.	30,943
Included in the noncurrent assets/(liabilities) is the recognition of the City's net OPEB asset/(liability) required by GASB 75 in the amount of (\$34,534), a deferred resource inflow in the amount of (\$15,575), and a deferred resource outflow in the amount of \$9,333. This resulted in a (decrease) in net position.	(40,776)
Various other reclassifications and eliminations are necessary to convert from the modified accrual basis of accounting to accrual basis of accounting. These include recognizing deferred revenue as revenue, eliminating interfund transactions, reclassifying the proceeds of debt as an increase in debts payable, recognizing the liabilities associated with maturing long-term debt and interest and recognize prior period adjustment to move debt from Governmental to Water & Sewer. The net effect of these reclassifications and recognitions is to (decrease) net position.	(1,986,200)
Net Position of Governmental Activities	<u><u>6,615,342</u></u>

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

CITY OF CADDO MILLS, TEXAS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Non-Major Governmental Fund	Total Governmental Funds
REVENUES:					
Ad valorem taxes	\$ 1,275,096	\$ 1,400,887	\$ -	\$ -	\$ 2,675,983
Franchise taxes	69,602	-	-	-	69,602
Sales tax	754,026	-	-	-	754,026
Impound income	24,701	-	-	-	24,701
Permits and fees	518,791	-	-	-	518,791
Fines	198,163	-	-	-	198,163
Grant revenue	75,000	-	-	-	75,000
PSA Fee revenue	407,861	-	-	-	407,861
Donations and other income	91,760	-	-	207,507	299,267
Interest	105,193	28,791	94,284	3,009	231,277
Total Revenues	3,520,193	1,429,678	94,284	210,516	5,254,671
EXPENDITURES:					
Administration	1,354,435	-	-	-	1,354,435
Building Inspections	296,068	-	-	-	296,068
Judicial	106,206	-	-	-	106,206
Police department	1,227,398	-	-	-	1,227,398
Fire protection	220,890	-	-	-	220,890
Parks & recreation	100,147	-	-	-	100,147
Airport	110,172	-	-	55,156	165,328
Grant expenditures	75,000	-	-	-	75,000
Capital Outlay	206,190	-	2,498,400	77,439	2,782,029
Debt Service:					
Principal retirement	207,611	-	-	-	207,611
Interest and fiscal charges	250,210	-	-	-	250,210
Bond issuance costs	-	-	79,240	-	79,240
Total Expenditures	4,154,327	-	2,577,640	132,595	6,864,562
Excess (Deficiency) of Revenues Over Expenditures	(634,134)	1,429,678	(2,483,356)	77,921	(1,609,891)
OTHER FINANCING SOURCES (USES):					
Transfers (out)	(107,325)	(1,369,030)	-	-	(1,476,355)
Transfers in	452,647	-	32,286	75,039	559,972
Bond premium	-	-	46,743	-	46,743
Capital Related Debt Issued	-	-	2,000,000	-	2,000,000
Net Other Financing Sources (Uses)	345,322	(1,369,030)	2,079,029	75,039	1,130,360
Net Change in Fund Balances	(288,812)	60,648	(404,327)	152,960	(479,531)
Fund Balance, October 1	4,203,301	88,578	4,319,816	17,284	8,628,979
Fund Balance, September 30	\$ 3,914,489	\$ 149,226	\$ 3,915,489	\$ 170,244	\$ 8,149,448

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

CITY OF CADDO MILLS, TEXAS
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENTS OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

Total Net change in Fund Balances - Governmental Funds **\$ (479,531)**

Current year capital outlays and long-term debt principal payments are expenditures in the fund financial statements but they should be shown as increases in capital assets and reductions in long-term debt in the government-wide financial statements. The net effect of removing the 2024 capital outlays of \$2,782,029 and debt principal payments of \$207,611 is to increase net position. 2,989,640

Depreciation is not recognized as an expense in governmental funds since it does not require the use of current financial resources. The net effect of the current year's depreciation is to (decrease) net position. (231,618)

The implementation of GASB 68 required that certain expenditures be de-expended and recorded as deferred resource outflows. These contributions made after the measurement date of 12/31/23 caused the change in the ending net position to increase in the amount of \$56,459. Contributions made before the measurement date but after the previous measurement date were reversed from deferred resource outflows and recorded as a current year expense. This caused a decrease in the change in net position totaling (\$48,035). The City's reported TMRS net pension expense had to be recorded. The net pension expense increased the change in net position by (\$6,364). The result of these changes is to increase the change in net position. 2,060

The implementation of GASB 75 required that certain expenditures be de-expended and recorded as deferred resource outflows. These contributions made after the measurement date of 12/31/23 caused the change in the ending net position to increase in the amount of \$2,370. Contributions made before the measurement date but after the previous measurement date were reversed from deferred resource outflows and recorded as a current year expense. This caused a decrease in the change in net position totaling (\$1,963). The City's reported TMRS net OPEB expense had to be recorded. The net OPEB expense (decreased) the change in net position by (\$3,052). The result of these changes is to (decrease) the change in net position. (2,645)

Various other reclassifications and eliminations are necessary to convert from the modified accrual basis of accounting to accrual basis of accounting. These include eliminating interfund transactions, reclassifying the proceeds of new debt, and recognizing the liabilities associated with maturing long-term debt and interest. The net effect of these reclassifications and recognitions is to (decrease) net position. (1,984,125)

Change in Net Position - Governmental Activities **\$ 293,781**

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

CITY OF CADDO MILLS, TEXAS
STATEMENT OF FUND NET POSITION
PROPRIETARY FUND
SEPTEMBER 30, 2024

	<u>Enterprise Fund</u> <u>Water & Sewer</u> <u>Activities</u>
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 3,446,773
Restricted Cash and cash equivalents - interest and sinking	41,500
Restricted Cash and cash equivalents - capital projects	4,325,611
Accounts receivable, net	565,909
Total current assets	<u>8,379,793</u>
Noncurrent assets:	
Capital Assets	
Nondepreciable land	4,387,629
Nondepreciable construction in progress	1,640,049
Depreciable capital assets, net	15,440,129
Capital assets, net	<u>21,467,807</u>
Total assets	<u>29,847,600</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows- related to pensions	22,264
Deferred outflows- related to OPEB	2,559
Total deferred outflows of resources	<u>24,823</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	\$ 190,283
Retainage payable	38,561
Construction payable	522,465
Accrued salaries and benefits	35,044
Accrued interest payable	72,388
Unearned revenue - Impact Fees	1,059,558
Total current liabilities	<u>1,918,299</u>
Noncurrent liabilities:	
Meter deposits payable	304,988
Net pension liability	11,320
Net OPEB liability	9,470
Bonds payable - current	840,000
Bonds payable - long-term	11,981,880
Total non-current liabilities	<u>13,147,658</u>
Total liabilities	<u>15,065,957</u>
 DEFERRED INFLOWS OF RESOURCES	
Deferred inflows- related to pensions	2,453
Deferred inflows- related to OPEB	4,272
Total deferred inflows of resources	<u>6,725</u>
 NET POSITION	
Net investment in capital assets	8,645,927
Restricted for debt service	41,500
Restricted for capital projects	3,764,585
Unrestricted	2,347,729
Total Net Position	<u>\$ 14,799,741</u>

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

CITY OF CADDO MILLS, TEXAS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	<u>Enterprise Fund</u> <u>Water and</u> <u>Sewer</u>
Operating revenues:	
Water sales	\$ 2,464,127
Sewer sales	975,497
Sanitation fees	621,217
Late fees	62,446
Other revenues	120,052
Total Operating Revenues	<u>4,243,339</u>
Operating expenses:	
Salaries and employee benefits	658,815
Water purchases	850,176
Sanitation contract	401,840
Repairs and maintenance	392,004
Fuel and oil	33,344
Utilities and telephone	114,758
Depreciation and amortization	644,069
Other expenses	247,421
Total Operating Expenses	<u>3,342,427</u>
Operating Income (loss)	<u>900,912</u>
Non-operating revenues (expenses):	
Impact fees	1,629,684
Interest income	112,874
Interest and fiscal charges	(525,614)
Total Nonoperating Revenues (Expenses)	<u>1,216,944</u>
Income (loss) before contributions and transfers	<u>2,117,856</u>
Capital grant revenue	5,000
Transfers in	960,233
Change in Net Position	<u>3,083,089</u>
Net Position, October 1	<u>11,716,652</u>
Net Position, September 30	<u><u>\$ 14,799,741</u></u>

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

CITY OF CADDO MILLS, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	<u>Enterprise Fund</u> <u>Water and</u> <u>Sewer</u>
CASH FLOW FROM OPERATING ACTIVITIES	
Cash received from customers and users	\$ 4,174,605
Cash paid to suppliers	(2,861,461)
Cash paid to employees	(649,976)
Net cash provided (used) by operating activities	<u>663,168</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Operating transfers (to) from other funds	960,233
Net cash provided for noncapital financing activities	<u>960,233</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Proceeds from capital grants and contributions	5,000
Proceeds from impact fees	1,629,684
Proceeds from bond issuances	4,121,180
Acquisition of capital assets	(6,519,853)
Principal payments on bonds payable	(630,000)
Interest paid on debt	(470,666)
Net cash provided (used) by capital and related financing activities	<u>(1,864,655)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest on deposits and investments	112,874
Net cash provided (used) by investing activities	<u>112,874</u>
Net increase (decrease) in cash and cash equivalents	(128,380)
Cash and cash equivalents, October 1	<u>7,942,264</u>
Cash and cash equivalents, September 30	<u><u>\$ 7,813,884</u></u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Net operating income (loss)	\$ 900,912
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:	
Depreciation and amortization	644,069
Changes in assets and liabilities:	
(Increase) decrease in accounts receivable (net)	(68,734)
Increase (decrease) in accounts payable	413,355
Increase (decrease) in retainage payable	(79,660)
Increase (decrease) in construction payable	135,140
Increase (decrease) in interfund accounts	(358,892)
Increase (decrease) in accrued salaries	8,679
Increase (decrease) in unearned revenue	(980,483)
Increase (decrease) in meter deposits	48,622
Increase (decrease) in net pension plan assets, outflows and inflows	(566)
Increase (decrease) in net OPEB plan assets, outflows and inflows	726
Net cash provided by operating activities	<u><u>\$ 663,168</u></u>

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

City of Caddo Mills, Texas
Notes to Financial Statements
September 30, 2024

1. Introduction and Summary of Significant Accounting Policies

The financial statements of the City of Caddo Mills, Texas, and its component unit, Caddo Mills Economic Development Corporation, collectively identified as “the City” have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. These financial statements follow the financial reporting model under GASB Statement No. 34 and provide detailed information on the City’s activities, major funds, and overall financial condition.

The accounting and reporting framework and the more significant accounting principles and practices of the City are discussed in subsequent sections of this note. The remainder of the notes are organized to provide explanations, including required disclosures, of the City’s financial activities for the fiscal year ending September 30, 2024.

(A) Reporting Entity and Related Organizations

The City is a municipal corporation governed by an elected mayor and City Council. The City provides general administration, public works, police and judicial, and community development services to its residents. The City Council contracts with a City Manager to manage the operations of the City.

The City Council has the authority to make decisions, appoint administrators and managers, significantly influence operations, and has the primary accountability for fiscal matters. The City is not included in any other governmental “reporting entity” as defined by Governmental Accounting and Financial Reporting Standards.

In evaluating how to define the City for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity is made by applying the criteria set forth in GASB Statements No. 14 and 39 as amended by GASB Statement 61, *The Financial Reporting Entity: Omnibus, an amendment of GASB Statements No. 14 and No. 34*. These statements define the reporting entity as the primary government and those component units for which the primary government is financially accountable. In addition, component units may be included in the reporting entity based on the nature and significance of the relationship with the primary government, or based on being closely related or financially integrated with the primary government.

Based on these criteria, the City has the following component units at September 30, 2024:

Discretely Presented Component Unit:

Caddo Mills Economic Development Corporation (EDC) - EDC serves all citizens of the government and is governed by a board appointed by the City Council. The City Council may remove the EDC board for cause. EDC is a nonprofit corporation governed by Section 4A of the Texas Development Corporation Act of 1979 and organized for the public purpose of aiding, promoting and furthering economic development within the City of Caddo Mills, Texas. Financial statements for EDC may be obtained by contacting City Hall.

EDC is reported as a discretely presented component unit in the government-wide financial statements.

The Caddo Mills EDC does not prepare separate financial statements.

(B) Government-Wide and Fund Financial Statements

Government-wide financial statements

The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the City as a whole excluding fiduciary activities. The primary government and component units are presented separately within the financial statements with the focus on the primary government. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and City general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees, fines and forfeitures, and other charges to users of the City's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets and include fees to developers. These revenues are subject to externally imposed restrictions to these program uses. Taxes and other revenue sources not properly included with program revenues are reported as general revenues.

Fund financial statements

Fund financial statements are provided for governmental and proprietary funds. Major individual governmental funds and proprietary funds are reported in separate columns with composite columns for non-major funds.

(C) Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The financial statements of the City are prepared in accordance with generally accepted accounting principles (GAAP). The City's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements and applicable Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions unless they conflict with GASB pronouncements.

The government-wide financial statements are prepared using the *economic resources measurement focus* and the *accrual basis of accounting* generally including the reclassification or elimination of internal activity (between or within funds). Proprietary fund financial statements and financial statements of City component units are also prepared using this same focus and basis of accounting although internal activity is not eliminated in these statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property tax revenues are recognized in the year for which they are levied while grants are recognized when grantor eligibility requirements are met.

Governmental fund financial statements are prepared using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The City considers revenues to be available if they are collected within 60 days of the end of the fiscal year. Expenditures are recorded when the related fund liability is incurred, except for general obligation bond and capital lease principal and interest payments and compensated absences which are reported as expenditures when they are due.

Major revenues sources susceptible to accrual include: sales and use taxes, property taxes, franchise taxes, grant revenues, and investment income. In general, other revenues are recognized when cash is received.

Operating income reported in proprietary fund financial statements includes revenues and expenses related to the primary, continuing operations of the fund. Principal operating revenues for the proprietary funds are charges to customers for water and sewer sales or services and solid waste disposal fees. Principal operating expenses are the costs of providing these goods or services and include administrative expenses and depreciation of capital assets. Other revenues and expenses are classified as non-operating in the financial statements.

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 needed.

(D) Fund Types and Major Funds

Governmental Funds - The City reports the following major governmental funds:

General Fund - reports as the primary operating fund of the City. This fund is used to account for all financial resources not reported in other funds.

Debt Service Fund - accounts for the accumulation of financial resources for the payment of principal and interest on the City's general obligation debt. The City annually levies ad valorem taxes restricted for the retirement of general obligation bonds, capital leases, and interest. This fund reports all such ad valorem taxes collected.

Capital Projects Fund - accounts for the proceeds of a bond issue that will be utilized for capital improvement.

Additionally, the City maintains the following non-major governmental funds:

Airport Fund - accounts for the revenues and expenditures of the City's local airport.

Proprietary Funds - The City reports the following major proprietary funds:

Water and Sewer Fund - accounts for the operating activities of the City's water, sewer, and environmental waste utility services.

(E) Assets, Liabilities and Net Assets or Equity

Cash and Investments

The City maintains pooled cash and investment accounts that are shared among various governmental and proprietary funds. Additionally, certain funds hold non-pooled cash and investment accounts, which are reported separately in the respective fund's financial statements. These pooled and non-pooled accounts are presented as "cash and cash equivalents" on the appropriate financial statements.

Investments are reported at fair value in accordance with the fair value hierarchy established by generally accepted accounting principles (GAAP). The fair value of investments is determined based on the following

- Short-term, highly liquid investments are reported at cost, which approximates fair value
- Cash deposits are recorded at their carrying amount, which reasonably estimates fair value.

During the fiscal year, the City did not hold any publicly traded securities or long-term investments. However, if such investments were held, they would be reported at fair value as of the balance sheet date in accordance with the City's investment policy.

For financial reporting purposes, the City considers all highly liquid investments (including restricted assets) with an originally maturity of three months or less at the time of purchase to be cash equivalents.

Inventories and Prepaid Items

Inventories consisting of expendable supplies held for consumption in governmental funds are reported using the expenditure method. Under this method, amounts paid for these items are reported as expenditures when purchased. Inventories, when material, are recorded at cost stated on a first-in, first-out basis in the government-wide financial statements.

Prepaid items record payments to vendors that benefit future reporting periods and are reported on the consumption basis at cost. Prepaid items are similarly reported in government-wide and fund financial statements.

Lease Receivable

The City recognizes a lease receivable for agreements in which it serves as the lessor, measuring the receivable at the present value of lease payments expected to be received over the lease term.

At lease inception, the City also records a deferred inflow of resources equal to the lease receivable, representing the future inflow of resources from the lease. This deferred inflow is systematically reduced over the lease term as lease payments are received and recognized as lease revenue.

Proprietary Fund Receivables

Significant receivables include amounts due from customers primarily for utility services. These receivables are due within one year. The Proprietary Fund reports accounts receivable net of an allowance for uncollectible accounts and revenues net of uncollectible amounts. The allowance amount is estimated using a percentage of total receivables.

Property Tax Receivable, Allowance, and Property Tax Revenue

The City recognizes property tax revenue in accordance with the modified accrual basis of accounting for governmental fund financial statements and the accrual basis of accounting for government-wide financial statements.

Under the modified accrual basis, property tax revenues are recognized when they become measurable and available. Available means collected within the current period or soon enough thereafter to be used to pay current liabilities. The City considers property taxes available if collected within 60 days after the fiscal year-end. Amounts not collected within this period are reported as deferred inflows of resources until they become available.

Under the accrual basis (government-wide statements), property taxes are recognized as revenue when levied, regardless of when collected.

The City levies property taxes annually, as authorized by Texas Property Tax Code, Subtitle E, Truth-in-Taxation Laws, which establishes guidelines for tax rate adoption, assessment, and collection procedures. Property taxes are assessed based on the January 1 taxable value of real and business personal property located within the City's jurisdiction. The tax rate is set annually by the City Council in compliance with Truth-in-Taxation requirements, ensuring transparency and limits on property tax increases without voter approval.

The City's property tax calendar follows these key dates:

- October 1 – The annual tax levy is assessed and becomes due and payable.

- January 1 – A tax lien attaches to the property securing unpaid taxes.
- February 1 – Unpaid taxes become delinquent, and penalties and interest begin to accrue.
- July 1 – Delinquent taxes are subject to collection fees and attorney charges for enforcement

Hunt County bills and collects property taxes for the City of Caddo Mills. The State of Texas Constitution limits the City's ad valorem tax rate for all purposes to \$1.50 per one hundred dollars of assessed valuation. Ad valorem tax revenue during the year ended September 30, 2024, was levied using a rate of \$0.4850 per one hundred dollars of assessed valuation. Taxes were allocated between the Maintenance of Operations \$0.23109 and Debt Service \$0.253910. Based on 100% of estimated market value, the City has a tax margin of \$1.015 per \$100 valuation. The City could raise an additional \$5,645,951 per year from the present assessed valuation of \$556,251,340 before the limit is reached. The amount assessed for the 2023 tax roll was \$2,697,819.

The City maintains an allowance for uncollectible property taxes, which is estimated at 10% of delinquent receivables. Over time, substantially all property taxes are collected, but delinquent accounts not collected within the availability period remain as deferred inflows of resources until received.

Capital Assets, Depreciation, and Amortization

The City's property, plant, equipment, and infrastructure with useful lives of more than one year are stated at historical cost, or if donated, at acquisition value. Acquisition value is the price that would be paid to acquire an asset with equivalent service potential in an orderly market transaction at the acquisition date, or the amount at which a liability could be liquidated with the counterparty on the acquisition date. These assets are comprehensively reported in the government-wide financial statements. The City generally capitalizes assets with a cost of \$2,500 or more as purchase and construction outlays occur. The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized. Capital assets are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations.

Estimated useful lives, in years, for depreciable assets are as follows:

Buildings	40
Road Infrastructure	15-20
Water & Sewer Infrastructure & Rights	20-40
Vehicles	5
Furniture, Machinery, and Equipment	5

Long-term Debt, Deferred Debt Expense, and Bond Discounts/Premiums

In the government-wide, proprietary, and component unit financial statements, outstanding debt is reported as liabilities. Bond discounts or premiums are capitalized and amortized over the terms of the respective bonds using a method that approximates the effective interest method. Bond issuance costs are expensed when incurred.

The governmental fund financial statements recognize the proceeds of debt and premiums as other financing sources of the current period. Issuance costs are reported as expenditures.

Pensions

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

Investments are reported at fair value.

The City's net pension liability is determined using actuarial valuations that incorporate various assumptions, including discount rates, projected salary increases, mortality rates, and inflation, in accordance with GASB Statement No. 68. These actuarial valuations are performed biennially. Deferred inflows and outflows of resources related to pensions arise from changes in actuarial assumptions, differences between expected and actual experience, and differences between projected and actual investment earnings. Investment gains and losses are amortized over a five-year period, while other pension-related deferred inflows and outflows are reorganized over the expected remaining service lives of participating employees.

Pension contributions made after the measurement date but before the end of the reporting period are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the subsequent fiscal year. The City's pension expense is recognized on a systematic basis over the expected service life of employees.

The Fiduciary Net Position of TMRS is determined using the economic resources measurement focus and the accrual basis of accounting, in accordance with GASB standards. The TMRS pension plan financial statements are publicly available as part of the TMRS Annual Comprehensive Financial Report (ACFR).

Other Post-Employment Benefits – OPEB

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

The City's total OPEB liability is determined using actuarial valuations that incorporate various assumptions such as discount rates, projected salary increases, mortality rates, and healthcare cost trends, in accordance with GASB Statement No. 75. Deferred inflows and outflows of resources related to OPEB are recognized in the financial statements based on changes in actuarial assumptions, differences between expected and actual experience, and contributions made after the measurement date but before the reporting period ends. The OPEB expense is recognized on a systematic basis over the expected remaining services lives of participating employees.

Fund Equity

The City classifies its fund balances in accordance with GASB Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions, which establishes categories based on the level of constraints imposed on fund balance resources. Fund balances are classified into the following categories:

Non-Spendable Fund Balance – Includes amounts that cannot be spent because they are either not in a spendable form (such as inventory, prepaid expenses, or long-term receivables) or legally required to remain intact (such as principal balances in permanent funds).

Restricted Fund Balance – Includes resources subject to externally enforceable legal restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments. Examples include funds restricted for debt service, capital projects, or grants with external spending requirements.

Committed Fund Balance – Includes resources that can be used only for specific purposes determined by a formal action of the City Council. The City Council is the highest level of decision-making authority for the City. Commitments may be established, modified, or rescinded only through a formal resolution of the City Council.

Assigned Fund Balance- Comprises amounts that the City intends to use for a specific purpose but that do not meet the criteria for restricted or committed funds. The City Council has delegated the authority to assign fund balance to the City Manager or other designated official. Assignments generally do not require formal action and may be modified as needed.

Unassigned Fund Balance – Represents the residual fund balance in the General Fund and includes all spendable amounts that have not been restricted, committed, or assigned.

When expenditures are incurred for which both restricted and unrestricted fund balance is available the City considers restricted funds to have been spent first. Similarly, committed funds are considered to have been spent first when there is a choice for the use of less restricted funds, then assigned and then unassigned funds.

In the government-wide and proprietary fund financial statements, the City follows GASB Statement No. 63, which replaces the term “Net Assets” with “Net Position”. Net position is classified into three categories.

Net Investment in Capital Assets – Represents the City’s capital assets, including land, buildings, infrastructure, and equipment, net of accumulated depreciation and any outstanding debt related to those assets.

Restricted Net Position – Includes amounts with external restrictions imposed by creditors, grant agreements, laws, or regulations, such as bond proceeds, grant funds, or externally restricted revenues.

Unrestricted Net Position – Represents all other net resources that do not meet the criteria for restricted or net investment in capital assets and are available for general use.

Compensated Absences

Full-time employees earn vacation leave for each month of work performed. Progressive accrual of vacation leave is based on the number of years the individual is employed by the City. After completion of a probationary period of employment, accrued vacation leave and comp time is paid upon termination of employment. Full-time employees also earn sick leave time. Unused sick leave is not paid upon termination of employment. Compensated absences are reported as accrued in the government-wide, proprietary and component unit financial statements. Governmental funds report only matured compensated absences payable to currently terminating employees. These are included in wages and benefits payable.

(F) 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; injuries to employees; and natural disasters. The City is a participant in the Texas Municipal League (TML) Employees Health Insurance Fund, Texas Municipal League Worker’s Compensation Joint Insurance Fund (WC Fund) and the Texas Municipal League Joint Self-Insurance Fund (Property-Liability Fund), a public entity risk pool operated by the Texas Municipal League Board for the benefit of individual governmental units located within Texas. The agreement provides that the trust established by TML will be self-sustaining through member premiums. The City pays annual premiums to TML for worker’s compensation, general and auto liability, property damage, employee dishonesty, public officials liability, and law enforcement professional liability coverage. The City does not anticipate any material additional insurance cost assessments as a result of participation in this risk management pool. There were no reductions in insurance coverage from the prior year. Settlements have not exceeded insurance coverage during any of the past three fiscal years.

(G) Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures.

Accordingly, actual results could differ from these estimates.

(H) Deferred Inflows and Outflows of Resources

Deferred inflows of resources represent an acquisition of net position or fund balance that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City has deferred inflows of resources related to property tax revenue, the City's defined benefit pension plan, and the City's postemployment benefits other than pensions (OPEB) at year-end that are not available for recognition.

Deferred outflows of resources represent a consumption of net position or fund balance that applies to a future period and so will not be recognized as an outflow of resources (expense) until then. The City has deferred outflows that relate to a deferred loss on bond refunding, the City's defined benefit pension plan, and the City's postemployment benefits other than pensions (OPEB) at year-end.

2. Stewardship, Compliance, and Accountability

Budgetary Information

The City Manager and the City Finance Manager submit an annual budget to the City Council in accordance with the laws of the State of Texas. The budget is presented to the City Council for review, budget workshops are held with the various City department officials, and public hearings are held to address priorities and the allocation of resources. Generally, in August, the City Council adopts the annual fiscal year budgets for all City operating funds. Once approved, the City Council may amend the legally adopted budget when unexpected modifications are required in estimated revenues and appropriations.

Each fund's approved budget is prepared on a detailed line-item basis. Revenues are budgeted by source. Expenditures are budgeted by department and class as follows: personnel services and related fringe benefits, supplies, other services and charges, capital outlay, transfers, and debt service. Expenditures may not exceed appropriations at the department level. Within this control level, management may transfer appropriations between line items. Budget revisions and line-item transfers are subject to final review by the City Council.

The budgets for the operating funds are prepared on the cash and expenditure basis. Revenues are budgeted in the year receipt is expected; and expenditures, which do not include encumbrances, are budgeted in the year that the liability is to be incurred. The budget and actual required supplementary information is presented on this basis. Unexpended appropriations for annually budgeted funds lapse at fiscal year-end.

3. Deposits and Investments

The City of Caddo Mills, Texas, follows the requirements of the Texas Public Funds Investment Act (Government Code Chapter 2256), which governs investment policies and procedures for local governments. This legislation mandates that the City adopt, implement, and maintain a formal investment policy that address the following key areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed, (8) investment staff qualifications and (9) bid solicitation preferences for certificates of deposit.

Under Texas law, the City is authorized to invest in (1) obligations in the U.S. Treasury, certain U.S. agencies, and the State of Texas; (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers acceptances, (7) mutual funds, (8) investment pools, (9) guaranteed investment contracts, (10) and common trust funds.

The City is also required to undergo annual independent audits to verify that its investment practices comply with the Texas Public Funds Investment Act and the City's investment policies.

Custodial credit risk for deposits refers to the risk that, in the event of a bank failure, the City's deposits may not be returned or that the City may not be able to recover collateral securities held by an outside party. The City's policy requires all deposits to be fully secured by either:

- Federal Deposit Insurance Corporation (FDIC) coverage, or
- Pledged collateral securities held at market or par value (whichever is lower) in the City's name.

All collateralized deposits must be secured through approved depository institutions, which must meet the financial health criteria established by the City's policy. Collateral agreements must be formally approved prior to depositing City funds, and the City Council review and approves all authorized depository institutions based on management recommendations.

As of September 30, 2024, all deposits of the City and its component unit, the Caddo Mills Economic Development Corporation (EDC), were fully insured or collateralized with securities held by the City, its agent, or the pledging financial institution's trust department in the City's name.

As of September 30, 2024, the City of Caddo Mills (governmental and proprietary funds) did not hold any investments. However, the Caddo Mills Economic Development Corporation (EDC) held \$875,439 in certificates of deposit, with a weighted average maturity of 95 days.

The City does not engagement in high-risk investment practices, and its policies prioritizes the preservation of capital, liquidity, and prudent investment diversification.

4. Disaggregation of Receivables

Receivables at September 30, 2024, were as follows:

	Accounts Receivable	Sales Taxes	Fines Receivable	Property Taxes	Due From Other	Total Receivables
Governmental Activities:						
General Fund	-	161,704	26,785	24,458	17,208	230,155
Debt Service Fund	-	-	-	42,532	-	42,532
Total Governmental Activities:	-	161,704	26,785	66,990	17,208	272,687
Amount not scheduled for collection during the subsequent year	-	-	-	(6,699)	-	(6,699)
Business-Type Activities:						
Major Enterprise Fund	594,383	-	-	-	-	594,383
Amount not scheduled for collection during the subsequent year	(28,474)	-	-	-	-	(28,474)
Component Unit Activities:						
Economic Development Corporation	138	80,852	-	-	-	80,990

5. Capital Assets

Following is a summary of changes in capital assets for the year:

	<u>Beginning</u>	<u>Additions</u>	<u>Retirements/ Reclassifications</u>	<u>Ending</u>
Governmental Activities:				
Non-depreciable capital assets:				
Land	\$ 85,956	\$ -	\$ -	\$ 85,956
Construction in progress	1,027,202	2,727,121	(250,469)	3,503,854
Non-depreciable assets	1,113,158	2,727,121	(250,469)	3,589,810
Depreciable capital assets:				
Buildings & improvements	210,688	-	75,272	285,960
Infrastructure	1,428,008	-	-	1,428,008
Vehicles	1,142,265	54,908	-	1,197,173
Furniture & equipment	1,339,426	-	175,197	1,514,623
Depreciable capital assets	4,120,387	54,908	250,469	4,425,764
Less: accumulated depreciation	(2,427,968)	(231,618)	-	(2,659,586)
Governmental Activities Capital Assets, net	\$ 2,805,577	\$ 2,550,411	\$ -	\$ 5,355,988
Business-Type Activities:				
Non-depreciable capital assets:				
Land	\$ 181,825	\$ 4,205,804	\$ -	\$ 4,387,629
Construction in progress	5,266,306	2,199,508	(5,825,765)	1,640,049
Non-depreciable assets	5,448,131	6,405,312	(5,825,765)	6,027,678
Depreciable capital assets:				
Buildings & improvements	161,592	-	-	161,592
Water & sewer system	15,908,948	-	5,825,765	21,734,713
Vehicles	182,108	68,216	-	250,324
Equipment	554,737	46,325	-	601,062
Depreciable capital assets	16,807,385	114,541	5,825,765	22,747,691
Less: accumulated depreciation	(6,637,124)	(670,438)	-	(7,307,562)
Business-Type Activities Capital Assets, net	\$ 15,618,392	\$ 5,849,415	\$ -	\$ 21,467,807

Governmental Activities:

Current year additions include the purchase of a GMC Truck for the police department for \$54,908.

In the prior fiscal years, the City incurred \$192,833 in engineering fees and other costs of \$46,225 for a street improvement project funded by bond proceeds. In fiscal year 2023, the City entered into a construction contract with Mike Rogers Construction for \$1,456,495, with a 25% contingency. In fiscal year 2023, the City made payments totaling \$445,985 under this contract. In fiscal year 2024, the City paid an additional \$1,016,694 towards the construction contract, along with \$22,710 in other related costs and engineering costs of \$90,697. As of year-end, the project remains incomplete and is classified as Construction in Progress.

In prior years, the City incurred \$157,000 in engineering costs related to work on the Airport. In fiscal year 2024, the City entered into a construction contract with CR Fabrication for the construction of an airport hangar, with a total contract price of \$2,698,496. During fiscal year 2024, the City incurred an additional \$11,798 in engineering costs and \$3,500 in other related expenses for this project. The City also made payments totaling \$1,353,000 toward the construction contract. As of year-end, the project remains incomplete and is classified as Construction in Progress.

In the prior year, the City began an expansion of the police department offices, incurring total costs of \$29,826. In fiscal year 2024, the City incurred an additional \$45,446 in costs related to the project. The expansion was completed by year-end and reclassified as Building and Improvements.

Additionally, the City began installation of a fuel station at the Airport. In the prior year, costs of \$97,758 were incurred. During fiscal year 2024, the City incurred an additional \$77,439 in costs related to the project. The project was completed by year-end and reclassified as Furniture and Equipment.

In the prior year, the City initiated planning for a park expansion, incurring engineering costs of \$57,575. In the current year, an additional \$105,837 was incurred for engineering services. As of year-end, no construction contract has been signed for this project, and it remains classified as Construction in Progress.

Depreciation expense for governmental activities was charged to functions of the City as follows:

Police department	\$ 81,449
Airport	2,438
Public works	27,642
Fire protection	20,261
Administration	89,926
Parks & recreation	9,902
Total	<u>\$ 231,618</u>

Proprietary Activities:

Current year additions include the purchase of new land of \$4,205,804, purchase of a new trailer, zero turn mower, and a new reading system. Additionally, the City purchased a new truck for the Water Sewer Department for \$68,216.

In fiscal year 2021, the City initiated construction of a sewer plant and additional water storage to accommodate increasing development. The project was funded through Caddo Miss ISD and impact fees. Total expenditures in FY 2021 amounted to \$58,564. In fiscal year 2022, the City incurred construction costs of \$3,714,905, along with engineering costs of \$134,614 and other related fees totaling \$202,860. In fiscal year 2023, the City paid construction costs of \$645,468, engineering expenses of \$12,925, and other costs of \$44,450. In fiscal year 2024, the City incurred an additional \$18,426 in project-related costs. The project was completed in fiscal year 2024 and reclassified to Water and Sewer System.

In fiscal year 2023, the City began construction on a new maintenance building for public works, funded by the Series 2022 bond proceeds. In fiscal year 2023, the City paid \$433,610 to CR Fabrication for the steel building and incurred an additional \$18,910 in related costs. In fiscal year 2024, the City incurred an additional \$35,981 in project-related expenses. As the project was not completed by year-end, the costs are recorded as Construction in Progress.

In fiscal year 2024, the City began construction of additional water storage. To facilitate the project, the City entered into a \$1,448,000 construction contract with Preload, LLC. During the year, the City incurred \$771,216 in construction costs under this contract and an additional \$20,914 in engineering expenses related to this project. The project was not completed by year-end and is included in Construction in Progress.

In fiscal year 2024, the City began construction on a lift station on Highway 36. The City entered into a \$1,499,715 construction contract with Mike Rogers. During the year, the City incurred \$247,950 in construction costs under this contract, engineering costs of \$109,468 and other costs of \$2,000. The project was not completed by year-end and is included in Construction in Progress.

In fiscal year 2024, the City entered into a \$232,000 construction contract with Mike Rogers for water line extensions. During the year, the City incurred the full contract cost, along with an additional \$50,786 in engineering expenses. The project was completed by year-end and reclassified to Water and Sewer System.

In fiscal year 2024, the City entered into a \$695,000 construction contract with Summit Solutions a new lift station. During the year, the City incurred the full contract cost, along with other project costs of \$15,769. The project was completed by year-end and reclassified to Water and Sewer System.

Depreciation expense recorded in business-type activities and the Water and Sewer Fund was \$670,438.

6. Long-Term Obligations

Long-term Obligations Supporting Governmental Activities

On December 14, 2021, the City entered into a Notes Payable in the amount of \$592,248 at an interest rate of 3.09%. The proceeds were used to purchase a fire truck for the City. Payments are due in annual installments on December 28 of each year for fifteen years.

The City's combination tax and revenue certificates of obligation are guaranteed by the full faith and credit of the City. Certificates of obligation are secured by and payable from a limited pledge of surplus revenues of the waterworks and sewer system. Repayments of principal and interest for these obligations are accounted for in the Debt Service Fund.

Combination Tax and Revenue Certificates of Obligation, Series 2021, issued August 15, 2021, in the original amount of \$4,660,000 at an interest rate of 3.00% for street improvements and related costs. Requires semi-annual payments of interest on February 15 and August 15 of each year and annual principal payments due on August 15 of each year.

On October 10, 2023, the City issued Combination Tax and Surplus Airport Revenue Certificates of Obligation, Series 2023, in the original principal amount of \$2,000,000. The certificates were issued to acquire, construct, or make improvements to the City's airport. Requires semi-annual payments of interest on February 15 and August 15 of each year and annual principal payments due on August 15 year.

Interest expense for governmental activities was \$250,210 and \$79,240 for bond issuance costs. This is reported as a separate line item on the statement of revenues, expenditures and changes in fund balance.

Business-type Activities - Revenue Bonds

Combination Tax and Surplus Revenue Certificates of Obligation represent debt issued to support activities of the Proprietary Fund (Water and Sewer Fund). In addition to being backed by the full faith and credit of the City, revenue bonds are secured by a lien on and a pledge of the surplus revenues of the water and sewer system.

On August 15, 2022, the City issued \$4,800,000 Combination Tax and Revenue Certificates of Obligation, Series 2022 at an interest rate of 4.00% to 5.00%. The bond proceeds from sale will be used for Water and Sewer system improvements. Semi-annual payments of principal and interest are August 15 and February 15 each year for twenty years.

On June 11, 2024, the City issued Combination Tax Revenue Certificates of Obligation, Series 2024, in the original principal amount of \$3,850,000. The certificates were issued to acquire, construct, equip, add, or improve infrastructure related to the City's water and sewer system, including the acquisition of land. Requires semi-annual payments of interest on February 15 and August 15 of each year and annual principal payments due on August 15 year.

Interest expense for business-type activities and the Water and Sewer Proprietary Fund was \$525,614

Terms of the bonds due to the Texas Water Development Board require the City to establish an interest and sinking fund in an amount equal to the pro-rata share of the next principal and interest payment due for the bonds. At year-end, this requirement was \$42,507. The City has established an interest and sinking fund in the amount of \$42,275 at year-end, and, accordingly, is substantially in compliance with this requirement.

The following table contains a summary of changes in long-term obligations for the year ended September 30, 2024:

	<u>Beginning</u>	<u>Issued</u>	<u>Retired</u>	<u>Ending</u>	<u>Due Within One Year</u>
<i>Governmental Activities</i>					
<i>Direct Borrowings</i>					
Notes Payable - New Fire Truck	559,637	-	(32,611)	527,026	33,619
Combination Tax & Revenue Certificate of Obligation Series 2021, 3.0%	4,115,000	-	(175,000)	3,940,000	180,000
Combination Tax & Airport Revenue Certificate of Obligation Series 2023, 5.375-6.00%		2,000,000	-	2,000,000	60,000
Bond Premium	385,458	46,743	(43,436)	388,765	-
Total Governmental Activities	<u>5,060,095</u>	<u>2,046,743</u>	<u>(251,047)</u>	<u>6,855,791</u>	<u>273,619</u>
<i>Business-Type Activities</i>					
Combination Tax & Revenue Certificate of Obligation Series 2012, 1.75% to 4.05%	3,235,000	-	(310,000)	2,925,000	135,000
General Obligation Refunding Bonds Series 2020, 1.59%	1,225,000	-	(165,000)	1,060,000	170,000
Combination Tax & Revenue Certificate of Obligation Series 2022, 4.5%	4,620,000	-	(155,000)	4,465,000	160,000
Combination Tax & Revenue Certificate of Obligation Series 2024, 4-5%	-	3,850,000		3,850,000	375,000
Bond Premium	277,070	271,180	(26,370)	521,880	
Total Business-Type Activities	<u>9,357,070</u>	<u>4,121,180</u>	<u>(656,370)</u>	<u>12,821,880</u>	<u>840,000</u>
Total Primary Government	<u>14,417,165</u>	<u>6,167,923</u>	<u>(907,417)</u>	<u>19,677,671</u>	<u>1,113,619</u>

Terms of the certificates of obligation bonds require the City to establish sinking funds in order to accumulate resources for the repayment of principal and interest on the bonds as they mature. At year-end, the City was in compliance with these sinking fund requirements. Amounts set aside to meet interest and sinking fund requirements are reflected as restricted cash or restricted investments at year-end.

Debt Service Requirements to Maturity

The annual debt service requirements to maturity for bonded debt obligations for governmental activities are as follows at year-end:

Fiscal Year Ending September 30,	<i>Governmental Activities</i>							
	Notes Payable		Bonds - Series 2021		Bonds - Series 2023		Total	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	33,619	16,315	180,000	115,500	60,000	112,062	273,619	243,877
2026	34,658	15,276	185,000	110,025	65,000	108,763	284,658	234,064
2027	35,728	14,206	190,000	104,400	70,000	105,188	295,728	223,794
2028	36,833	13,102	195,000	98,625	70,000	100,987	301,833	212,714
2029	37,971	11,963	205,000	92,625	75,000	96,788	317,971	201,376
2030-2034	208,195	41,476	1,115,000	366,075	450,000	410,438	1,773,195	817,989
2035-2039	140,022	8,802	1,295,000	185,625	600,000	266,788	2,035,022	461,215
2040-2044	-	-	575,000	17,325	610,000	84,119	1,185,000	101,444
Totals	<u>527,026</u>	<u>121,140</u>	<u>3,940,000</u>	<u>1,090,200</u>	<u>2,000,000</u>	<u>1,285,133</u>	<u>6,467,026</u>	<u>2,496,473</u>

The annual debt service requirements to maturity for bonded debt obligations for business-type activities are as follows at year-end:

Fiscal Year Ending September 30,	<i>Business-Type Activities</i>									
	Certificates of Obligation Series 2012		Bonds Payable Series 2020		Bonds Payable Series 2022		Bonds Payable Series 2024		Total	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	135,000	113,998	170,000	15,503	160,000	192,500	375,000	214,858	840,000	536,859
2026	140,000	109,735	170,000	12,800	170,000	184,250	175,000	162,875	655,000	469,660
2027	145,000	105,210	175,000	10,057	180,000	175,500	185,000	153,875	685,000	444,642
2028	150,000	100,415	180,000	7,234	190,000	166,250	195,000	144,375	715,000	418,274
2029	155,000	95,305	180,000	4,373	195,000	156,625	205,000	134,375	735,000	390,678
2030-2034	860,000	387,814	185,000	1,470	1,145,000	622,375	1,195,000	503,125	3,385,000	1,514,784
2035-2039	1,035,000	205,096	-	-	1,425,000	347,300	1,520,000	170,950	3,980,000	723,346
2040-2042	305,000	19,643	-	-	1,000,000	61,000	-	-	1,305,000	80,643
Totals	<u>2,925,000</u>	<u>1,137,216</u>	<u>1,060,000</u>	<u>51,437</u>	<u>4,465,000</u>	<u>1,905,800</u>	<u>3,850,000</u>	<u>1,484,433</u>	<u>12,300,000</u>	<u>4,578,886</u>

In addition to the bonded debt requirements above, the City also has the following long-term obligations:

	Beginning Balance	Increase	Decrease	Ending Balance
Compensated Absences	<u>60,972</u>	<u>1,341</u>	<u>-</u>	<u>62,313</u>
	<u>60,972</u>	<u>1,341</u>	<u>-</u>	<u>62,313</u>

Compensated absences are paid from the fund responsible for the employee's compensation with significant liabilities payable from their applicable funds.

7. Lease Receivable

On January 1, 2023, the City entered into a three-year agreement with Brady Williams to lease farmland for \$10,587 per year. The lease receivable is measured as the present value of the future minimum payments expected to be received during the lease term at a discount rate of 4.49%.

As of September 30, 2024, the City's lease receivable balance and the related deferred inflow of resources was \$19,803. For the fiscal year 2024, the City recognized \$9,255 as lease revenue, which includes amortization of the deferred inflow of resources and \$1,332 as interest revenue.

8. Defined Benefit Pension Plans

Plan Description

The City of Caddo Mills, Texas participates as one of 934 plans in the defined benefit cash-balance plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan 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 of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.tmrs.com.

All eligible employees of the City and the EDC 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. The retiring member select one of seven monthly benefit payments options. Members may also choose to receive their retirement benefit as a lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the total member contributions and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows:

Employee deposit rate	6.0%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility (expressed as age/years of service)	60/5, 0/20
Updated service credit	0%
Annuity increase (to retirees)	0% of CPI

Employees Covered by Benefit Terms

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	4
Inactive employees entitled to but not yet receiving benefits	19
Active employees	<u>27</u>
Total	<u><u>50</u></u>

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 of the City were required to contribute 6% of their annual compensation during the fiscal year. The contribution rates for the City of Caddo Mills, Texas, were 5.72% and 5.63% in calendar years 2024 and 2023, respectively. The City's contributions to TMRS for the fiscal year ended September 30, 2024, were \$98,568 and equaled 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.

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, adjusted down for population declines, if any
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

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

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 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 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected
		Real Rate of Return (Arithmetic)
Global Public Equity	35.00%	6.70%
Core Fixed Income	6.00%	4.70%
Non-Core Fixed Income	20.00%	8.00%
Other Public and Private Market	12.00%	8.00%
Real Estate	12.00%	7.60%
Hedge Funds	5.00%	6.40%
Private Equity	19.00%	11.60%
Total	100.00%	

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 member 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 members. 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.

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at 12/31/2022	\$ 1,096,705	\$ 1,003,883	\$ 92,822
Changes for the year:			
Service cost	178,934	-	178,934
Interest	79,062	-	79,062
Change of benefit terms	-	-	-
Difference between expected and actual experier	11,376	-	11,376
Changes of assumptions	(12,122)	-	(12,122)
Contributions - employer	-	87,830	(87,830)
Contributions - employee	-	93,601	(93,601)
Net investment income	-	116,789	(116,789)
Benefit payments, including refunds of employee contributions	(29,778)	(29,778)	-
Administrative expense	-	(739)	739
Other changes	-	(5)	5
Net changes	227,472	267,698	(40,226)
Balance at 12/31/2023	\$ 1,324,177	\$ 1,271,581	\$ 52,596

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

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%)	1% Increase in Discount Rate (7.75%)
City's net pension liability	\$ 241,383	\$ (103,740)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmrs.com.

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

For the year ended September 30, 2024, the City recognized pension expense of \$95,942.

At 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
Difference between expected and actual economic experience	\$ 10,169	\$ 1,806
Changes in actuarial assumptions	-	9,607
Difference between projected and actual investment earnings	21,302	-
Contributions subsequent to the measurement date	71,972	-
Total	<u>\$ 103,443</u>	<u>\$ 11,413</u>

\$71,972 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:

Fiscal Year Ending September 30,	
2025	\$ 6,789
2026	6,753
2027	16,449
2028	(9,933)
2029	-
Thereafter	-
Total	<u>\$ 20,058</u>

8. Postemployment Benefits Other Than Pensions (OPEB)

Plan Description

The City participates in a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF) administered by TMRS. This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage (Supplemental Death Benefits) for their active members, including or not including retirees. Employers 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.

Benefits Provided

Payments from this fund are similar to group-term life insurance benefits, and are paid to the designated beneficiaries upon the receipt of an approved application for payment. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other employment benefit and is a fixed amount of \$7,500. The obligations of this plan are payable only from the SDBF and are not an obligation of, or a claim against, the Pension Trust Fund.

Employees Covered by Benefit Terms

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

Inactive employees or beneficiaries currently receiving benefits	5
Inactive employees entitled to but not yet receiving benefits	5
Active employees	<u>27</u>
Total	<u><u>37</u></u>

Contributions

Contributions are made monthly based on the covered payroll of employee members of the participating member city. The contractually required contribution rate is determined annually for each city. The rate is based on the mortality and service experience of all employees covered by the SDBF and the demographics specific to the workforce of the city. The rate is equal to the cost of providing one-year term life insurance. There is a one-year delay between the actuarial valuation that serves as the basis for the employer contribution rate and the calendar year when the rate goes into effect. The contributions to the SDBF are pooled for investment purposes with those of the Pension Trust Fund. The TMRS Act requires the Pension Trust Fund to allocate investment income to the SDBF on an annual basis. The funding policy of this plan 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. As such, contributions are utilized to fund active member deaths on a pay-as-you-go basis; any excess contributions and investment income over payments then become net position available for benefits.

Employees of the City of Caddo Mills were required to contribute 0.0% of their annual gross earnings during the fiscal year. The contribution rates for the City were 0.24% and 0.23% in calendar years 2023 and 2024, respectively. The City's contributions to the TMRS SDBF for the year ended September 30, 2024 was \$4,106, which equaled the required contributions for the year.

Total OPEB Liability

Actuarial Assumptions

The actuarial assumptions used in the calculation of the funding valuation for the Supplemental Death Benefit Fund (SDBF) are based on the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. For purposes of developing the SDBF contribution rates, no other demographic assumptions are applicable.

Assumptions

- A. Mortality Rates — Same as for the Pension Trust Fund.
- B. Investment Return — A statutory interest credit of 5% is allocated annually and is not dependent on investment earnings.
- C. Actuarial Cost Method — For the purpose of calculating an employer's actuarially determined contribution rate, the one-year term cost is used.
- D. Valuation of Assets — Assets in the SDBF are valued at fund value (or fund balance); however, since the contribution rates are based just on the one-year term cost, assets are not included in developing the rate.
- E. Changes in Actuarial Assumptions and Methods — Mortality assumptions were modified as of December 31, 2019 valuation. In addition, premiums for retirees are based on full \$7,500 benefit versus the \$2,500 previously used. A credit is granted against premiums for active employees equal to 2% of the SDB Fund balance as of the valuation date expressed as a percentage of payroll.

Benefit Provisions

A. Participation in SDBF — Participation in the SDBF is optional and may be rescinded. Each municipality that chooses to participate can elect to cover just active members, or both active and retired members.

B. Benefit Eligibility — Benefits are payable if the death occurs during the period in which a municipality has elected to participate in the SDBF. For retirees who had service with multiple TMRS employers, benefits are payable only if the municipality from which the member retired participates in the SDBF when the death occurs.

C. Benefit Amount — 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 a fixed amount of \$7,500.

Discount rate. The discount rate used to measure the Total OPEB Liability was 3.77%. 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.

Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at 12/31/2022	\$ 37,825
Changes for the year:	
Service cost	3,900
Interest on total OPEB liability	1,595
Change of benefit terms	-
Difference between expected and actual experience	(1,763)
Changes of assumptions and other inputs	3,227
Benefit payments, including refunds of employee contributions	(780)
Other changes	-
Net changes	6,179
Balance at 12/31/2023	\$ 44,004

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

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

	1% Increase in Discount Rate (2.77%)	Discount Rate (3.77%)	1% Increase in Discount Rate (4.77%)
Total OPEB liability	\$ 54,329	\$ 44,004	\$ 36,186

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

For the year ended September 30, 2024, the City recognized OPEB expense of \$4,669. At year-end, the City reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual economic experience (net of current year amortization)	\$ 2,347	\$ 2,587
Changes in actuarial assumptions	6,525	17,260
Difference between projected and actual investment earnings (net of current year amortization)	-	-
Contributions subsequent to the measurement date	3,020	-
Total	<u>\$ 11,892</u>	<u>\$ 19,847</u>

\$3,020 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 of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year Ending September 30,	
2025	\$ (837)
2026	(2,304)
2027	(3,060)
2028	(3,390)
2029	(1,468)
Thereafter	84
Total	<u>\$ (10,975)</u>

9. Commitments and Contingencies

The City participates in various state and federal grant programs and contracts which are subject to financial and compliance audits by the grantors or their representatives. Audits of these programs by the granting organizations for the year ended September 30, 2024, have not been conducted. Accordingly, the City's final compliance with applicable grant and contract requirements will be established at some future date. The City expects that costs disallowed by these various awarding agencies, if any, would be minimal.

The City is involved in litigation from time to time during the ordinary course of business. Management estimates that any potential litigation will not have a material impact on the City's financial statements.

Certain state reports and remittances are required by the City's municipal court. These reports and remittances are subject to audit by the Comptroller of Public Accounts. Any adjustments which may occur based upon such an audit could require the City to remit additional funds. The City expects that any adjustments to these reports and remittance required, if any, would be minimal.

10. Balances and Transfers/Payments Within the Reporting Entity

Receivables and Payables

Generally, outstanding balances between funds reported as "due to/from other funds" in the governmental fund financial statements include outstanding charges by one fund to another for services or goods, and other miscellaneous receivables/payables between funds. Activity between funds that are representative of lending/borrowing arrangements that are outstanding at the end of the fiscal year are described as "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans).

	Receivables (Due From)	Payables (Due to)
General Fund:		
Other Governmental Funds	17,208	-
Other Governmental Funds:		
General Fund	-	(17,208)
Total	<u>(17,208)</u>	<u>(17,208)</u>

Transfers and Payments

Transfers and payments within the reporting entity are substantially for the purposes of funding capital projects and asset acquisitions, or maintaining debt service on a routine basis. Resources are accumulated in a fund to support and simplify the administration of various projects or programs. The transfers and payments within the reporting entity are substantially for the purposes of funding capital projects and asset acquisitions or maintaining debt service on a routine basis. Resources are accumulated in a fund to support and simplify the administration of various projects or programs.

The government-wide statement of activities eliminates transfers reported within governmental activities.

The following schedule reports transfers and payments within the reporting entity:

	Transfer From (Out)	Transfer To In
General Fund:		
Other Governmental Fund	(75,039)	-
Debt Service Fund	(32,286)	408,797
Economic Development Corporation	-	43,850
	<u>(107,325)</u>	<u>452,647</u>
Water and Sewer Fund:		
Debt Service Fund	-	960,233
		<u>960,233</u>
Debt Service Fund:		
General Fund	(408,797)	32,286
Water and Sewer Fund	(960,233)	-
	<u>(1,369,030)</u>	<u>32,286</u>
Other Governmental Funds:		
General Fund	-	75,039
		<u>75,039</u>
Economic Development Corporation:		
General Fund	(43,850)	-
	<u>(43,850)</u>	<u>-</u>
Total	<u>(1,520,205)</u>	<u>1,520,205</u>

The City transferred \$1,369,030 from debt service fund to the general fund and water sewer fund for reimbursement of debt service payments. The general fund transferred \$75,039 to the airport fund for reimbursement of capital expenditure. The EDC transferred \$43,850 to the general fund for salary reimbursement for prior year.

11. Economic Dependence

City operations are funded by taxes and revenues provided by the residents of the City of Caddo Mills, Texas. Accordingly, the City is economically dependent on the property values and local economy of City of Caddo Mills, Texas and the surrounding area.

The City purchases water through an agreement with the City of Greenville/GEUS. During fiscal year 2024, water purchases through this agreement totaled \$850,175.

The City contracts with Waste Connections Lone Star, Inc. for sanitation services. During fiscal year 2024, the cost of sanitation services paid through this contract were \$401,840.

12. Restricted Cash and Cash Equivalents

Restrictions on cash and cash equivalents at year-end are as follows:

Restricted for debt service	\$ 190,726
Restricted for capital projects - bond proceeds	8,325,973
Restricted for municipal court	<u>53,473</u>
Totals	<u>\$ 8,570,172</u>

Amounts restricted for debt service represent amounts established to meet bond interest and sinking fund requirements and bond maintenance fund requirements.

Amounts restricted for capital projects represent unspent bond proceeds.

13. Impact Fee Revenue and Deferred Revenue

Impact fees are authorized under Chapter 395 of the Texas Local Government Code and are defined as a charge imposed against new development to pay for the off-site construction or expansion of infrastructure facilities that are necessitated by and benefit the new development. Impact fees are deferred until the City incurs expenses for infrastructure. The City had deferred impact fees of \$2,040,041 at the beginning of the year. During fiscal year 2024, the City received \$649,202 in impact fees and spent \$1,629,685. The balance of deferred revenue for impact fees at the end of the year was \$1,059,558.

14. Professional Services Agreement (PSA) Fees

The City assesses Professional Services Agreement (PSA) Fees to developers to recover costs incurred by the City for professional service related to development activities. These fees are intended to reimburse the City for expenditures associated with engineering reviews, legal consultations, planning and zoning services, and other administrative costs incurred as part of the development approval process.

PSA Fees are recognized as revenue in the period in which the related services are provided. These fees are classified as Charges for Services in the City's governmental financial statements. For the fiscal year ended September 30, 2024, the City recognized PSA Fee revenue totaling \$407,861 which was primarily used to offset costs associated with professional services necessary for reviewing and processing development applications.

15. Subsequent Events

City Administration has evaluated subsequent events through March 25, 2025, the date which the financial statements were available to be issued.

Required Supplementary Information

CITY OF CADDO MILLS, TEXAS
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts		Actual Amounts (Budgetary Basis)	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES:				
Ad valorem taxes	1,152,477	\$ 1,152,477	\$ 1,275,096	\$ 122,619
Franchise taxes	60,000	60,000	69,602	9,602
Sales tax	600,000	600,000	754,026	154,026
Impound income	35,000	35,000	24,701	(10,299)
Permits and fees	830,000	830,000	518,791	(311,209)
Fines	210,000	210,000	198,163	(11,837)
PSA Fee Revenue	- *	- *	407,861	407,861
Donations and other income	5,900	5,900	91,760	85,860
Grant revenues	-	-	75,000 ***	75,000
Interest	-	-	105,193	105,193
Total Revenues	2,893,377	2,893,377	3,520,193	626,816
EXPENDITURES:				
Administration	972,648 *	972,648 *	1,354,435	(381,787)
Building inspections	319,200	319,200	296,068	23,132
Judicial	167,100	167,100	106,206	60,894
Police department	1,104,600	1,104,600	1,227,398	(122,798)
Fire protection	220,800	220,800	220,890	(90)
Parks & recreation	894,163 **	894,163 **	100,147	794,016
Airport	-	-	110,172	(110,172)
Grant Expenditures	-	-	75,000 ***	(75,000)
Capital outlay:				
Police	189,000	189,000	100,353	88,647
Parks & recreation	105,837	105,837	105,837	-
Debt Service:				
Principal retirement	207,611	207,611	207,611	-
Interest and fiscal charges	138,148	138,148	250,210	(112,062)
Total Expenditures	4,319,107	4,319,107	4,154,327	164,780
Excess (deficiency) of revenues over (under) expenditures	(1,425,730)	(1,425,730)	(634,134)	791,596
OTHER FINANCING SOURCES (USES):				
Transfers in	345,760	345,760	452,647	106,887
Transfers out	-	-	(107,325)	(107,325)
Total Other Financing Sources (Uses)	345,760	345,760	345,322	(438)
Net change in fund balance	(1,079,970)	(1,079,970)	(288,812)	791,158
Fund balance, October 1	4,203,301	4,203,301	4,203,301	-
Fund balance, September 30	\$ 3,123,331	\$ 3,123,331	\$ 3,914,489	\$ 791,158

Notes to the budgetary comparison schedule:

The General Fund budget is adopted on a basis consistent with generally accepted accounting principles for a governmental fund.

* General Fund revenues exceeded budgeted amounts because the City does not budget developer contributions

**Park and recreation is budgeted in the water / sewer fund.

***The City does not budget grant revenue or expenditures.

CITY OF CADDO MILLS, TEXAS
REQUIRED SUPPLEMENTARY INFORMATION
TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS)
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
LAST 10 YEARS (will ultimately be displayed)
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Plan Year Ended December 31,									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability										
Service cost	\$ 178,934	\$ 145,087	\$ 115,416	\$ 92,945	\$ 68,731	\$ 68,951	\$ 62,620	\$ 60,914	\$ 43,401	\$ 35,360
Interest (on the total pension liability)	79,062	66,145	55,661	46,249	39,425	37,554	32,043	28,963	24,719	19,820
Changes of benefit terms	-	-	-	-	-	-	-	-	22,051	-
Difference between expected and actual experience	11,376	(3,046)	151	8,051	194	(41,146)	7,291	(23,922)	2,819	396
Change of assumptions	(12,122)	-	-	-	5,709	-	-	-	15,999	-
Benefit payments, including refunds of employee contributions	(29,778)	(37,724)	(23,766)	(14,325)	(35,811)	(39,260)	(7,682)	(34,675)	(4,814)	(18,513)
Net Change in Total Pension Liability	227,472	170,462	147,462	132,920	78,248	26,099	94,272	31,280	104,175	37,063
Total Pension Liability - Beginning	1,096,705	926,243	778,781	645,861	541,514	541,514	447,242	415,962	311,787	274,724
Total Pension Liability - Ending (a)	\$ 1,324,177	\$ 1,096,705	\$ 926,243	\$ 778,781	\$ 619,762	\$ 567,613	\$ 541,514	\$ 447,242	\$ 415,962	\$ 311,787
Plan Fiduciary Net Position										
Contributions - employer	\$ 87,830	\$ 75,886	\$ 55,456	\$ 48,265	\$ 38,331	\$ 36,922	\$ 34,266	\$ 31,500	\$ 16,456	\$ 11,610
Contributions - employee	93,601	77,174	60,061	50,015	36,048	35,788	32,643	32,088	27,193	24,701
Net investment income	116,789	(70,169)	100,126	48,210	79,914	(14,962)	53,540	22,642	437	15,092
Benefit payments, including refunds of employee contributions	(29,778)	(37,724)	(23,766)	(14,325)	(35,811)	(39,260)	(7,682)	(34,675)	(4,814)	(18,513)
Administrative expense	(739)	(606)	(463)	(312)	(452)	(289)	(278)	(256)	(266)	(157)
Other	(5)	723	3	(12)	(14)	(15)	(14)	(14)	(13)	(13)
Net Change in Plan Fiduciary Net Position	267,698	45,284	191,417	131,841	118,016	18,184	112,475	51,285	38,993	32,720
Plan Fiduciary Net Position - Beginning	1,003,883	958,599	767,183	635,342	517,326	499,142	386,667	335,382	296,389	263,669
Plan Fiduciary Net Position - Ending (b)	\$ 1,271,581	\$ 1,003,883	\$ 958,600	\$ 767,183	\$ 635,342	\$ 517,326	\$ 499,142	\$ 386,667	\$ 335,382	\$ 296,389
Net Pension Liability - Ending (a) - (b)	\$ 52,596	\$ 92,822	\$ (32,357)	\$ 11,598	\$ (15,580)	\$ 50,287	\$ 42,372	\$ 60,575	\$ 80,580	\$ 15,398
Plan Fiduciary Net Position as a Percentage of										
Total Pension Liability	96.03%	91.54%	103.49%	98.51%	102.51%	91.14%	92.18%	86.46%	80.63%	95.06%
Covered Payroll	\$ 1,560,020	\$ 1,286,233	\$ 1,001,009	\$ 833,590	\$ 600,799	\$ 596,464	\$ 544,049	\$ 534,799	\$ 543,866	\$ 494,028
Net Pension Liability as a Percentage of										
Covered Payroll	3.37%	7.22%	-3.23%	1.39%	-2.59%	8.43%	7.79%	11.33%	14.82%	3.12%

Note: Ten years of data is presented in accordance with GASB #68, paragraph 138.

CITY OF CADDO MILLS, TEXAS
REQUIRED SUPPLEMENTARY INFORMATION
TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS)
SCHEDULE OF PENSION CONTRIBUTIONS
LAST 10 YEARS (will ultimately be displayed)
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Fiscal Year Ended September 30,									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	\$ 98,568	\$ 82,907	\$ 70,601	\$ 52,125	\$ 46,160	\$ 37,753	\$ 35,999	\$ 33,493	\$ 28,905	\$ 15,793
Contributions in relation to actuarially determined contribution	(98,568)	(82,907)	(70,601)	(52,125)	(46,160)	(37,753)	(35,999)	(33,493)	(28,905)	(15,793)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 1,730,658	\$ 1,454,978	\$ 1,214,671	\$ 930,715	\$ 779,733	\$ 596,729	\$ 578,906	\$ 528,661	\$ 552,834	\$ 534,044
Contributions as a percentage of covered payroll	5.70%	5.70%	5.81%	5.60%	5.92%	6.33%	6.22%	6.34%	5.23%	2.96%

Note: GASB #68, paragraph 81.2.b requires that the data in this schedule be presented as of the City's fiscal year as of the time period covered by the measurement date.

Note: Ten years of data is presented in accordance with GASB #68, paragraph 138.

CITY OF CADDO MILLS, TEXAS
TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS)
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
LAST 10 YEARS (will ultimately be displayed)

Actuarial Valuation & Measurement Date, December 31,	2023	2022	2021	2020	2019	2018	2017
Total OPEB Liability							
Service cost	\$ 3,900	\$ 4,630	\$ 3,904	\$ 2,334	\$ 1,322	\$ 1,789	\$ 1,415
Interest on the total OPEB liability	1,595	1,086	1,027	1,110	1,728	907	848
Changes of benefit terms	-	-	-	-	-	-	-
Difference between expected and actual experience	(1,763)	410	833	(838)	(17,407)	19,376	-
Changes in assumptions or other inputs	3,227	(24,704)	2,169	8,019	7,803	(2,604)	2,586
Benefit payments *	(780)	(643)	(601)	(250)	(60)	(60)	(54)
Net Change in Total OPEB Liability	6,179	(19,221)	7,332	10,375	(6,614)	19,408	4,795
Total OPEB Liability - Beginning	37,825	57,046	49,714	39,339	45,953	26,545	21,750
Total OPEB Liability - Ending	\$ 44,004	\$ 37,825	\$ 57,046	\$ 49,714	\$ 39,339	\$ 45,953	\$ 26,545
Covered Payroll							
	\$ 1,560,020	\$ 1,286,233	\$ 1,001,009	\$ 833,590	\$ 600,799	\$ 596,464	\$ 544,049
Total OPEB Liability as a Percentage of Covered Payroll	2.82%	2.94%	5.70%	5.96%	6.55%	7.70%	4.88%

Note: Only seven years of data is presented in accordance with GASB #75. The information for all periods for the 10 year schedules that are required to be presented as required supplementary information is not be available initially. In these cases, during the transition period, that information will be presented for as many periods as are available.

The TMRS Supplementary Death Benefit Fund is considered to be an unfunded OPEB plan, therefore, no plan fiduciary net position and related ratios are reported in the above schedule.

Other Information

CITY OF CADDO MILLS, TEXAS
OTHER INFORMATION
SCHEDULE OF DELINQUENT TAXES RECEIVABLE
YEAR ENDED SEPTEMBER 30, 2024 (UNAUDITED)

Tax Roll Year	Fiscal Year Ended September 30	Outstanding Balance 9/30/2024
2023	2024	\$ 16,209
2022	2023	11,213
2021	2022	7,485
2020	2021	4,730
2019	2020	5,102
2018	2019	4,235
2017	2018	3,407
2016	2017	3,273
2015	2016	4,409
2014	2015 and prior	6,927
	Allowance for uncollectible taxes	<u>(6,699)</u>
	Delinquent taxes receivable, net	<u>\$ 60,291</u>

CITY OF CADDO MILLS, TEXAS
OTHER INFORMATION
HISTORICAL SCHEDULE OF PROPERTY TAX RATES
YEAR ENDED SEPTEMBER 30, 2024 (UNAUDITED)

Tax Roll Year	Fiscal Year Ended September 30	Tax Rates
2023	2024	0.485000
2022	2023	0.500000
2021	2022	0.546422
2020	2021	0.576000
2019	2020	0.656970
2018	2019	0.693693
2017	2018	0.730000
2016	2017	0.750000
2015	2016	0.750000
2014	2015	0.750000

CITY OF CADDO MILLS, TEXAS
OTHER INFORMATION
HISTORICAL SCHEDULE OF ASSESSED PROPERTY VALUATION
YEAR ENDED SEPTEMBER 30, 2024 (UNAUDITED)

Tax Roll Year	Fiscal Year Ended September 30	Net Taxable Valuation
2023	2024	\$ 556,251,340
2022	2023	416,074,400
2021	2022	250,586,543
2020	2021	182,289,653
2019	2020	155,512,799
2018	2019	141,644,919
2017	2018	130,342,181
2016	2017	122,653,429
2015	2016	123,612,604
2014	2015	128,872,135

Overall Internal Control and Compliance



WILF & HENDERSON, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

Member of American Institute of Certified Public Accountants
Member of Private Company Practice Section
Member of AICPA Governmental Audit Quality Center

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENTAL AUDITING STANDARDS*

Independent Auditor's Report

Honorable Mayor and
Members of the City Council
City of Caddo Mills, Texas

Members of the Council:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Caddo Mills, 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, and have issued our report thereon dated March 25, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Caddo Mills, Texas' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We did not identify any significant deficiencies.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Wulf & Henderson, P.C.

WILF & HENDERSON, P.C.
Certified Public Accountants
Texarkana, Texas

March 25, 2025

**CITY OF CADDO MILLS, TEXAS
SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

I. Summary of the Auditor's Results:

- a. The type of report issued on the financial statements of the City of Caddo Mills, Texas was an unmodified opinion.
- b. No significant deficiency or material weakness relating to the audit of the financial statements are reported in the report on internal control over financial reporting and on compliance and other matters required by the GAO's *Government Auditing Standards*.
- c. No instances of noncompliance material to the financial statements of the City of Caddo Mills, Texas were disclosed during the audit.

II. Findings Relating to the Financial Statements Which Are Required to Be Reported in Accordance with *Generally Accepted Government Auditing Standards*.

No findings were required to be reported.

**CITY OF CADDO MILLS, TEXAS
SCHEDULE OF STATUS OF PRIOR YEAR FINDINGS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

No prior year audit findings.

**CITY OF CADDO MILLS, TEXAS
CORRECTIVE ACTION PLAN
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

There were no current year findings.

APPENDIX E

SPECIMEN MUNICIPAL BOND INSURANCE POLICY

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MUNICIPAL BOND INSURANCE POLICY

ISSUER:

Policy No.: -N

BONDS: \$ in aggregate principal amount of

Effective Date:

Premium: \$

ASSURED GUARANTY INC. ("AG"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") (as set forth in the documentation providing for the issuance of and securing the Bonds) for the Bonds, for the benefit of the Owners or, at the election of AG, directly to each Owner, subject only to the terms of this Policy (which includes each endorsement hereto), that portion of the principal of and interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

On the later of the day on which such principal and interest becomes Due for Payment or the Business Day next following the Business Day on which AG shall have received Notice of Nonpayment, AG will disburse to or for the benefit of each Owner of a Bond the face amount of principal of and interest on the Bond that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by AG, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of the principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall thereupon vest in AG. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day; otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by AG is incomplete, it shall be deemed not to have been received by AG for purposes of the preceding sentence and AG shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, who may submit an amended Notice of Nonpayment. Upon disbursement in respect of a Bond, AG shall become the owner of the Bond, any appurtenant coupon to the Bond or right to receipt of payment of principal of or interest on the Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under the Bond, to the extent of any payment by AG hereunder. Payment by AG to the Trustee or Paying Agent for the benefit of the Owners shall, to the extent thereof, discharge the obligation of AG under this Policy.

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity unless AG shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration and (b) when referring to interest on a Bond, payable on the stated date for payment of interest. "Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment of principal or interest that is Due for Payment made to an Owner by or on behalf of the Issuer which has been recovered from such Owner pursuant to the United States Bankruptcy Code by a trustee in bankruptcy in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means telephonic or telecopied notice, subsequently confirmed in a signed writing, or written notice by registered or certified mail, from an Owner, the Trustee or the Paying Agent to AG which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount and (d) the date such claimed amount became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the Issuer or any person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

AG may appoint a fiscal agent (the "Insurer's Fiscal Agent") for purposes of this Policy by giving written notice to the Trustee and the Paying Agent specifying the name and notice address of the Insurer's Fiscal Agent. From and after the date of receipt of such notice by the Trustee and the Paying Agent, (a) copies of all notices required to be delivered to AG pursuant to this Policy shall be simultaneously delivered to the Insurer's Fiscal Agent and to AG and shall not be deemed received until received by both and (b) all payments required to be made by AG under this Policy may be made directly by AG or by the Insurer's Fiscal Agent on behalf of AG. The Insurer's Fiscal Agent is the agent of AG only and the Insurer's Fiscal Agent shall in no event be liable to any Owner for any act of the Insurer's Fiscal Agent or any failure of AG to deposit or cause to be deposited sufficient funds to make payments due under this Policy.

To the fullest extent permitted by applicable law, AG agrees not to assert, and hereby waives, only for the benefit of each Owner, all rights (whether by counterclaim, setoff or otherwise) and defenses (including, without limitation, the defense of fraud), whether acquired by subrogation, assignment or otherwise, to the extent that such rights and defenses may be available to AG to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy.

This Policy sets forth in full the undertaking of AG, and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, (a) any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity and (b) this Policy may not be canceled or revoked. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW.

In witness whereof, ASSURED GUARANTY INC. has caused this Policy to be executed on its behalf by its Authorized Officer.

ASSURED GUARANTY INC.

By _____
Authorized Officer

1633 Broadway, New York, N.Y. 10019

(212) 974-0100

Form 500 (8/24)

Financial Advisory Services
Provided By:

