

**NOTICE OF SALE
AND
BIDDING INSTRUCTIONS
ON
\$15,255,000*
CITY OF SAN MARCOS, TEXAS
(A political subdivision of the State of Texas located in Hays, Caldwell and Guadalupe Counties)
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026**

Bids Due Tuesday, April 21, 2026 at 11:00 AM, CDT

THE SALE

CERTIFICATES OFFERED FOR SALE AT COMPETITIVE BIDDING . . . The City of San Marcos, Texas (the “City”), is offering for sale its \$15,255,000* Combination Tax and Revenue Certificates of Obligation, Series 2026 (the “Certificates”). Bids may be submitted by either of three alternative procedures: (i) written bids; (ii) electronic bids; or (iii) telephone or facsimile bids. Prospective bidders may select one of the three alternative bidding procedures in their sole discretion. Neither the City nor its Financial Advisor, Specialized Public Finance Inc. (the “Financial Advisor”), assume any responsibility or liability for a prospective bidding procedure.

The City and Specialized Public Finance Inc. assume no responsibility or liability with respect to any irregularities associated with the submission of electronic, telephone or facsimile bids.

Specialized Public Finance Inc. will not be responsible for submitting any bids received after the deadline. For the purpose of determining compliance with any and all time deadlines set forth in this Official Notice of Sale, for all alternative bidding procedures, the official time shall be the time maintained only by the Parity Electronic Bid Submission System (“PARITY”).

WRITTEN BIDS DELIVERED IN PERSON . . . Signed bids, plainly marked “Bid for Certificates,” should be addressed to “Mayor and City Council, City of San Marcos, Texas,” and delivered to the City’s Financial Advisor at 248 Addie Roy Road, Suite B-103, Austin, Texas 78746 by 11:00 AM, CDT on April 21, 2026 (the “date of the bid opening”). All bids must be submitted on the Official Bid Form, without alteration or interlineation.

ELECTRONIC BIDDING PROCEDURE . . . Any prospective bidder that intends to submit an electronic bid must submit its electronic bid through the facilities of PARITY. Subscription to the i-Deal LLC’s BIDCOMP Competitive Bidding System is required in order to submit an electronic bid. The City will neither confirm any subscription nor be responsible for the failure of any prospective bidder to subscribe.

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

If any provision of the Notice of Sale shall conflict with information provided by PARITY as the approved provider of electronic bidding services, this Notice of Sale shall control. Further information about PARITY, including any fee charged, may be obtained from Parity Customer Support, 40 West 23rd Street, 5th Floor, New York, New York 10010, (212) 404-8102.

For information purposes only, bidders are requested to state in their electronic bids the true interest cost to the City, as described under “Basis for Award” below. All electronic bids shall be deemed to incorporate the provisions of this Notice of Sale and the Official Bid Form.

BIDS BY TELEPHONE . . . Bidders must submit SIGNED Official Bid Forms to Dan Wegmiller, Specialized Public Finance Inc., 248 Addie Roy Road, Suite B-103, Austin, Texas 78746, by 10:30 AM CDT on the date of the bid opening.

Telephone bids will be accepted at (512) 275-7300, between 10:30 AM and 11:00 AM, CDT on the date of the bid opening.

Specialized Public Finance Inc. will not be responsible for submitting any bids received after the above deadlines.

Specialized Public Finance Inc. assumes no responsibility or liability with respect to any irregularities associated with the submission of bids if telephone or fax options are exercised.

PLACE AND TIME OF BID OPENING . . . The bids for the Certificates will be publicly opened and read in the office of the Financial Advisor at 11:00 AM, CDT, Tuesday, April 21, 2026.

*See “CONDITIONS OF THE SALE – POST BID MODIFICATION OF PRINCIPAL AMORTIZATION.” Preliminary, subject to change.

SIGNED OFFICIAL BID FORM . . . The bidder whose bid is the winning bid in accordance with this Notice of Sale will be notified immediately and must submit via email a Signed Official Bid Form in connection with the sale, by 11:30 AM CDT on the date of the sale to Monica Melvin, Specialized Public Finance Inc. at monica@spfmuni.com.

AWARD OF THE CERTIFICATES . . . The City Council will adopt an ordinance (the “Ordinance”) to authorize the sale of the Certificates and approve other related matters at a meeting scheduled to convene at 6:00 PM, CDT, on the date of the bid opening. In the Ordinance, the City Council will approve the sale of the Certificates to the qualifying bidder whose bid produces the lowest true interest cost rate on the Certificates (see “CONDITIONS OF THE SALE – BASIS FOR AWARD”). Sale of the Certificates will be made subject to the terms, conditions and provisions of the Ordinance. The City reserves the right to reject any and all bids and to waive any and all irregularities, except time of filing.

WITHDRAWAL OF THE BIDS . . . Any bid may be withdrawn by an authorized representative of the bidder at any time prior to the time set for receipt of bids. Thereafter, all bids shall remain firm for twelve hours after the time for receipt of the bids. The award of or rejection of bids will occur within this time period.

EXTENSION OF SALE DATE . . . The City reserves the right to extend the date and/or time for the receipt of bids by giving notice by Bond Buyer Wire Service, and by posting a notice at the place established for receipt of bids, not later than 3:00 PM, CDT on Monday, April 20, 2026 of the new date and time of receipt of bids. Such notice shall be considered an amendment to this Official Notice of Sale.

THE CERTIFICATES

DESCRIPTION . . . The Certificates will be dated May 13, 2026 (the “Dated Date”). Interest will accrue from the Date of Initial Delivery (defined herein) of the Certificates and will be due on February 15, 2027, and each August 15 and February 15 thereafter until the earlier of maturity or prior redemption. The Certificates will be issued only in fully registered form in any integral multiple of \$5,000 for any one maturity. The Certificates will mature on August 15 in each year as follows:

MATURITY SCHEDULE*

Maturity (August 15)	Principal Amount	Maturity (August 15)	Principal Amount
2027	\$ 45,000	2037	\$ 770,000
2028	500,000	2038	810,000
2029	520,000	2039	855,000
2030	550,000	2040	895,000
2031	580,000	2041	940,000
2032	605,000	2042	985,000
2033	635,000	2043	1,035,000
2034	665,000	2044	1,090,000
2035	700,000	2045	1,145,000
2036	735,000	2046	1,195,000

*See “CONDITIONS OF THE SALE – POST BID MODIFICATION OF PRINCIPAL AMORTIZATION.” Preliminary, subject to change.

REDEMPTION . . . The City reserves the right, at its option, to redeem Certificates having stated maturities on and after August 15, 2036, in whole or from time to time in part, in principal amounts of \$5,000 or any integral multiple thereof, on August 15, 2035, or any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. Additionally, the Certificates may be subject to mandatory sinking fund redemption in the event the Purchaser (defined herein) elects to aggregate two or more consecutive maturities as Term Certificates.

SERIAL CERTIFICATES AND/OR TERM CERTIFICATES . . . Bidders may provide that all of the Certificates be issued as serial Certificates or may provide that any two or more consecutive annual principal amounts be combined into one or more Term Certificates.

BOOK-ENTRY-ONLY SYSTEM . . . The City intends to utilize the book-entry-only system of The Depository Trust Company (“DTC”) (see “THE CERTIFICATES – BOOK-ENTRY-ONLY SYSTEM” in the Official Statement).

PAYING AGENT/REGISTRAR . . . The initial Paying Agent/Registrar shall be BOKF, NA, Dallas, Texas (see “THE CERTIFICATES – PAYING AGENT/REGISTRAR” in the Official Statement).

SOURCE OF PAYMENT . . . The Certificates constitute direct obligations of the City, payable from the levy and collection of a continuing direct annual ad valorem tax levied, within the limits prescribed by law, on all taxable property within the City as provided in the Ordinance. In addition, the Certificates also have a limited pledge of surplus revenues of the City's water and wastewater system not to exceed \$1,000.

Further details regarding the Certificates are set forth in the Official Statement.

CONDITIONS OF THE SALE

TYPE OF BIDS AND INTEREST RATES . . . **The Certificates will be sold in one block on an "All or None" basis, and at a price of not less than 102% of their par value and not more than 110% of their par value.** Bidders are invited to name the rate(s) of interest to be borne by the Certificates, provided that each rate bid must be in a multiple of 1/8 of 1% or 1/100 of 1% and the net effective interest rate must not exceed 15%. The highest rate bid may not exceed the lowest rate bid by more than 2.5% in rate. No coupon rate greater than 5.00% will be accepted. For Certificates having stated maturities on and after August 15, 2036, no reoffering yield producing a dollar price less than 97.5% for any individual maturity will be accepted. The high bidder will be required to submit reoffering yields and dollar prices prior to award. No limitation is imposed upon bidders as to the number of rates or changes which may be used. All Certificates of one maturity must bear one and the same rate. No bids involving supplemental interest rates will be considered.

POST BID MODIFICATION OF PRINCIPAL AMORTIZATION . . . After selecting the winning bid, the aggregate principal amount of the Certificates and the principal amortization schedule may be adjusted as determined by the City and its Financial Advisor in \$5,000 increments to reflect the actual interest rates. Such adjustments will not change the aggregate principal amount of the Certificates by more than 15% from the amount set forth herein. The dollar amount bid for the Certificates by the winning bidder will be adjusted proportionately to reflect any increase or decrease in the aggregate principal amount of the Certificates finally determined to be issued. The City will use its best efforts to communicate to the winning bidder any such adjustment within three (3) hours after the opening of bids. Purchaser's compensation will be based upon the final par amount after any adjustment thereto, subsequent to the receipt and tabulation of the winning bid, within the aforementioned parameters.

In the event of any adjustment of the maturity schedule for the Certificates as described above, no rebidding or recalculation of the proposals submitted will be required or permitted. The bid price for such an adjustment will reflect changes in the dollar amount of par amount of the Certificates from the selling compensation that would have been received based on the purchase price in the winning bid and the initial reoffering terms. Any such adjustment of the aggregate principal amount of the Certificates and/or the maturity schedule for the Certificates made by the City or its Financial Advisor shall be subsequent to the award of the Certificates to the winning bidder as determined pursuant to "CONDITIONS OF THE SALE – BASIS FOR AWARD" herein and shall not affect such determination. The winning bidder may not withdraw its bid as a result of any changes made within the aforementioned limits.

BASIS FOR AWARD . . . Subject to the City's right to reject any or all bids and to waive any irregularities except time of filing, the sale of the Certificates will be awarded to the bidder or syndicate account manager whose name first appears on the Official Bid Form (the "Purchaser") making a bid that conforms to the specifications herein and which produces the lowest True Interest Cost rate to the City. The True Interest Cost rate is that rate which, when used to compute the total present value as of the Date of Initial Delivery (defined herein) of all debt service payments on the Certificates on the basis of semiannual compounding, produces an amount equal to the sum of the par value of the Certificates plus any premium bid, if any. In the event of a bidder's error in interest cost rate calculations, the interest rates and premium, if any, set forth in the Official Bid Form will be considered as the intended bid.

In order to provide the City with information required to be submitted to the Texas Bond Review Board pursuant to Section 1202.008, Texas Government Code, as amended, the Purchaser will be required to provide the City with a breakdown of its "underwriting spread" including among the following categories: Takedown, Management Fee (if any), Legal Counsel Fee (if any) and Spread Expenses (if any).

ESTABLISHING THE ISSUE PRICE FOR THE CERTIFICATES . . . The City intends to rely on Treasury Regulation section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of municipal bonds), which require, among other things, that the City receives bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds (the "Competitive Sale Requirement").

In the event that the bidding process does not satisfy the Competitive Sale Requirement, Bids will **not** be subject to cancellation and the winning bidder (i) agrees to promptly report to the City the first prices at which at least 10% of each maturity of the Certificates (the "First Price Maturity") have been sold to the Public on the Sale Date (the "10% Test") (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% Test) and (ii) agrees to hold-the-offering-price of each maturity of the Certificates that does not satisfy the 10% Test ("Hold-the-Price Maturity"), as described below.

In order to provide the City with information that enables it to comply with the establishment of the issue price of the Certificates under the Internal Revenue Code of 1986, as amended, the winning bidder agrees to complete, execute, and timely deliver to the

City or to the City's municipal advisor, Specialized Public Finance Inc. (the "City's Financial Advisor") the appropriate certification as to the Certificates' "issue price" (the "Issue Price Certificate") substantially in the form and to the effect attached hereto or accompanying this Notice of Sale and Bidding Instructions, at least 5 business days before the Closing Date if the Competitive Sale Requirement is satisfied or within 5 business days of the date on which the 10% Test is satisfied with respect to all of the First Price Maturities. In the event the winning bidder will not reoffer any maturity of the Certificates for sale to the Public (as defined herein) by the Closing Date, the Issue Price Certificate may be modified in a manner approved by the City. It will be the responsibility of the winning bidder to institute such syndicate reporting requirements, to make such investigation, or otherwise to ascertain such facts necessary to enable it to make such certification with reasonable certainty. Any questions concerning such certification should be directed to Bond Counsel (identified in the Preliminary Official Statement).

For purposes of this section of this Notice of Sale and Bidding Instructions:

(i) "Public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a Related Party,

(ii) "Underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead Underwriter to form an underwriting syndicate) to participate in the initial sale of the Certificates to the Public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Certificates to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Certificates to the Public),

(iii) "Related Party" means any two or more persons (including an individual, trust, estate, partnership, association, company, or corporation) that are subject, directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) "Sale Date" means the date that the Certificates are awarded by the City to the winning bidder.

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

The City will consider any bid submitted pursuant to this Notice of Sale and Bidding Instructions to be a firm offer for the purchase of the Certificates, as specified in the bid and, if so stated, in the Official Bid Form.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Certificates to the Public, together with the related pricing wires, contains or will contain language obligating each Underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, (A) to report the prices at which it sells to the Public the unsold Certificates of each maturity allocated to it until either all such Certificates have been sold or it is notified by the winning bidder that either the 10% Test has been satisfied as to the Certificates of that maturity, (B) to promptly notify the winning bidder of any sales of Certificates that, to its knowledge, are made to a purchaser who is a Related Party to an Underwriter, and (C) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder will assume that based on such agreement each order submitted by the underwriter, dealer or broker-dealer is a sale to the Public; and (ii) any agreement among underwriters or selling group agreement relating to the initial sale of the Certificates to the Public, together with the related pricing wires, contains or will contain language obligating each Underwriter that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Certificates to the Public to require each underwriter or dealer that is a party to such third-party distribution agreement to report the prices at which it sells to the Public the unsold Certificates of each maturity allocated to it until either all such Certificates have been sold or it is notified by the winning bidder or such Underwriter that either the 10% Test has been satisfied as to the Certificates of that maturity or all Certificates of that maturity have been sold to the public. Sales of any Certificates to any person that is a Related Party to an Underwriter shall not constitute sales to the public for purposes of this Notice of Sale.

By submitting a bid, the winning bidder agrees, on behalf of each Underwriter participating in the purchase of the Certificates, that each Underwriter will neither offer nor sell any Hold-the-Price Maturity to any person at a price that is higher than the initial offering price to the Public during the period starting on the Sale Date and ending on the earlier of (1) the close of the fifth (5th) business day after the Sale Date; or (2) the date on which the Underwriters have sold at least 10% of that Hold-the-Price Maturity to the Public at a price that is no higher than the initial offering price to the Public. The winning bidder shall promptly advise the City when the Underwriters have sold 10% of a Hold-the-Price Maturity to the Public at a price that is no higher than the initial offering price to the Public, if that occurs prior to the close of the fifth (5th) business day after the Sale Date.

PROVISION OF TEXAS ETHICS COMMISSION FORM 1295 (“TEC FORM 1295”) . . . In accordance with Texas Government Code Section 2252.908 (the “Interested Party Disclosure Act”), the City may not award the Certificates to a bidder unless the winning bidder either:

- (i) submits a Certificate of Interested Parties Form 1295 (the “TEC Form 1295”) to the City as prescribed by the Texas Ethics Commission (“TEC”), or
- (ii) certifies in the Official Bid Form that it is exempt from filing the TEC Form 1295 by virtue of being a publicly traded business entity or a wholly owned subsidiary of a publicly traded business entity.

In the event that the bidder’s bid for the Certificates is the best bid received, the City, acting through its financial advisor, will promptly notify the winning bidder. That notification will serve as the City’s conditional verbal acceptance of the bid, and, unless the bidder is exempt from filing a TEC Form 1295, such notification will obligate the winning bidder to promptly file a completed TEC Form 1295, as described below, in order to allow the City to complete the award. The City reserves the right to reject any bid that does not comply with the requirements prescribed herein.

For purposes of completing the TEC Form 1295, box 2 is name of the governmental entity (*City of San Marcos, Texas*) and box 3 is the identification number assigned to this contract by the City (*San Marcos CO 2026*) and description of the goods or services (*Purchase of the City of San Marcos, Texas Combination Tax and Revenue Certificates of Obligation, Series 2026*). **The Interested Party Disclosure Act and the rules adopted by the TEC with respect thereto (the “Disclosure Rules”) require certain business entities contracting with the City to complete the TEC Form 1295 electronically at <https://www.ethics.state.tx.us/main/file.htm>, print, complete the unsworn declaration, sign, and deliver, in physical form, the certified TEC Form 1295 that is generated by the TEC’s “electronic portal” to the City. The completed and signed TEC Form 1295 must be sent by email, to the City’s financial advisor at dan@spfmuni.com, as soon as possible following the notification of conditional verbal acceptance and prior to the final written award.** Upon receipt of the final written award, the winning bidder must submit the TEC Form 1295 with original signatures by email to Bond Counsel as follows: jbfofowler@mphlegal.com.

To the extent that the bidder is not exempt from filing a TEC Form 1295 and therefor makes such filing with the City, the Interested Party Disclosure Act and the TEC 1295 provide that such declaration is made “under oath and under penalty of perjury.” Consequently, a bidder should take appropriate steps prior to completion of the TEC Form 1295 to familiarize itself with the Interested Party Disclosure Act, the Disclosure Rules and the TEC Form 1295. Time will be of the essence in submitting the form to the City, and no final award will be made by the City regarding the sale of the Certificates until a completed TEC Form 1295 is received. The City reserves the right to reject any bid that does not satisfy the requirement of a completed TEC Form 1295, as described herein. Neither the City nor its consultants have the ability to verify the information included in a TEC Form 1295, and neither party has an obligation nor undertakes responsibility for advising any bidder with respect to the proper completion of the TEC Form 1295. Consequently, an entity intending to bid on the Certificates should consult its own advisors to the extent it deems necessary and be prepared to submit the completed form promptly upon notification from the City that its bid is the conditional winning bid. Instructional videos on logging in and creating a certificate are provided on the TEC’s website at https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm.

VERIFICATIONS OF STATUTORY REPRESENTATIONS AND COVENANTS . . . The City will not award the Certificates to a bidder unless the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as amended (the “Government Code”), are included in the bid. As used in such verifications, “affiliate” means an entity that controls, is controlled by, or is under common control with the bidder within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of the Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of the Official Bid Form or Official Notice of Sale, notwithstanding anything in the Official Bid Form or Official Notice of Sale to the contrary.

- (i) No Boycott of Israel (Texas Government Code Chapter 2271):** A bidder must verify that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of the Agreement. As used in the foregoing verification, “boycott Israel” has the meaning provided in Section 2271.001, Government Code.
- (ii) Not a Sanctioned Company (Texas Government Code Chapter 2252):** A bidder must represent that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes a bidder and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.
- (iii) No Discrimination Against Firearm Entities or Firearm Trade Associations (Texas Government Code Chapter 2274):** A bidder must verify that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of the Agreement. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.

(iv) No Boycott of Energy Companies (Texas Government Code Chapter 2276): A bidder must verify that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of the Agreement. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.

FURTHER STATE LAW COMPLIANCE AND STANDING LETTER REQUIREMENT . . . Each prospective bidder must have a standing letter on file with the Municipal Advisory Council of Texas and the Texas Attorney General’s Office in the form included as Exhibit A to the All Bond Counsel Letter of the Texas Attorney General dated November 1, 2023 and any supplements thereto (the “All Bond Counsel Letter”). In submitting a bid, a bidder represents to the City that it has filed a standing letter in the form included as Exhibit A to the All Bond Counsel Letter without qualification and including current statutory citations and it has no reason to believe that the City may not be entitled to rely on the standing letter on file with the Municipal Advisory Council of Texas and the Texas Attorney General’s Office. Bidder agrees that it will not rescind its standing letter at any time before the delivery of the Certificates unless same is immediately replaced with a standing letter meeting the requirements of the All Bond Counsel Letter.

The City will not accept a bid from a bidder (including each syndicate member listed on the Official Bid Form) that does not have such standing letter on file as of the deadline for bids for the Certificates. If requested by the City, the Purchaser agrees to provide such further representations, certifications or assurances in connection with the Covered Verifications (defined below), as of the Delivery Date or such other date requested by the City including, but not limited to, a bring down certification as provided by the All Bond Counsel Letter.

THE CITY RESERVES THE RIGHT, IN ITS SOLE DISCRETION, TO REJECT THE BID OF ANY BIDDER WHO IS, OR WHOSE PARENT COMPANY, SUBSIDIARIES OR AFFILIATES ARE, ON A LIST MAINTAINED BY THE TEXAS COMPTROLLER OR THE TEXAS ATTORNEY GENERAL OF FINANCIAL COMPANIES BOYCOTTING ENERGY COMPANIES OR DISCRIMINATING AGAINST FIREARM ENTITIES.

BY SUBMITTING A BID, EACH BIDDER AGREES, SHOULD IT BE THE WINNING BIDDER, TO COOPERATE WITH THE CITY AND TAKE ANY ACTION NECESSARY TO FURTHER VERIFY AND CONFIRM COMPLIANCE WITH STATE LAW.

To the extent the Purchaser and each syndicate member listed on the Official Bid Form is unable to provide a Standing Letter in a form satisfactory to the Texas Office of the Attorney General, the City reserves the right to cash and accept the Good Faith Deposit (see “CONDITIONS OF THE SALE – GOOD FAITH DEPOSIT”).

THE LIABILITY OF THE BIDDER FOR BREACH OF ANY OF THE VERIFICATIONS MADE IN CONNECTION WITH CHAPTERS 2252, 2271, 2274, AND 2276, TEXAS GOVERNMENT CODE, AS AMENDED (COLLECTIVELY, THE “COVERED VERIFICATIONS”) SHALL SURVIVE UNTIL BARRED BY THE STATUTE OF LIMITATIONS, AND SHALL NOT BE LIQUIDATED OR OTHERWISE LIMITED BY ANY PROVISION OF THIS OFFICIAL NOTICE OF SALE OR THE OFFICIAL BID FORM. ADDITIONALLY, THE CITY RESERVES AND RETAINS ALL RIGHTS AND REMEDIES AT LAW AND IN EQUITY FOR PURSUIT AND RECOVERY OF DAMAGES, IF ANY, RELATING TO THE COVERED VERIFICATIONS.

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

GOOD FAITH DEPOSIT . . . The winning bidder will be required to provide a deposit in the amount of \$305,100 to the City as bid security by 5:00 p.m. CDT on April 21, 2026. The bid security may be provided to the City (i) via wire transfer (the City or its financial advisor, Specialized Public Finance Inc., will provide wire instructions to the winning bidder), or (ii) in the form of a certified or cashier’s check made payable to the order of City in the amount of the deposit set forth above. The wire option will be retained by the City and: (a) will be applied, without allowance for interest, against the purchase price when the Certificates are delivered to and paid for by such winning bidder or (b) will be retained by the City as liquidated damages if the winning bidder defaults with respect to the terms of its bid or (c) will be returned to the winning bidder if the Certificates are not issued by the City for any reason which does not constitute a default by the winning bidder. If the check option is utilized, the check will be (a) returned uncashed to the winning bidder when the Certificates are delivered to and paid for by such winning bidder, (b) cashed by the City as liquidated damages if the winning bidder defaults with respect to the terms of its bid or (c) returned uncashed to the winning bidder if the Certificates are not issued by the City for any reason which does not constitute a default by the winning bidder.

DELIVERY OF THE CERTIFICATES AND ACCOMPANYING DOCUMENTS

CUSIP NUMBERS . . . It is anticipated that CUSIP identification numbers will appear on the Certificates, but neither the failure to print or type such number on any Certificate nor any error with respect thereto shall constitute cause for a failure or refusal by the Purchaser to accept delivery of and pay for the Certificates in accordance with the terms of this Notice of Sale and Bidding Instructions and the terms of the Official Bid Form. The Financial Advisor will obtain CUSIP identification numbers from the

CUSIP Service Bureau, New York, New York prior to the date of sale. CUSIP identification numbers will be made available to the purchaser at the time the Certificates are awarded or as soon thereafter as practicable. All expenses in relation to the assignment, printing or typing of CUSIP numbers on the Certificates shall be paid by the City.

DELIVERY OF CERTIFICATES . . . Delivery will be accomplished by the issuance of one Initial Certificate (also called the “Certificate” or “Certificates”), either in typed or printed form, in the aggregate principal amount of \$15,255,000*, payable in stated installments to the Purchaser, signed by the Mayor and City Clerk, approved by the Attorney General of Texas, and registered and manually signed by the Texas Comptroller of Public Accounts. Upon delivery of the Initial Certificate, it shall be immediately cancelled and one definitive Certificate for each maturity will be registered and delivered only to Cede & Co., and deposited with DTC in connection with DTC’s book-entry-only system. Delivery will be at a principal office of the Paying Agent/Registrar. Payment for the Certificates must be made in immediately available funds for unconditional credit to the City, or as otherwise directed by the City. The Purchaser will be given six business days’ notice of the time fixed for delivery of the Certificates. It is anticipated that delivery of the Certificates can be made on or about May 13, 2026 (the “Date of Initial Delivery”), and it is understood and agreed that the Purchaser will accept delivery and make payment for the Certificates by 10:00 AM, CDT, on May 13, 2026, or thereafter on the date the Certificate is tendered for delivery, up to and including May 27, 2026. If for any reason the City is unable to make delivery on or before May 27, 2026, the City shall immediately contact the Purchaser and offer to allow the Purchaser to extend its offer for an additional thirty days. If the Purchaser does not elect to extend its offer within six days thereafter, then its Good Faith Deposit will be returned, and both the City and the Purchaser shall be relieved of any further obligation. In no event shall the City be liable for any damages by reason of its failure to deliver the Certificates, provided such failure is due to circumstances beyond the City’s reasonable control.

CONDITIONS TO DELIVERY . . . The obligation of the Purchaser to take up and pay for the Certificates is subject to the Purchaser’s receipt of (a) the legal opinion of McCall, Parkhurst & Horton L.L.P., Austin, Texas, Bond Counsel for the City (“Bond Counsel”) and (b) the no-litigation certificate, all as further described in the Official Statement. In order to provide the City with information required to enable it to comply with certain conditions of the Internal Revenue Code of 1986 relating to the exemption of interest on the Certificates from the gross income of their owners, the Purchaser will be required to complete, execute, and deliver to the City (no later than the close of business on the business day following the award of the bid) a certification as to their “issue price” substantially in the form and to the effect attached hereto or accompanying this Notice of Sale and Bidding Instructions. In the event the successful bidder will not reoffer the Certificates for sale, such certificate may be modified in a manner approved by the City. In no event will the City fail to deliver the Certificates as a result of the Purchaser’s inability to sell a substantial amount of the Certificates at a particular price prior to delivery. Each bidder, by submitting its bid, agrees to complete, execute, and deliver such a certificate not later than the close of business on the business day following the award of the bid, if its bid is accepted by the City. It will be the responsibility of the Purchaser to institute such syndicate reporting requirements to make such investigation, or otherwise to ascertain the facts necessary to enable it to make such certification with reasonable certainty. Any questions concerning such certification should be directed to Bond Counsel.

LEGAL OPINION . . . The Certificates are offered when, as and if issued, subject to the approval of the Attorney General of the State of Texas. Delivery of and payment for the Certificates is subject to the receipt by the Purchaser of the approving opinion of the Attorney General of the State of Texas and the legal opinion of Bond Counsel, to the effect that the Certificates are valid and binding obligations of the City (except as the enforceability may be limited by governmental immunity, bankruptcy, insolvency, reorganization, moratorium, liquidation and other similar laws now or hereafter enacted relating to creditors’ rights generally or by general principles of equity which permit the exercise of judicial discretion) and that 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” in the Official Statement.

NO MATERIAL ADVERSE CHANGE . . . The obligations of the City to deliver the Certificates and of the Purchaser to accept delivery of and pay for the Certificates are subject to the condition that at the time of delivery of and receipt of payment for the Certificates, there shall have been no material adverse change in the condition of the City from those set forth in or contemplated by the “Preliminary Official Statement” as it may have been supplemented or amended through the date of sale.

NO-LITIGATION CERTIFICATE . . . On the date of delivery of the Certificates to the Purchaser, the City will deliver to the Purchaser a certificate, as of the same date, to the effect that to the best of the City’s knowledge no litigation of any nature is pending or, to the best of the certifying officials’ knowledge or belief, threatened against the City, contesting or affecting the Certificates; restraining or enjoining the authorization, execution, or delivery of the Certificates; affecting the provision made for the payment of or security for the Certificates; in any manner questioning the authority or proceedings for the issuance, execution or delivery of the Certificates; or affecting the validity of the Certificates or the title of the present officials of the City.

*See “CONDITIONS OF THE SALE – POST BID MODIFICATION OF PRINCIPAL AMORTIZATION.” Preliminary, subject to change.

GENERAL

FINANCIAL ADVISOR . . . Specialized Public Finance Inc. is employed as Financial Advisor to the City in connection with the issuance of the Certificates. The Financial Advisor's fee for services rendered with respect to the sale of the Certificates is contingent upon the issuance and delivery of the Certificates. Specialized Public Finance Inc., in its capacity as Financial Advisor, does not assume any responsibility for the information, covenants and representations contained in any of the legal documents with respect to the federal income tax status of the Certificates, or the possible impact of any present, pending or future actions taken by any legislative or judicial bodies.

BLUE SKY LAWS . . . By submission of its bid, the Purchaser represents that the sale of the Certificates in states other than Texas will be made only pursuant to exemptions from registration or, where necessary, the Purchaser will register the Certificates in accordance with the securities law of the states in which the Certificates are offered or sold. The City agrees to cooperate with the Purchaser, at the Purchaser's written request and expense, in registering the Certificates or obtaining an exemption from registration in any state where such action is necessary, provided, however, that the City shall not be obligated to execute a general or special consent to service of process in any such jurisdiction.

NOT AN OFFER TO SELL . . . This Notice of Sale and Bidding Instructions does not alone constitute an offer to sell the Certificates, but is merely notice of the sale of the Certificates. The offer to sell the Certificates is being made by means of the Notice of Sale and Bidding Instructions, the Official Bid Form and the Official Statement. Prospective purchasers are urged to carefully examine the Official Statement to determine the investment quality of the Certificates.

ISSUANCE OF ADDITIONAL DEBT . . . The City does not anticipate issuing additional tax supported bonds within the next twelve months. The City is in the process of issuing a series of bonds secured by revenues derived from the operation of its water and wastewater system.

RATING . . . The Certificates and the outstanding general obligation debt of the City has been rated "AA" by S&P Global Ratings ("S&P") without regard to credit enhancement.

THE OFFICIAL STATEMENT AND COMPLIANCE WITH SEC RULE 15C2-12 . . . The City has prepared the accompanying Official Statement and, for the limited purpose of complying with SEC Rule 15c2-12, deems such Official Statement to be final as of its date within the meaning of such Rule for the purpose of review prior to bidding. To the best knowledge and belief of the City, the Official Statement contains information, including financial information or operating data, concerning every entity, enterprise, fund, account, or person that is material to an evaluation of the offering of the Certificates. Representations made and to be made by the City concerning the absence of material misstatements and omissions in the Official Statement are addressed elsewhere in this Notice of Sale and Bidding Instructions and in the Official Statement.

The City will furnish to the Purchaser, acting through a designated senior representative, in accordance with instructions received from the Purchaser, within seven (7) business days from the sale date copies of the Official Statement reflecting interest rates and other terms relating to the initial reoffering of the Certificates. The cost of any Official Statement in excess of the number specified shall be prepared and distributed at the cost of the Purchaser. The Purchaser shall be responsible for providing in writing the initial reoffering prices and other terms, if any, to the Financial Advisor by the close of the next business day after the award. Except as noted above, the City assumes no responsibility or obligation for the distribution or delivery of any copies of the Official Statement in connection with the offering or reoffering of the subject securities.

CONTINUING DISCLOSURE AGREEMENT . . . The City will agree in the Ordinance to provide certain periodic information and notices of specified events in accordance with Securities and Exchange Commission Rule 15c2-12, as described in the Official Statement under "CONTINUING DISCLOSURE OF INFORMATION." The Purchaser's obligation to accept and pay for the Certificates is conditioned upon delivery to the Purchaser or its agent of a certified copy of the Ordinance containing the agreement described under such heading.

The City has approved the form and content of the Notice of Sale and Bidding Instructions, the Official Bid Form and Official Statement, and authorized the use thereof in its initial offering of the Certificates. On the date of the sale, the City Council will, in the Ordinance authorizing the issuance of the Certificates, confirm its approval of the form and content of the Official Statement, and any addenda, supplement or amendment thereto, and authorize its use in the reoffering of the Certificates by the Purchaser.

/s/ Jane Hughson

Mayor
City of San Marcos, Texas

ATTEST:

/s/ Elizabeth Trevino

City Clerk
City of San Marcos, Texas

April 10, 2026

OFFICIAL BID FORM

Honorable Mayor and City Council
 City of San Marcos, Texas
 630 East Hopkins
 San Marcos, Texas 78666

April 21, 2026

Members of the City Council:

Reference is made to your Official Statement and Notice of Sale and Bidding Instructions, dated April 10, 2026, of \$15,255,000* CITY OF SAN MARCOS, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026 (the "Certificates"), both of which constitute a part hereof.

For your legally issued Certificates, in the aggregate principal amount of \$15,255,000*, we will pay you a price of \$ _____, representing approximately _____% of the par value. Such Certificates mature August 15, in each of the years and in the amounts and interest rates shown below:

Maturity (August 15)	Principal Amount*	Interest Rate	Maturity (August 15)	Principal Amount*	Interest Rate
2027	\$ 45,000	%	2037	\$ 770,000	%
2028	500,000	%	2038	810,000	%
2029	520,000	%	2039	855,000	%
2030	550,000	%	2040	895,000	%
2031	580,000	%	2041	940,000	%
2032	605,000	%	2042	985,000	%
2033	635,000	%	2043	1,035,000	%
2034	665,000	%	2044	1,090,000	%
2035	700,000	%	2045	1,145,000	%
2036	735,000	%	2046	1,195,000	%

Of the principal maturities set forth in the table above, Term Certificates have been created as indicated in the following table (which may include multiple Term Certificates, one term certificate or no term certificate if none is indicated). For those years which have been combined into Term Certificates, the principal amount shown in the table above shall be the mandatory sinking fund redemption amounts in such years except that the amount shown in the year of the term certificate maturity date shall mature in such year. The Term Certificates created are as follows:

Term Certificates Maturing August 15	Year of First Mandatory Redemption	Principal Amount	Interest Rate
_____	_____	\$ _____	%
_____	_____	\$ _____	%
_____	_____	\$ _____	%
_____	_____	\$ _____	%
_____	_____	\$ _____	%

Our calculation (which is not a part of this bid) of the interest cost from the above is:

TRUE INTEREST COST _____ %

The Initial Certificates shall be registered in the name of _____, which will, upon payment for the Certificates, be cancelled by the Paying Agent/Registrar. The Certificates will then be registered in the name of Cede & Co. (DTC's partnership nominee), under the book-entry-only system.

*See "CONDITIONS OF THE SALE – POST BID MODIFICATION OF PRINCIPAL AMORTIZATION." Preliminary, subject to change.

A wire transfer or a cashier's or certified check to the City in the amount of \$305,100 will be made available in accordance with the Notice of Sale made a part hereof. Should we fail or refuse to make payment for the Certificates in accordance with the terms and conditions set forth in the Notice of Sale, the proceeds of this deposit shall be retained by the City as complete liquidated damages against us. Please check the box below to designate your Good Faith Deposit option.

We agree to accept delivery of the Certificates utilizing the book-entry-only system through DTC and make payment for the Initial Certificate in immediately available funds in the Corporate Trust Division, BOKF, NA, Dallas, Texas, not later than 10:00 AM, CDT, on May 13, 2026, or thereafter on the date the Certificates are tendered for delivery, pursuant to the terms set forth in the Notice of Sale and Bidding Instructions. It will be the obligation of the purchaser of the Certificates to complete the DTC Eligibility Questionnaire.

Upon notification of conditional verbal acceptance, the undersigned will either (1) complete an electronic form of the Certificate of Interested Parties Form 1295 (the "Form 1295") through the Texas Ethics Commission's (the "TEC") electronic portal and the resulting certified Form 1295 that is generated by the TEC's electronic portal will be printed, signed, notarized and sent by email to the City's Bond Counsel at jb Fowler@mphlegal.com or (2) provide written confirmation of its exemption from such requirement to complete a Form 1295. The undersigned understands that, unless exempt, the failure to provide the certified Form 1295 will prohibit the City from awarding the enclosed bid.

The bidder makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Official Bid Form. As used in the following verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the bidder within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification through the delivery date of the Certificates shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Official Bid Form or the Notice of Sale, notwithstanding anything in this Official Bid Form or the Notice of Sale to the contrary.

(i) No Boycott of Israel Verification (Texas Government Code Chapter 2271). The Purchaser hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(ii) Not a Sanctioned Company (Texas Government Code Chapter 2252). The Purchaser represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes a bidder and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(iii) No Boycott of Energy Companies (Texas Government Code Chapter 2276). The Purchaser hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

(iv) No Discrimination Against Firearm Entities or Firearm Trade Associations (Texas Government Code Chapter 2274). The Purchaser hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

By submitting this bid, the Purchaser understands and agrees that if the Purchaser should fail or refuse to take up and pay for the Certificates in accordance with this bid, or it is determined that after the acceptance of this bid by the City that the Purchaser was found not to satisfy the requirements described in the Official Notice of Sale under the heading "CONDITIONS OF THE SALE" and as a result the Texas Attorney General will not deliver its approving opinion of the Certificates, then the check submitted herewith as the Purchaser's Good Faith Deposit shall be cashed and accepted by the City. IF THE CITY CASHES THE PURCHASER'S GOOD FAITH DEPOSIT AS DESCRIBED ABOVE, SUCH ACTION DOES NOT CONSTITUTE COMPLETE OR LIQUIDATED DAMAGES RELATED TO THE PURCHASER'S BREACH OF ANY OF THE COVERED VERIFICATIONS.

By submitting this bid, the Purchaser understands and agrees that the liability of the Purchaser for breach of any of the verifications made in connection with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as amended and as described above (collectively, the "Covered Verifications") shall survive until barred by the statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Official Bid Form or the Official Notice of Sale. Additionally, the Purchaser acknowledges and agrees that the City reserves and retains all rights and remedies at law and in equity for pursuit and recovery of damages, if any, relating to the Covered Verifications.

By submitting this bid, the Purchaser understands and agrees that it must have a standing letter on file with the Municipal Advisory Council of Texas and the Texas Attorney General's Office in the form included as Exhibit A to the All Bond Counsel Letter of the Texas Attorney General dated November 1, 2023 and any supplements thereto (the "All Bond Counsel Letter"). In submitting this bid, the Purchaser represents to the City that it has filed a standing letter in the form included as Exhibit A to the All Bond Counsel Letter without qualification and including current statutory citations and it has no reason to believe that the City may not be entitled to rely on the standing letter on file with the Municipal Advisory Council of Texas and the Texas Attorney General's Office. The Purchaser hereby further agrees that it will not rescind its standing letter at any time before the delivery of the Certificates unless same is immediately replaced with a standing letter meeting the requirements of the All Bond Counsel Letter.

The Purchaser agrees to provide such further representations, certifications or assurances in connection with the Covered Verifications, as of the delivery date of the Certificates or such other date requested by the City including, but not limited to, a bring down certification as provided by the All Bond Counsel Letter.

The Purchaser acknowledges that the City, in its sole discretion, has reserved the right to reject the bid of any bidder who is, or whose parent company, subsidiaries or affiliates are, on a list maintained by the Texas Comptroller or the Texas Attorney General of financial companies boycotting energy companies or discriminating against firearm entities.

The Purchaser understands and agrees that to the extent the Purchaser and each syndicate member listed on the Official Bid Form is unable to provide a Standing Letter in a form satisfactory to the Texas Office of the Attorney General, the City reserves the right to cash and accept the Good Faith Deposit (see "CONDITIONS OF THE SALE – Good Faith Deposit" in the Official Notice of Sale).

NOTWITHSTANDING ANYTHING CONTAINED HEREIN, THE REPRESENTATIONS AND COVENANTS CONTAINED IN THIS OFFICIAL BID FORM SHALL SURVIVE TERMINATION OF THIS OFFICIAL BID FORM OF THE PURCHASER TO PURCHASE THE CERTIFICATES UNTIL THE STATUTE OF LIMITATIONS HAS RUN.

By submitting this bid, the Purchaser understands and agrees that if Purchaser should fail or refuse to take up and pay for the Certificates in accordance with this bid, or it is determined that after the acceptance of this bid by the City that the Purchaser was found not to satisfy the requirements described in the Notice of Sale and Bidding Instructions under the heading "CONDITIONS OF SALE" and as a result the Texas Attorney General will not deliver its approving opinion of the Certificates, then the check submitted herewith as Purchaser's Good Faith Deposit shall be cashed and accepted by the City as full and complete liquidated damages.

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

The undersigned agrees to complete, execute, and deliver to the City, at least five business days prior to delivery of the Certificates, a certificate relating to the "issue price" of the Certificates in the form and to the effect accompanying the Notice of Sale and Bidding Instructions, with such changes thereto as may be acceptable to the City and Bond Counsel.

The undersigned certifies that the Purchaser [is]/[is not] exempt from filing the TEC Form 1295 by virtue of being a publicly traded business entity or a wholly owned subsidiary of a publicly traded business entity.

We agree to provide in writing the initial reoffering prices and other terms, if any, to the Financial Advisor by the close of the next business day after the award.

Respectfully submitted,

Name of Purchaser or Manager

Authorized Representative

Phone Number

Signature

ACCEPTANCE CLAUSE

The above and foregoing bid is hereby in all things accepted by City of San Marcos, Texas, this the 21st day of April, 2026.

ATTEST:

City Clerk
City of San Marcos, Texas

Mayor
City of San Marcos, Texas

ISSUE PRICE CERTIFICATE

(Sales where at least 3 bids are received from underwriters)

The undersigned, as the underwriter or the manager of the syndicate of underwriters (“Purchaser”), with respect to the purchase at competitive sale of the Combination Tax and Revenue Certificates of Obligation, Series 2026 issued by the City of San Marcos, Texas (“Issuer”) in the principal amount of \$15,255,000* (“Certificates”), hereby certifies and represents, based on its records and information, as follows:

(a) On the first day on which there was a binding contract in writing for the purchase of the Certificates by the Purchaser, the Purchaser’s reasonably expected initial offering prices of each maturity of the Certificates with the same credit and payment terms (the “Expected Offering Prices”) to a person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter are as set forth in the pricing wire or equivalent communication for the Certificates, as attached to this Certificate as Schedule A. The Expected Offering Prices are the prices for the Certificates used by the Purchaser in formulating its bid to purchase the Certificates.

(b) The Purchaser had an equal opportunity to bid to purchase the Certificates and it was not given the opportunity to review other bids that was not equally given to all other bidders (i.e., no last look).

(c) The bid submitted by the Purchaser constituted a firm bid to purchase the Certificates.

(d) The Purchaser [has] [has not] purchased bond insurance for the Certificates. The bond insurance has been purchased from _____ (the “Insurer”) for a fee of \$ _____ (net any nonguarantee cost, e.g., rating agency fees). The amount of such fee is set forth in the Insurer’s commitment and does not include any payment for any direct or indirect services other than the transfer of credit risk, unless the compensation for those other services is separately stated, reasonable, and excluded from such fee. Such fee does not exceed a reasonable, arm’s-length charge for the transfer of credit risk and it has been paid to a person who is not exempt from federal income taxation and who is not a user or related to the user of any proceeds of the Certificates. The present value of the debt service savings expected to be realized as a result of such insurance exceeds the amount of the fee set forth above. For this purpose, present value is computed using the yield on the Certificates, determined by taking into account the amount of the fee set forth above, as the discount rate. No portion of the fee payable to the Insurer is refundable upon redemption of any of the Certificates in an amount which would exceed the portion of such fee that has not been earned.

For purposes of this Issue Price Certificate, the term “Underwriter” means (1) (i) a person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Certificates to the Public, or (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (1)(i) of this paragraph (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Certificates to the Public) to participate in the initial sale of the Certificates to the Public, and (2) any person who has more than 50% common ownership, directly or indirectly, with a person described in clause (1) of this paragraph.

The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Federal Tax Certificate and with respect to compliance with the federal income tax rules affecting the Certificates, and by McCall, Parkhurst & Horton L.L.P. in connection with rendering its opinion that the interest on the Certificates is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Certificates. Notwithstanding anything set forth herein, the Purchaser is not engaged in the practice of law and makes no representation as to the legal sufficiency of the factual matters set forth herein.

EXECUTED and DELIVERED as of this _____, 2026.

[NAME OF PURCHASER], as Purchaser

By: _____

Name: _____

*See “CONDITIONS OF THE SALE – POST BID MODIFICATION OF PRINCIPAL AMORTIZATION.” Preliminary, subject to change.

SCHEDULE A

PRICING WIRE OR EQUIVALENT COMMUNICATION
(Attached)

ISSUE PRICE CERTIFICATE

(Form of Certificate if less than 3 bids are received from underwriters)

The undersigned, as the underwriter or the manager of the syndicate of underwriters (“Purchaser”), with respect to the purchase at competitive sale of the Combination Tax and Revenue Certificates of Obligation, Series 2026 issued by the City of San Marcos, Texas (“Issuer”) in the principal amount of \$15,255,000* (“Certificates”), hereby certifies and represents, based on its records and information, as follows:

(a) [Other than the Certificates maturing in _____ (“Hold-the-Price Maturities”), the][The] first prices at which at least ten percent (“Substantial Amount”) of the principal amount of each maturity of the Certificates having the same credit and payment terms (“Maturity”) was sold to a person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter (“Public”) are their respective initial offering prices, as listed in the pricing wire or equivalent communication for the Certificates that is attached to this Certificate as Schedule A.

(Add (b) and (c) only if winning bidder designates one or more maturities as Hold-the-Price Maturities)

(b) On or before the first day on which there is a binding contract in writing for the sale of the Certificates (“Sale Date”), the Purchaser offered to the Public each Maturity of the Hold-the-Price Maturities at their respective initial offering prices, as set forth in Schedule A hereto (“Initial Offering Price”).

(c) As set forth in the Notice of Sale, the Purchaser agreed in writing to neither offer nor sell any of the Hold-the-Price Maturities to any person at any higher price than the Initial Offering Price for each such Maturity until the earlier of the close of the fifth business day after the Sale Date or the date on which the Purchaser sells at least ten percent of a Hold-the-Price-Maturity of the Certificates to the Public at no higher price than the Initial Offering Price for such Maturity.

(d) The Purchaser [has] [has not] purchased bond insurance for the Certificates. The bond insurance has been purchased from _____ (the “Insurer”) for a fee of \$ _____ (net any nonguarantee cost, e.g., rating agency fees). The amount of such fee is set forth in the Insurer’s commitment and does not include any payment for any direct or indirect services other than the transfer of credit risk, unless the compensation for those other services is separately stated, reasonable, and excluded from such fee. Such fee does not exceed a reasonable, arm’s-length charge for the transfer of credit risk and it has been paid to a person who is not exempt from federal income taxation and who is not a user or related to the user of any proceeds of the Certificates. The present value of the debt service savings expected to be realized as a result of such insurance exceeds the amount of the fee set forth above. For this purpose, present value is computed using the yield on the Certificates, determined by taking into account the amount of the fee set forth above, as the discount rate. No portion of the fee payable to the Insurer is refundable upon redemption of any of the Certificates in an amount which would exceed the portion of such fee that has not been earned.

For purposes of this Issue Price Certificate, the term “Underwriter” means (1) (i) a person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Certificates to the Public, or (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (1)(i) of this paragraph (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Certificates to the Public) to participate in the initial sale of the Certificates to the Public, and (2) any person who has more than 50% common ownership, directly or indirectly, with a person described in clause (1) of this paragraph.

The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Federal Tax Certificate and with respect to compliance with the federal income tax rules affecting the Certificates, and by McCall, Parkhurst & Horton L.L.P. in connection with rendering its opinion that the interest on the Certificates is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Certificates. Notwithstanding anything set forth herein, the Purchaser is not engaged in the practice of law and makes no representation as to the legal sufficiency of the factual matters set forth herein.

EXECUTED and DELIVERED as of this _____, 2026.

[NAME OF PURCHASER], as Purchaser

By: _____

Name: _____

*See “CONDITIONS OF THE SALE – POST BID MODIFICATION OF PRINCIPAL AMORTIZATION.” Preliminary, subject to change.

SCHEDULE A

PRICING WIRE OR EQUIVALENT COMMUNICATION
(Attached)

PRELIMINARY OFFICIAL STATEMENT

Dated April 10, 2026

**Rating:
S&P: "AA"
(See "OTHER INFORMATION -
RATING" herein)**

NEW ISSUE – BOOK-ENTRY-ONLY

In the opinion of Bond Counsel, interest on the Certificates will be 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.



\$15,255,000*
CITY OF SAN MARCOS, TEXAS
(A political subdivision of the State of Texas located in Hays, Caldwell and Guadalupe Counties)
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026

Dated Date: May 13, 2026

Due: August 15, as shown page 2

Interest accrues from the Date of Initial Delivery (defined below)

PAYMENT TERMS . . . Interest on the \$15,255,000* City of San Marcos, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2026 (the "Certificates") will accrue from the Date of Initial Delivery (defined below), will be payable February 15 and August 15 of each year commencing February 15, 2027, until maturity or earlier redemption, and will be calculated on the basis of a 360-day year consisting of twelve 30-day months. The definitive Certificates will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York ("DTC") pursuant to the book-entry-only system described herein. Beneficial ownership of the Certificates may be acquired in denominations of \$5,000 or integral multiples thereof. **No physical delivery of the Certificates will be made to the beneficial owners thereof.** Principal of, premium, if any, and interest on the Certificates will be payable by the Paying Agent/Registrar to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the beneficial owners of the Certificates (see "THE CERTIFICATES – BOOK-ENTRY-ONLY SYSTEM"). The initial Paying Agent/Registrar is BOKF, NA, Dallas, Texas (see "THE CERTIFICATES – PAYING AGENT/REGISTRAR").

AUTHORITY FOR ISSUANCE . . . The Certificates are being issued by the City of San Marcos, Texas (the "City") pursuant to the Constitution and general laws of the State of Texas (the "State"), including particularly Subchapter C of Chapter 271, Texas Local Government Code, as amended, Chapter 1502, Texas Government Code, the City's Home-Rule Charter, and an ordinance to be adopted by the City Council of the City of San Marcos, Texas on April 21, 2026 (the "Ordinance"). The Certificates are direct obligations of the City payable from the levy and collection of a direct and continuing annual ad valorem tax levied, within the limits prescribed by law, on all taxable property within the City as provided in the Ordinance and a limited pledge of surplus revenues of the City's water and waste water system not to exceed \$1,000 (see "THE CERTIFICATES – AUTHORITY FOR ISSUANCE" and "THE CERTIFICATES – SECURITY AND SOURCE OF PAYMENT").

PURPOSE . . . Proceeds from the sale of the Certificates will be used for paying contractual obligations incurred in connection with improving, constructing, equipping, acquiring, or designing the City's: (1) airport; (2) parks and recreation facilities; (3) streets, alleys, and sidewalks; (4) public safety facilities; (5) stormwater management for flood control and drainage; (6) technology infrastructure and facilities; (7) electric utility system; and (8) the payment of professional services in connection therewith including fiscal and engineering fees and the costs of issuing the Certificates.

CUSIP PREFIX: 798765
MATURITY SCHEDULE
SEE PAGE 2 HEREOF

LEGALITY . . . The Certificates are offered for delivery when, as and if issued and received by the Purchaser and subject to the approving opinion of the Attorney General of the State of Texas and the opinion of McCall, Parkhurst & Horton L.L.P., Austin, Texas, Bond Counsel (see "APPENDIX C – FORM OF BOND COUNSEL'S OPINION").

DELIVERY . . . It is expected that the Certificates will be available for delivery through DTC on May 13, 2026 (the "Date of Initial Delivery").

BIDS DUE ON TUESDAY, APRIL 21, 2026, BY 11:00 AM, CDT

*See "CONDITIONS OF THE SALE – POST BID MODIFICATION OF PRINCIPAL AMORTIZATION" in the Notice of Sale. Preliminary, subject to change.

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

MATURITY SCHEDULE*

8/15 Maturity	Principal Amount	Interest Rate	Initial Yield	CUSIP Numbers ⁽¹⁾
2026	\$ 45,000			
2027	500,000			
2028	520,000			
2029	550,000			
2030	580,000			
2031	605,000			
2032	635,000			
2033	665,000			
2034	700,000			
2035	735,000			
2036	770,000			
2037	810,000			
2038	855,000			
2039	895,000			
2040	940,000			
2041	985,000			
2042	1,035,000			
2043	1,090,000			
2044	1,145,000			
2045	1,195,000			

(Interest Accrues from the Date of Initial Delivery)

*See “CONDITIONS OF THE SALE – POST BID MODIFICATION OF PRINCIPAL AMORTIZATION” in the Notice of Sale. Preliminary, subject to change.

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REDEMPTION . . . The City reserves the right, at its option, to redeem Certificates having stated maturities on and after August 15, 2036, in whole or from time to time in part, in principal amounts of \$5,000 or any integral multiple thereof, on August 15, 2035, or any date thereafter, at the par value thereof plus accrued interest to the date of redemption (see “THE CERTIFICATES – OPTIONAL REDEMPTION”). Additionally, the Certificates may be subject to mandatory redemption in the event the Purchaser elects to aggregate two or more consecutive maturities as Term Certificates.

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For purposes of compliance with Rule 15c2-12 of the Securities Exchange Commission, this document constitutes a Preliminary Official Statement of the City with respect to the Certificates that has been deemed “final” by the City as of its date except for the omission of no more than the information permitted by Rule 15c2-12.

This Official Statement, which includes the cover pages 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, salesman or other person has been authorized by the City to give any information, or to make any representations other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon. This Official Statement does not constitute an offer to sell Certificates in any jurisdiction to any person to whom it is unlawful to make such an offer in such jurisdiction.

The information set forth herein has been obtained from the City and other sources believed to be reliable, but such information is not guaranteed as to accuracy or completeness and is not to be construed as the promise or guarantee of the Financial Advisor. This Official Statement contains, in part, estimates and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates and opinions, or that they will be realized.

The information and expressions of opinion contained herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City or other matters described.

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 JURISDICTION IN WHICH THE CERTIFICATES HAVE BEEN REGISTERED, OR EXEMPTED, SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF.

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

NEITHER OF THE CITY, NOR THE FINANCIAL ADVISOR MAKE ANY REPRESENTATION OR WARRANTY WITH RESPECT TO THE INFORMATION CONTAINED IN THIS OFFICIAL STATEMENT REGARDING THE DEPOSITORY TRUST COMPANY OR ITS BOOK-ENTRY-ONLY SYSTEM.

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The cover and inside cover pages hereof, this page, the appendices included herein and any addenda, supplement or amendment hereto, are part of the Official Statement.

CITY OFFICIALS, STAFF AND CONSULTANTS

ELECTED OFFICIALS

<u>City Council</u>	<u>Length of Service</u>	<u>Term Expires</u>
Jane Hughson Mayor	17 Years ⁽¹⁾	November 2026
Matthew Mendoza Councilmember, Place 1	3½ Years	November 2028
Josh Paselk Councilmember, Place 2	4 Months	November 2028
Alyssa Garza Councilmember, Place 3	5½ Years	November 2026
Shane Scott Councilmember, Place 4	5½ Years	November 2026
Lorenzo Gonzalez Councilmember, Place 5	1½ Years	November 2027
Amanda Rodriguez Councilmember, Place 6	1½ Years	November 2027

(1) Elected as Mayor on November 6, 2018. Prior to being elected as Mayor, Ms. Hughson served as a City Councilmember for five years. She additionally served as a City Councilmember from 1996 to 2002.

SELECTED ADMINISTRATIVE STAFF

<u>Name</u>	<u>Position</u>
Stephanie Reyes	City Manager
Joe Pantalion	Assistant City Manager
Rodney Gonzales	Assistant City Manager
Lonzo Anderson	Assistant City Manager
Jon Locke	Director of Finance
Elizabeth Trevino	City Clerk
Samuel Aguirre	City Attorney

CONSULTANTS AND ADVISORS

AuditorsABIP, P.C.
San Antonio, Texas

Bond Counsel McCall, Parkhurst & Horton L.L.P.
Austin, Texas

Financial Advisor.....Specialized Public Finance Inc.
Austin, Texas

For additional information regarding the City, please contact:

Mr. Jon Locke Director of Finance City of San Marcos, Texas 630 East Hopkins San Marcos, Texas 78666 512/393-8170 855/697-4658 Fax	or	Mr. Dan Wegmiller Managing Director Specialized Public Finance Inc. 248 Addie Roy Road, Suite B-103 Austin, Texas 78746 512/275-7300 512/275-7305 Fax
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OFFICIAL STATEMENT SUMMARY

This summary 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 summary from this Official Statement or to otherwise use it without the entire Official Statement.

- THE CITY**..... The City of San Marcos, Texas (the “City”), is a political subdivision located in Hays, Caldwell and Guadalupe Counties operating as a home-rule city under the laws of the State of Texas (the “State”) and a home-rule charter, initially approved by the voters in 1967. The City operates under the City Council/Manager form of government where the Mayor is elected at-large in even numbered years for a two-year term and six Council Members are elected at-large for staggered three year terms. The City Council formulates operating policy for the City while the City Manager is the chief administrative officer. The City is approximately 32 square miles in area (see “APPENDIX A – GENERAL INFORMATION REGARDING THE CITY”).
- THE CERTIFICATES** The \$15,255,000* City of San Marcos, Texas Combination Tax and Revenue Certificates of Obligation, Series 2026 (the “Certificates”) are issued as serial Certificates maturing on August 15 in the years 2027 through and including 2046 unless any maturities are designated as Term Certificates (see “THE CERTIFICATES – GENERAL”).
- PAYMENT OF INTEREST** Interest on the Certificates will accrue from the Date of Initial Delivery and is payable February 15, 2027, and each August 15 and February 15 thereafter until maturity or prior redemption (see “THE CERTIFICATES – GENERAL”).
- AUTHORITY FOR ISSUANCE** The Certificates are being issued by the City of San Marcos, Texas (the “City”) pursuant to the Constitution and general laws of the State of Texas (the “State”), including particularly Subchapter C of Chapter 271, Texas Local Government Code, as amended, Chapter 1502, Texas Government Code, the City’s Home-Rule Charter, and an ordinance to be adopted by the City Council of the City (the “Ordinance”) on April 21, 2026 authorizing and establishing the terms of sale of the Certificates and finalizing certain characteristics thereof related to final pricing (see “THE CERTIFICATES – AUTHORITY FOR ISSUANCE”).
- SECURITY FOR THE CERTIFICATES.** The Certificates constitute direct obligations of the City, payable from the levy and collection of a continuing direct annual ad valorem tax levied, within the limits prescribed by law, on all taxable property within the City as provided in the Ordinance. In addition, the Certificates also have a limited pledge of surplus revenues of the City’s water and waste water system not to exceed \$1,000 (see “THE CERTIFICATES – SECURITY AND SOURCE OF PAYMENT”).
- REDEMPTION** The City reserves the right, at its option, to redeem Certificates having stated maturities on and after August 15, 2036, in whole or from time to time in part, in principal amounts of \$5,000 or any integral multiple thereof, on August 15, 2035, or any date thereafter, at the par value thereof plus accrued interest to the date of redemption (see “THE CERTIFICATES – OPTIONAL REDEMPTION”). Additionally, the Certificates may be subject to mandatory sinking fund redemption in the event the Purchaser elects to aggregate two or more consecutive maturities as Term Certificates.
- TAX EXEMPTION**..... In the opinion of Bond Counsel, the interest on the Certificates will be 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 the caption “TAX MATTERS” herein.
- USE OF PROCEEDS** Proceeds from the sale of the Certificates will be used for paying contractual obligations incurred in connection with improving, constructing, equipping, acquiring, or designing the City’s: (1) airport; (2) parks and recreation facilities; (3) streets, alleys, and sidewalks; (4) public safety facilities; (5) stormwater management for flood control and drainage; (6) technology infrastructure and facilities; (7) electric utility system; and (8) the payment of professional services in connection therewith including fiscal and engineering fees and the costs of issuing the Certificates.
- RATING**..... The Certificates and the outstanding general obligation debt of the City has been rated “AA” by S&P Global Ratings (“S&P”) without regard to credit enhancement (see “OTHER INFORMATION – RATING”).

*See “CONDITIONS OF THE SALE – POST BID MODIFICATION OF PRINCIPAL AMORTIZATION” in the Notice of Sale. Preliminary, subject to change.

BOOK-ENTRY-ONLY SYSTEM..... The definitive Certificates will be initially registered and delivered only to Cede & Co., the nominee of DTC pursuant to the book-entry-only system described herein. Beneficial ownership of the Certificates may be acquired in denominations of \$5,000 or integral multiples thereof. No physical delivery of the Certificates will be made to the beneficial owners thereof. Principal of, premium, if any, and interest on the Certificates will be payable by the Paying Agent/Registrar to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the beneficial owners of the Certificates (see “THE CERTIFICATES – BOOK-ENTRY-ONLY SYSTEM”).

PAYMENT RECORD The City has never defaulted on payment of its debt.

SELECTED FINANCIAL INFORMATION

Fiscal Year Ended 9/30	Estimated Population ⁽¹⁾	Taxable Assessed Valuation	Taxable Assessed Valuation Per Capita	Funded Debt Outstanding at End of Year ⁽²⁾	Ratio of Funded Debt to Taxable Assessed Valuation	Funded Debt Per Capita	% Total Collections to Date
2022	68,580	\$ 6,552,324,604	\$ 95,543	\$ 154,860,000	2.36%	\$ 2,258	99.90%
2023	69,956	7,891,417,201	112,805	162,470,000	2.06%	2,322	99.52%
2024	73,644	9,431,344,481	128,067	168,940,000	1.79%	2,294	99.09%
2025	74,316	10,009,979,579	134,695	184,600,000	1.84%	2,484	99.01%
2026	75,876	9,725,375,371	128,175	181,305,000 ⁽³⁾	1.86%	2,389	93.95% ⁽⁴⁾

(1) Source: The City.

(2) Excludes Self-Supporting Debt (as defined herein). See “Table 1 – VALUATION, EXEMPTION AND AD VALOREM TAX DEBT, footnote 3.”

(3) Projected; includes the Certificates. Preliminary, subject to change.

(4) Partial collections as of February 28, 2026.

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**PRELIMINARY OFFICIAL STATEMENT
RELATING TO
\$15,255,000*
CITY OF SAN MARCOS, TEXAS
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026**

INTRODUCTION

This Official Statement, which includes the Appendices hereto, provides certain information regarding the issuance of the \$15,255,000* City of San Marcos, Texas Combination Tax and Revenue Certificates of Obligation, Series 2026 (the "Certificates"). The Certificates are being issued pursuant to an ordinance to be approved by the City Council on the date of sale of the Certificates (the "Ordinance"). Capitalized terms used in this Official Statement have the same meanings assigned to such terms in the Ordinance, except as otherwise indicated herein.

There follows in this Official Statement descriptions of the Certificates and certain information regarding the City of San Marcos, Texas (the "City") and its finances. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of such documents may be obtained from the City's financial advisor, Specialized Public Finance Inc., Austin, Texas (the "Financial Advisor"), by electronic mail or upon payment of reasonable copying, handling, and delivery charges. Contact information for the Financial Advisor can be found on page 4 hereof.

This Official Statement speaks only as to its date, and the information contained herein is subject to change. Copies of the Final Official Statement pertaining to the Certificates will be deposited with the Municipal Securities Rulemaking Board, 1900 Duke Street, Suite 600, Alexandria, Virginia 22314. See "CONTINUING DISCLOSURE OF INFORMATION" herein for a description of the City's undertaking to provide certain information on a continuing basis.

DESCRIPTION OF THE CITY . . . The City is a political subdivision located in Hays, Caldwell and Guadalupe Counties in the State of Texas (the "State"), duly organized and existing under the laws of the State, including the City's Home Rule Charter initially adopted by the voters in 1967. The City was incorporated in 1877. The City operates as a home-rule City under the Council/Manager form of government with a City Council comprised of the Mayor and six Councilmembers. The term of office for the Mayor is two years, with elections in November of each even numbered year, and the Councilmembers are all elected at-large for staggered three year terms with an election in November of each year. The City Manager is the chief administrative officer for the City. Some of the services that the City provides are: public safety (police and fire protection), highways and streets, electric, water, sanitary wastewater and solid waste utilities, stormwater drainage, health and social services, culture-recreation, public transportation, public improvements, planning and zoning, and general administrative services. The City is approximately 32 square miles in area. For more information regarding the City, see "APPENDIX A – GENERAL INFORMATION REGARDING THE CITY."

THE CERTIFICATES

GENERAL . . . The Certificates are dated May 13, 2026 and mature on August 15 in each of the years and in the amounts shown on page 2 hereof. Interest will accrue from the Date of Initial Delivery, will be computed on the basis of a 360-day year consisting of twelve 30-day months, and will be payable on February 15 and August 15 of each year until maturity or earlier redemption commencing February 15, 2027.

The definitive Certificates will be issued only in fully registered form in any integral multiple of \$5,000 for any one maturity and will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York ("DTC") pursuant to the book-entry-only system described herein ("Book-Entry-Only-System"). **No physical delivery of the Certificates will be made to the owners thereof.** Principal of, premium, if any, and interest on the Certificates will be payable by the Paying Agent/Registrar to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the beneficial owners of the Certificates. See "BOOK-ENTRY-ONLY SYSTEM."

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

SECURITY AND SOURCE OF PAYMENT . . . The Certificates constitute direct obligations of the City, payable from the levy and collection of a continuing direct annual ad valorem tax levied, within the limits prescribed by law, on all taxable property within the City as provided in the Ordinance. In addition, the Certificates also have a limited pledge of surplus revenues of the City's water and wastewater system not to exceed \$1,000.

*See "CONDITIONS OF THE SALE – POST BID MODIFICATION OF PRINCIPAL AMORTIZATION" in the Notice of Sale. Preliminary, subject to change.

TAX RATE LIMITATION . . . All taxable property within the City is subject to the assessment, levy and collection by the City of a continuing, direct annual ad valorem tax sufficient to provide for the payment of principal of and interest on all ad valorem tax debt ("Tax Debt") of the City within the limits prescribed by law. Article XI, Section 5, of the Texas Constitution is applicable to the City, and limits the City's maximum ad valorem tax rate to \$2.50 per \$100 Taxable Assessed Valuation for all City purposes. The Home Rule Charter of the City 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 ad valorem tax debt service. The City's Fiscal Year 2026 tax rate is \$0.6515, of which \$0.1647 is for debt service.

OPTIONAL REDEMPTION . . . The City reserves the right, at its option, to redeem Certificates having stated maturities on and after August 15, 2036, in whole or from time to time in part, in principal amounts of \$5,000 or any integral multiple thereof, on August 15, 2035, or any date thereafter, at the par value thereof plus accrued interest to the date of redemption.

If less than all of the Certificates are to be redeemed, the City may select the maturities of Certificates to be redeemed. If less than all the Certificates of any maturity are to be redeemed, the Paying Agent/Registrar (or DTC while the Certificates are in Book-Entry-Only form) shall determine by lot or any other customary random method the Certificates, or portions thereof, within such maturity to be redeemed. If a Certificate (or any portion of the principal sum thereof) shall have been called for redemption and notice of such redemption shall have been given, such Certificate (or the principal amount thereof to be redeemed) shall become due and payable on such redemption date and interest thereon shall cease to accrue from and after the redemption date, provided funds for the payment of the redemption price and accrued interest thereon are held by the Paying Agent/Registrar on the redemption date.

Additionally, the Certificates may be subject to mandatory sinking fund redemption in the event the Purchaser elects to aggregate two or more consecutive maturities as Term Certificates.

NOTICE OF REDEMPTION . . . Not less than 30 days prior to a redemption date for the Certificates, the City shall cause a notice of redemption to be sent by United States mail, first-class, postage prepaid, to the registered owners of the Certificate to be redeemed, in whole or in part, at the address of the registered owner appearing on the registration books of the Paying Agent/Registrar at the close of business on the business day next preceding the date of mailing such notice. ANY NOTICE SO MAILED SHALL BE CONCLUSIVELY PRESUMED TO HAVE BEEN DULY GIVEN, WHETHER OR NOT THE REGISTERED OWNER RECEIVES SUCH NOTICE. NOTICE HAVING BEEN SO GIVEN, THE CERTIFICATES CALLED FOR REDEMPTION SHALL BECOME DUE AND PAYABLE ON THE SPECIFIED REDEMPTION DATE, AND NOTWITHSTANDING THAT ANY CERTIFICATE OR PORTION THEREOF HAS NOT BEEN SURRENDERED FOR PAYMENT, INTEREST ON SUCH PORTION THEREOF SHALL CEASE TO ACCRUE.

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 an Ordinance or other notices with respect to the Certificates only to DTC. Any failure by DTC to advise any DTC participant, or of any DTC participant or indirect participant to notify the beneficial owner, shall not affect the validity of the redemption of the Certificate called for redemption or any other action premised or 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 Certificate held for the account of DTC participants in accordance with its rules or other agreements with DTC participants and then DTC participants and indirect participants may implement a redemption of such Certificate from the beneficial owners. Any such selection of Certificates to be redeemed will not be governed by the Ordinance and will not be conducted by the 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 participants, indirect participants, or beneficial owners of the selection of portions of the Certificates for redemption. See "BOOK-ENTRY-ONLY SYSTEM" herein.

With respect to any optional redemption of the Certificates, unless certain prerequisites to such redemption required by an Ordinance have been met and money sufficient to pay the principal of a 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 will state that said redemption may, 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.

DTC REDEMPTION PROVISIONS . . . 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 Ordinance or other notices with respect to the Certificates to DTC. Any failure by DTC to advise any DTC Participant, or of any Direct Participant or Indirect Participant to notify the beneficial owner, shall 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 Direct Participants and Indirect Participants may implement a redemption of such Certificates and such redemption 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 persons for whom DTC Participants, or beneficial owners of the selection of portions of the Certificates for redemption.

DEFEASANCE . . . General. The Ordinance provides for the defeasance of the Certificates and the termination of the pledge of taxes and all other general covenants in the Ordinance under certain circumstances. Any Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (“Defeased Certificate”) within the meaning of an Ordinance, except to the extent provided below for the Paying Agent/Registrar to continue payments and for the City to retain the right to call Defeased Certificates to be paid at maturity, when the payment of all principal and interest payable with respect to such Defeased Certificates to the due date or dates thereof (whether such due date or dates be by reason of maturity, upon redemption, or otherwise) either (1) shall have been made or caused to be made in accordance with the terms thereof (including the giving of any required notice of redemption) or (2) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar or a commercial bank or trust company for such payment (a) lawful money of the United States of America sufficient to make such payment, (b) Defeasance Securities (defined below) that mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment and when proper arrangements have been made by the City with the Paying Agent/Registrar for the payment of its services until after all Defeased Certificates shall have become due and payable or (c) any combination of (a) and (b). At such time as a Certificate shall be deemed to be a Defeased Certificate, such Certificate and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes levied and pledged as provided in the Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities.

The deposit under clause (2) above shall be deemed a payment of a Certificate when proper notice of redemption of such Certificates shall have been given, in accordance with the Ordinance. Any money so deposited with the Paying Agent/Registrar or a commercial bank or trust company may at the discretion of the City also be invested in Defeasance Securities, as hereinafter defined, maturing in the amounts and at the times as set forth in the Ordinance, and all income from such Defeasance Securities received by the Paying Agent/Registrar or a commercial bank or trust company that is not required for the payment of the Certificates and interest thereon, with respect to which such money has been so deposited, shall be remitted to the City.

All money or Defeasance Securities set aside and held in trust pursuant to the provisions of the Ordinance for the payment of principal of the Certificates and premium, if any, and interest thereon, shall be applied to and used solely for the payment of the particular Certificates and premium, if any, and interest thereon, with respect to which such money or Defeasance Securities have been so set aside in trust. Until all Defeased Certificates shall have become due and payable, the Paying Agent/Registrar or a commercial bank or trust company shall perform the services of Paying Agent/Registrar for such Defeased Certificates the same as if they had not been defeased, and the City shall make proper arrangements to provide and pay for such services as required by an Ordinance.

If money or Defeasance Securities have been deposited or set aside with the Paying Agent/Registrar or a commercial bank or trust company for the payment of Certificates and such Certificates shall not have in fact been actually paid in full, no amendment of the defeasance provisions of the Ordinance shall be made without the consent of the registered owner of each Certificate affected thereby.

Retention of Rights. To the extent that, upon the defeasance of any Defeased Certificates to be paid at its maturity, the City retains the right under State law to later call any Defeased Certificates which is subject to redemption (i.e. the Certificates) in accordance with the provisions of the Ordinance, the City may call such Defeased Certificates for redemption upon complying with the provisions of State law and upon the satisfaction of the provisions set forth above regarding such Defeased Certificates as though it was being defeased at the time of the exercise of the option to redeem the Defeased Certificates and the effect of the redemption is taken into account in determining the sufficiency of the provisions made for the payment of the Defeased Certificates.

Investments. Any escrow agreement or other instrument entered into between the City and the Paying Agent/Registrar or a commercial bank or trust company pursuant to which money and/or Defeasance Securities are held by the Paying Agent/Registrar or a commercial bank or trust company for the payment of Defeased Certificates may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of certain requirements. All income from such Defeasance Securities received by the Paying Agent/Registrar or a commercial bank or trust company which is not required for the payment of the Certificates and interest thereon, with respect to which such money has been so deposited, will be remitted to the City.

For the purposes of these provisions, “Defeasance Securities” means (i) Federal Securities, (ii) noncallable Certificates of an agency or instrumentality of the United States of America, including Certificates that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the City Council adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provides for the funding of an escrow to effect 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, (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the City Council adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Certificates, are rated as to investment quality by a nationally recognized investment rating firm no less than “AAA” or its equivalent and (iv) any other then authorized securities or obligations under applicable state law that may be used to defease obligations such as the Certificates. For the purposes of these provisions, “Federal

Securities” means direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America (including Interest Strips of the Resolution Funding Corporation).

There is no assurance that the current law will not be changed in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Certificates. Because an Ordinance does not contractually limit such investments, registered owners may 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 as Defeasance Securities or those for any other Defeasance Security will be maintained at any particular rating category.

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’s 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 believes the source of such information to be reliable, but takes 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 Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC will act as securities depository for the Certificates. The Certificates will be issued as fully-registered 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”). DTC has a Standard & Poor’s rating of “AA+.” The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Certificates under the DTC system must be made by or through Direct Participants, which will receive a credit for the Certificates on DTC’s records. The ownership interest of each actual purchaser of each Certificate (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Certificates are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Certificates, except in the event that use of the book-entry system for the Certificates is discontinued.

To facilitate subsequent transfers, all Certificates deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Certificates with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Certificates; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Certificates are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Certificates may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Certificates, such as redemptions, tenders, defaults, and proposed amendments to the Certificate documents. For example, Beneficial Owners of Certificates may wish to ascertain that the nominee holding the Certificates for their benefit has agreed to obtain and transmit

notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

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

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

All payments on the Certificates will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with 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 of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Certificates at any time by giving reasonable notice to 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-only transfers through DTC (or a successor securities depository). In that event, bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but neither the City nor the Purchaser take any responsibility for the accuracy thereof.

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.

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.

PAYING AGENT/REGISTRAR . . . The initial Paying Agent/Registrar is BOKF, NA, Dallas, Texas. In the Ordinance, the City retains the right to replace the Paying Agent/Registrar. The City covenants to maintain and provide a Paying Agent/Registrar at all times until the Certificates are duly paid and any successor Paying Agent/Registrar shall be a commercial bank or trust company organized under the laws of the State of Texas or other entity duly qualified and legally authorized to serve as and perform the duties and services of Paying Agent/Registrar for the Certificates. Upon any change in the Paying Agent/Registrar for the Certificates, the City agrees to promptly cause a written notice thereof to be sent to each registered owner of the Certificates by United States mail, first-class, postage prepaid, which notice shall also give the address of the new Paying Agent/Registrar.

TRANSFER, EXCHANGE AND REGISTRATION . . . If the book-entry-only system should be discontinued, the Certificates may be transferred and exchanged on the registration books of the Paying Agent/Registrar only upon presentation and surrender to the Paying Agent/Registrar and such transfer or exchange 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, exchange and transfer.

Certificates may be assigned by the execution of an assignment form on the respective Certificates or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. New 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 mail, first class, postage prepaid, to the new registered owner or his designee. To the extent possible, new Certificates issued in an exchange or transfer of Certificates will be delivered to the registered owner or assignee of the registered owner in not more than three business days after the receipt of the Certificates to be canceled, 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 any integral multiple of \$5,000 for any one maturity and for a like aggregate principal amount as the Certificates surrendered for exchange or transfer. See "Book-Entry-Only System" herein for a description of the system to be utilized initially in regard to ownership and transferability of the Certificates. Neither the City nor the Paying Agent/Registrar shall be required to transfer or exchange any Certificate called for redemption, in whole or

in part, within 45 days of the date fixed for redemption; provided, however, such limitation of transfer shall not be applicable to an exchange by the registered owner of the uncalled balance of a Certificate.

RECORD DATE FOR INTEREST PAYMENT. . . The record date (“Record Date”) for the interest payable on the Certificates on any interest payment date means the close of business on the last day of the preceding month (whether or not a business day). In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a “Special Record Date”) will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (“Special Payment Date,” which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Holder of a Certificate appearing on the registration books of the Paying Agent/Registrar at the close of business on the last business day next preceding the date of mailing of such notice.

CERTIFICATEHOLDERS’ 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, 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 an Ordinance and the City’s obligations are not uncertain or disputed. The remedy of mandamus is controlled by equitable principles, and 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 April 1, 2016, the Texas Supreme Court ruled in *Wasson Interests, Ltd. v. City of Jacksonville*, 489 S.W. 3d 427 (Tex. 2016) that sovereign immunity does not imbue a city with derivative immunity when it performs proprietary, as opposed to governmental, functions in respect to contracts executed by the city. 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 the authority or for the benefit of the state. On June 30, 2006, the Texas Supreme Court ruled in *Tooke v. City of Mexia*, 197 S.W. 3rd 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, Certificateholders may not be able to bring such a suit against the City for breach of the Certificates or covenants 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.

On April 1, 2016, the Texas Supreme Court ruled in *Wasson Interests, Ltd. v. City of Jacksonville*, 59 Tex. Sup. Ct. J. 524 (Tex. 2016) that governmental immunity does not imbue a city with derivative immunity when it performs proprietary, as opposed to governmental, functions in respect to contracts executed by a city. 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 the authority or for the benefit of the state. In its decision, the Court held that since the Local Government Immunity Waiver Act waives governmental immunity in certain breach of contract claims without addressing whether the waiver applies to a governmental function or a proprietary function of a city, the Court could not reasonably read the Local Government Immunity Waiver Act to evidence legislative intent to waive immunity when a city performs a proprietary function.

As noted above, the Ordinance provides that Certificateholders may exercise the remedy of mandamus to enforce the obligations of the City under the Ordinance. Neither the remedy of mandamus nor any other type of injunctive relief was at issue in *Tooke*, and it is unclear whether *Tooke* will be construed to have any effect with respect to the exercise of mandamus, as such remedy has been interpreted by Texas courts. In general, Texas courts have held that a writ of mandamus may be issued to require public officials to perform ministerial acts that clearly pertain to their duties. Texas courts have held that a ministerial act is defined as a legal duty that is prescribed and defined with a precision and certainty that leaves nothing to the exercise of discretion or judgment, though mandamus is not available to enforce purely contractual duties. However, mandamus may be used to require a public officer to perform legally imposed ministerial duties necessary for the performance of a valid contract to which the State or a political subdivision of the State is a party (including the payment of monies due under a contract).

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

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

AMENDMENTS TO THE ORDINANCE . . . In the Ordinance, the City has reserved the right to amend such Ordinance without the consent of any owners for the purpose of amending or supplementing such Ordinance to (1) cure any ambiguity, defect or omission therein that does not materially adversely affect the interests of the owners, (2) grant additional rights or security for the benefit of the owners, (3) 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 owners, (4) qualify an Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (5) 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 interest of the owners.

The Ordinance further provides that the owners of the respective Certificates aggregating in principal amount 51% of the outstanding Certificates for such series 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 owners in original principal amount of the then outstanding Certificates for such series no amendment may be made of the purpose of: (1) making any change in the maturity of any of the outstanding respective series of Certificates; (2) reducing the rate of interest borne by any of the outstanding respective series of Certificates; (3) reducing the amount of the principal of, or redemption premium, if any, payable on any outstanding respective series of Certificates; (4) modifying the terms of payment of principal or of interest or redemption premium on outstanding respective series of Certificates, or imposing any condition with respect to such payment; or (5) changing the minimum percentage of principal amount of the respective series of Certificates necessary for consent to such amendment. Reference is made to the Ordinance for further provisions relating to the amendment thereof.

PURPOSE . . . Proceeds from the sale of the Certificates will be used for paying contractual obligations incurred in connection with improving, constructing, equipping, acquiring, or designing the City's: (1) airport; (2) parks and recreation facilities; (3) streets, alleys, and sidewalks; (4) public safety facilities; (5) stormwater management for flood control and drainage; (6) technology infrastructure and facilities; (7) electric utility system; and (8) the payment of professional services in connection therewith including fiscal and engineering fees and the costs of issuing the Certificates.

SOURCES AND USES OF PROCEEDS . . . The proceeds from the sale of the Certificates will be applied approximately as follows:

SOURCES:

Par Amount of Certificates	
Reoffering Premium	
Total Sources	=====

USES:

Deposit to Construction Fund	
Deposit to Debt Service Fund	
Purchaser's Compensation	
Costs of Issuance	
Total Uses	=====

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TAX INFORMATION

The following is a summary of certain provisions of State law as it relates to ad valorem taxation and is not intended to be complete. Reference is made to Title 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.

2025 LEGISLATIVE SESSION . . . The regular session of the 89th Texas Legislature convened on January 14, 2025 and concluded on June 2, 2025 (the "89th Regular Session"). The Texas Legislature (the "Legislature") meets in regular session in odd numbered years for 140 days. When the Legislature is not in session, the Governor 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 has called and the Legislature has concluded two special sessions since the conclusion of the 89th Regular Session.

During the 89th Regular Session, the Legislature adopted a general appropriations act and legislation affecting ad valorem taxation procedures and the procedures of 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 89th Regular Session and the two called special sessions and cannot make any representations regarding the likelihood of future legislative sessions or the full impact of the legislation approved during the 89th Regular Session or the two called special sessions at this time.

VALUATION OF TAXABLE PROPERTY . . . The Property Tax Code provides for countywide appraisal and equalization of taxable property values and establishes in each county of the State an appraisal district and an appraisal review board ("Appraisal Review Board") responsible for appraising property for all taxing units within the county. The appraisal of property within the City is the responsibility of the Hays Central Appraisal District, the Guadalupe Central Appraisal District and the Caldwell Central Appraisal District (collectively, the "Appraisal District"). Except as described below, the Appraisal District is required to appraise all property within the Appraisal District on the basis of 100% of its market value and is prohibited from applying any assessment ratios. In determining market value of property, the Appraisal District is required to consider the cost method of appraisal, the income method of appraisal and the market data comparison method of appraisal, and use the method the chief appraiser of the Appraisal District considers most appropriate. 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"). The 10% increase is cumulative, meaning the maximum increase is 10% times the number of years since the property was last appraised.

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.

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

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 "TAX INFORMATION – CITY AND TAXPAYER REMEDIES."

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

LOCAL OPTION HOMESTEAD EXEMPTIONS . . . The governing body of a taxing unit, including a city, county, school district, or special district, at its option may grant: (1) an exemption of up to 20% of the market value of all homesteads (but not less than \$5,000) and (2) an additional exemption of the market value of the homesteads of persons 65 years of age or older and the disabled.

Each taxing unit decides if it will offer the local option homestead exemptions and at what percentage or dollar amount, as applicable.

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

PERSONAL PROPERTY . . . Tangible personal property (furniture, machinery, supplies, inventories, etc.) used in the “production of income” is taxed based on the property’s market value. Taxable personal property includes income-producing equipment and inventory. Intangibles such as goodwill, accounts receivable, and proprietary processes are not taxable. Tangible personal property not held or used for production of income, such as household goods, automobiles or light trucks, and boats, is exempt from ad valorem taxation unless the governing body of a taxing unit elects to tax such property. Pursuant to voter approval at a Statewide election held on November 4, 2025, legislation passed by the Legislature and signed by the Governor during the 89th Regular Session will provide a person to an exemption from taxation by a taxing unit of \$125,000 of the appraised value of the tangible personal property the person owns that is held or used for the production of income and has taxable situs at the same location in the taxing unit. A person who leases tangible personal property is also entitled to a tax exemption of \$125,000, regardless of where the property is located in the taxing unit.

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

OTHER EXEMPT PROPERTY . . . Other major categories of exempt property include property owned by the State or its political subdivisions if used for public purposes, property exempt by federal law, property used for pollution control, farm products owned by producers, property of nonprofit corporations used for scientific research or educational activities benefitting a college or university, designated historic sites, solar and wind-powered energy devices, and certain classes of intangible personal property. Beginning with the 2026 tax year, all intangible personal property is exempt from State taxation.

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.

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

For a discussion of how the various exemptions described above are applied by the City, see “TAX INFORMATION – CITY APPLICATION OF TAX CODE” herein.

PUBLIC HEARING AND TAX RATE LIMITATIONS . . . The following terms as used in this section have the meanings provided below:

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

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

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

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

“unused increment rate” means the greater of (i) zero; or (ii) the sum of the foregone revenue amount for each of the tax years 2022 through 2024 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 delivered notice to each taxpayer of the estimated total amount of property taxes owed and the city has held a public hearing on the proposed tax increase.

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

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

Any city located at least partly within an area declared a disaster area by the Governor of the State or the President of the United States during the current year may calculate its “voter-approval tax rate” using a 1.08 multiplier, instead of 1.035, until the earlier of (i) the second tax year in which such city’s total taxable appraised value exceeds the taxable appraised value on January 1 of the year the disaster occurred, or (ii) the third tax year after the tax year in which the disaster occurred.

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

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

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

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

The Property Tax Code sets forth notice and hearing procedures for certain tax rate increases by the City and provides for taxpayer referenda that could result in the repeal of certain tax increases (see “TAX INFORMATION – PUBLIC HEARING AND 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.

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

CITY’S 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.

CITY APPLICATION OF TAX CODE . . . The City grants an exemption to the market value of the residence homestead of persons who are 65 years of age or older or who are disabled of \$35,000.

The City has granted a local option, additional exemption of up to \$15,000 of the appraised value of the person’s residence homestead provided that the amount does not exceed 20% of the appraised value.

The City has not established a freeze on the taxes on residence homesteads of persons who are 65 years of age or older or who are disabled, as may be done on a local option basis.

The City does not tax nonbusiness vehicles and Hays, Guadalupe and Caldwell Counties collect taxes for the City.

The City does not permit split payments, and discounts are not allowed.

The City does not tax freeport property, and the City has not taken action to tax goods-in-transit.

The City does collect the additional one-half cent sales tax for property tax reduction.

The City has adopted a tax abatement policy. The City currently has abatements in effect for various taxable properties that are subject to tax abatement pursuant to existing tax abatement agreements.

TAX INCREMENT FINANCING ZONES . . . In May of 2005, the City Council created Tax Increment Reinvestment Zone No. 2 (“TIRZ No. 2”) to provide funding for costs related to the construction of the Yarrington Road railroad overpass in connection with the development of the Blanco Vista Subdivision. The City and Hays County (the “County”) are both participants in TIRZ No. 2. The City and the County have agreed to pay \$8.7 million of the cost of construction of the overpass. The City issued combination tax and revenue certificates of obligation to fulfill its obligation and as of September 30, 2021, TIRZ No. 2 has been dissolved.

In March of 2006, the City Council created Tax Increment Reinvestment Zone No. 3 (“TIRZ No. 3”) to provide funding for costs related to the construction of a hotel conference center that the City developed with John Q. Hammons Hotels & Resorts, LLC

(“Hammons”). The City agreed to pay 70% of the conference center’s construction cost. TIRZ No. 3 was established with an original term of 25 years (expiring on September 30, 2030). The City and the County are both participants in TIRZ No. 3. The City has provided approximately \$2 million of additional assistance to Hammons pursuant to a Chapter 380 Economic Development Grant and Loan Agreement for site acquisition for the hotel and conference center. In addition, the City issued approximately \$23 million of its combination tax and revenue certificates of obligation to finance costs related to the construction of the conference center. At a special election held November 6, 2007, the voters approved a proposition that increased the hotel tax rate from seven to nine percent. The additional two percent must be used to retire outstanding bonds or other obligations issued to fund construction of the conference center.

In November 2011, the City created Tax Increment Reinvestment Zone No. 4 (“TIRZ No. 4”) to provide funding to reimburse Carma Paso Robles LLC for costs related to certain public infrastructure for the Kissing Tree development. TIRZ No. 4 has a 30-year term with the City contributing 40% of the tax increment collected within the boundaries of TIRZ No. 4.

In December 2011, the City created the Tax Increment Reinvestment Zone No. 5 (“TIRZ No. 5”) to provide funding for certain eligible costs incurred in the 244-acre downtown core. TIRZ No. 5 had an initial term of 5 years with the City contributing 70% of the tax increment collected within the boundaries of TIRZ No. 5; however, for years 2020 and 2021, such contribution level was decreased to 25%. The TIRZ was extended to December 31, 2027.

In December 2013, the City created the Transportation Infrastructure Zone No. 1 (“TIZ No. 1”) to provide funding for certain eligible costs incurred for the Lone Star Rail District. TIZ No. 1 has an initial term of 36 years with the City contributing 50% of the tax increment collected within the boundaries of TIZ No. 1. The large majority of the TIZ boundary overlaps TIRZ No. 5 and will take precedent once TIRZ No. 5 expires.

In December 2013, the City created the Transportation Reinvestment Zone No. 1 (“TRZ No. 1”) to provide funding for certain eligible costs incurred for Loop 110 in the estimated amount of \$37.9 million to be paid back by both the City and the County. TRZ No. 1 will expire once the reimbursement to the State for construction costs have been repaid through the contribution of 50% of the tax increment collected within the boundaries of TRZ No. 1. The City met its obligation and will no longer need to contribute towards Loop 110 after Fiscal Year 2025.

CHAPTER 380 AGREEMENTS . . . The City is a party to various economic development incentive agreements under Texas Local Government Code Chapter 380 (“Chapter 380 Agreements” and each a “380 Agreement”).

In 2008, the City entered into a 380 Agreement with HEB Warehouse (“HEB”) to rebate a portion of their real property ad valorem taxes, which expires in 2029. There is no maximum commitment under such agreement and in 2024, the City paid \$0 to HEB and has paid a total of \$275,033 as of December 31, 2024.

In 2013, the City entered into a 380 Agreement with Corvac Composites, LLC (“Corvac”) to rebate a portion of their personal property ad valorem taxes which expired in 2024. There is no maximum commitment under such agreement and in 2024, the City paid \$0 to Corvac and has paid a total of \$20,566 as of the date of this Official Statement.

In 2014, the City entered into a 380 Agreement with Epic Piping (“Epic”) to rebate a portion of their real and personal property ad valorem taxes, which expires in 2025. There is no maximum commitment under such agreement and in 2024, the City paid \$0 to Epic and has paid a total of \$114,831 as of the date of this Official Statement.

In 2015, the City entered into a 380 Agreement with Tanger Outlet Center (“Tanger”) to rebate a portion of their real property ad valorem taxes and sales and use taxes, which expired in 2024. The City’s maximum commitment under such agreement is \$2,500,000 and in 2024, the City paid \$0 to Tanger and has paid a total of \$1,230,858 as of the date of this Official Statement.

In 2015, the City entered into a 380 Agreement with Amazon.com/kydc (“Amazon”) to rebate a portion of their real and personal property ad valorem taxes and sales and use taxes, which expires in 2036. There is no maximum commitment under such agreement and in 2024, the City paid \$1,052,217 to Amazon and has paid a total of \$5,601,520 as of the date of this Official Statement.

In 2015 the City entered into a 380 Agreement with Humpty Dumpty SSM, Ltd. (“HDSSM”), as amended, to rebate a portion of their real property ad valorem taxes and sales and use taxes, which expires on December 31 of the tenth year from the calendar year in which payments under this 380 Agreement are requested by HDSSM. There is no maximum commitment under such agreement and in 2024, the City paid \$340,565 to HDSSM and has paid a total of \$1,001,866 as of the date of this Official Statement.

In 2017 the City entered into a 380 Agreement with Urban Mining Company, LLC (“Urban Mining”), as amended, to rebate a portion of their real and personal property ad valorem taxes, which expires ten years from the effective date. There is no maximum commitment under such agreement and the City has not begun making any payments to Urban Mining as of the date of this Official Statement.

In 2020 the City entered into a 380 Agreement with DBI San Marcos Property, L.P., (“DBI”) to rebate a portion of their real property ad valorem taxes, which expires after the third grant payment is paid. There is no maximum commitment under such

agreement and the City has not begun making any payments to DBI, nor has DBI requested any payments, as of the date of this Official Statement.

In 2021 the City entered into a 380 Agreement with 320 Barnes 2020, LP. to rebate a portion of their real property ad valorem taxes, which expires after the third grant payment is paid. The city has made no payments as of the date of this Official Statement.

In 2021, the City entered into a 380 Agreement with Whisper Industrial 2019 QOZB, LLC to rebate a portion of their real and personal property ad valorem taxes for 3 years, following completion of construction. Compliance with the terms of the agreement continues until 2034. The city has made no payments as of the date of this Official Statement.

In 2022, the City entered into a 380 Agreement with Hill County Group, LLC, to rebate a portion of their real and personal ad valorem taxes for 5 years on a decreasing percentage basis. The agreement is scheduled to end in 2029, and no payments have been made as of this Official Statement.

In 2022, the City entered into a 380 Agreement with Majestic Realty, Co., to rebate a portion of their real property ad valorem taxes for up to 3 years following the completion of building improvements. The agreement is scheduled to end in 2032, and no payments have been made as of this Official Statement.

In 2024, the City entered into a 380 Agreement with BRE Group 500, to rebate a portion of their real property ad valorem taxes for up to 3 years following the completion of building improvements. The agreement is scheduled to end in 2028, and no payments have been made as of this Official Statement.

In 2024 the City entered into a 380 Agreement with HEB (“McCarty”) to rebate a portion of their real and personal ad valorem taxes and sales and use taxes, which expires after the fifth grant payment is paid. There is no maximum commitment under such agreement and the City has not begun making any payments to HEB McCarty, as of the date of this Official Statement.

In 2024, the City entered into a 380 Agreement with Buc-ee’s to rebate a portion of sales and use taxes, which expires in 2039. There is no maximum commitment under such agreement and the City has not begun making any payments to Buc-ee’s, as of the date of this Official Statement.

In 2025, the City entered into a 380 Agreement with Midway to rebate a portion of their hotel and sales taxes for 15 years. The payments decrease over time as the hotel portion of the building improvements achieve performance thresholds. The City has not begun making any payments to Midway, as of the date of this Official Statement.

Additional information regarding the Chapter 380 Agreements is included each year in the City’s Annual Comprehensive Financial Report and such information for Fiscal Year 2025 can be found in Note 4 Tax Abatements and Economic Incentives.

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TABLE 1 – VALUATION, EXEMPTIONS AND AD VALOREM TAX DEBT

2025/26 Market Valuation Established by the Appraisal Districts (excluding totally exempt property)		\$ 10,880,341,095
Less Exemptions/Reductions at 100% Market Value:		<u>1,154,965,724</u>
2025/26 Taxable Assessed Valuation		\$ 9,725,375,371
City Funded Debt Payable from Ad Valorem Taxes (as of 3-1-2026)	\$ 424,340,000	(1)
The Certificates	<u>15,255,000</u>	(2)
Total Debt Payable from Ad Valorem Taxes		\$ 439,595,000
Less: Self-Supporting Debt		<u>(246,340,000)</u>
Net Debt Payable from Ad Valorem Taxes		\$ 193,255,000
Interest and Sinking Fund (as of 3-1-2026)		\$ 29,822,677
Ratio Tax Supported Debt to Taxable Assessed Valuation		1.99%

2026 Estimated Population - 75,876
 Per Capita Taxable Assessed Valuation - \$128,175
 Per Capita Net General Obligation Debt Payable from Ad Valorem Taxes - \$2,547⁽²⁾

- (1) Includes self-supporting debt. Preliminary, subject to change.
- (2) See “CONDITIONS OF THE SALE – POST BID MODIFICATION OF PRINCIPAL AMORTIZATION” in the Notice of Sale. Preliminary, subject to change.
- (3) The amounts shown represent portions of the City’s following ad valorem tax debt: General Obligation Refunding Bonds, Series 2012, General Obligation Refunding Bonds, Series 2013, Combination Tax and Revenue Certificates of Obligation, Series 2013, Combination Tax and Revenue Certificates of Obligation, Series 2014, General Obligation Refunding Bonds, Series 2014, General Obligation Refunding Bonds, Series 2014A, General Obligation Refunding Bonds, Series 2014B, Combination Tax and Revenue Certificates of Obligation, Series 2015, General Obligation Refunding Bonds, Series 2016, Combination Tax and Revenue Certificates of Obligation, Series 2016, Combination Tax and Revenue Certificates of Obligation, Series 2017, Combination Tax and Revenue Certificates of Obligation, Series 2018, General Obligation Refunding Bonds, Series 2019, Combination Tax and Revenue Certificates of Obligation, Series 2019, General Obligation Refunding Bonds, Series 2020, Combination Tax and Revenue Certificates of Obligation, Series 2020, Combination Tax and Revenue Certificates of Obligation, Series 2021A, Combination Tax and Revenue Certificates of Obligation, Series 2021B, General Obligation Refunding Bonds, Taxable Series 2021, Combination Tax and Revenue Certificates of Obligation, Series 2022, Combination Tax and Revenue Certificates of Obligation, Series 2022A, Combination Tax and Revenue Certificates of Obligation, Series 2022C, Combination Tax and Revenue Certificates of Obligation, Series 2023C, Combination Tax and Revenue Certificates of Obligation, Series 2024, Combination Tax and Revenue Certificates of Obligation, Series 2025 and the Certificates (collectively, “Self-Supporting Debt”) that the City intends to pay using revenue derived from enterprise funds or other special sources of governmental funds. There is no guarantee that discretionary payments in respect to Self-Supporting Debt derived from such enterprise fund and other special governmental funds will be made in the future. If (a) payments are not received from the department, (b) payments in respect of Self-Supporting Debt are not made from sources described, or (c) payments from such sources are not sufficient, the City is obligated to provide funding for any shortfall through the levy of ad valorem taxes. Preliminary, subject to change.

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TABLE 2 – VALUATION AND AD VALOREM TAX DEBT HISTORY

Fiscal Year Ended 9/30	Estimated Population ⁽¹⁾	Taxable Assessed Valuation	Taxable Assessed Valuation Per Capita	Funded Debt Outstanding at End of Fiscal Year ⁽²⁾	Ratio of Funded Debt to Taxable Assessed Valuation	Funded Debt Per Capita
2022	68,580	\$ 6,552,324,604	\$ 95,543	\$ 154,860,000	2.36%	\$ 2,258
2023	69,956	7,891,417,201	112,805	162,470,000	2.06%	2,322
2024	73,644	9,431,344,481	128,067	168,940,000	1.79%	2,294
2025	74,316	10,009,979,579	134,695	184,600,000	1.84%	2,484
2026	75,876	9,725,972,141	128,182	181,305,000 ⁽³⁾	1.86%	2,389

(1) Source: The City.

(2) Excludes Self-Supporting Debt. See “Table 1 – VALUATION, EXEMPTIONS AND AD VALOREM TAX DEBT, FOOTNOTE 3.”

(3) Projected; includes the Certificates. Preliminary, subject to change.

TABLE 3 – TAX RATE, LEVY AND COLLECTION HISTORY

Fiscal Year Ended 9/30	Tax Rate	Distribution		Tax Levy	% Current Collections	% Total Collections
		General Fund	Interest and Sinking Fund			
2022	\$ 0.6030	\$ 0.4076	\$ 0.1954	\$ 40,150,268	99.78%	99.90%
2023	0.6030	0.4256	0.1774	48,305,407	100.31%	9.52%
2024	0.6030	0.4447	0.1583	57,231,948	99.03%	99.09%
2025	0.6030	0.4500	0.1530	61,263,704	99.01%	99.01%
2026	0.6515	0.4868	0.1647	61,982,617	93.95% ⁽¹⁾	93.95% ⁽¹⁾

(1) Partial collections as of February 28, 2026.

TABLE 4 – TEN LARGEST TAXPAYERS

Name of Taxpayer	2025/26 Taxable Assessed Valuation	% of Total Taxable Assessed Valuation
H.E. Butt Grocery Co. LP	\$ 189,245,585	1.95%
Hays Energy LP	173,729,290	1.79%
Shake Shack #1408	97,518,890	1.00%
Pleasanton Housing Finance Corporation	89,830,109	0.92%
San Marcos Factory Stores Ltd.	78,117,526	0.80%
USEF Whisper LLC	72,671,720	0.75%
Carson Diversified Properties 3 LLC	65,665,827	0.68%
RELP Industries San Marcos	60,734,840	0.62%
Woods of San Marcos LLC	55,000,000	0.57%
Prime Outlets at San Marcos II LLC	53,878,738	0.55%
	\$ 936,392,525	9.63%

GENERAL OBLIGATION DEBT LIMITATION . . . The City has no legal debt limit established by its Home Rule Charter or Ordinance. For a description of limitations on the City’s maximum ad valorem tax rate, see “THE CERTIFICATES – TAX RATE LIMITATION.”

TABLE 5 – ESTIMATED OVERLAPPING DEBT

Expenditures of the various taxing entities within the territory of the City are paid out of ad valorem taxes levied by such entities on properties within the City. Such entities are independent of the City and may incur borrowings to finance their expenditures. This statement of direct and estimated overlapping ad valorem tax debt (“Tax Debt”) was developed from information contained in “Texas Municipal Reports” published by the Municipal Advisory Council of Texas. Except for the amounts relating to the City, 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 may have issued additional obligations since the date hereof, and such entities may have programs requiring the issuance of substantial amounts of additional obligations, the amount of which cannot be determined. The following table reflects the estimated share of overlapping Tax Debt of the City.

Taxing Jurisdiction	Total Tax Supported Debt	Estimated % Applicable	City's Overlapping Tax Supported Debt as of 1/31/2026
Caldwell County	\$ 64,820,000	0.73%	\$ 473,186
Austin Community College District	657,685,000	0.34%	2,236,129
Hays County	695,683,512	20.56%	143,032,530
Guadalupe County	2,735,000	0.01%	274
Hays CISD	1,233,960,000	6.16%	76,011,936
San Marcos CISD	298,760,000	78.25%	233,779,700
City of San Marcos	193,255,000 ⁽¹⁾	100.00%	193,255,000
Total Direct and Overlapping Tax Supported Debt			\$ 648,788,755
Ratio of Direct and Overlapping Tax Supported Debt to Taxable Assessed Valuation			6.67%
Per Capita Overlapping Tax Supported Debt			\$ 8,551

(1) Includes the Certificates and excludes Self-Supporting Debt. Preliminary, subject to change. See “Table 1 – VALUATION, EXEMPTIONS AND AD VALOREM TAX DEBT, FOOTNOTE 3.”

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DEBT INFORMATION

TABLE 6 – PRO-FORMA AD VALOREM TAX DEBT SERVICE REQUIREMENTS

Fiscal Year Ending 9/30	Outstanding Ad Valorem Tax Debt ⁽¹⁾			The Certificates ⁽²⁾			Less: System- Supported Debt Service ⁽³⁾	Total Tax- Supported Debt Service
	Principal	Interest	Total	Principal	Interest	Total		
2026	\$ 30,295,000	\$ 15,555,340	\$ 45,850,340	\$ -	\$ -	\$ -	\$ 26,748,482	\$ 19,101,858
2027	31,725,000	13,891,653	45,616,653	45,000	957,675	1,002,675	27,551,526	19,067,802
2028	28,865,000	12,900,865	41,765,865	500,000	760,500	1,260,500	24,063,579	18,962,787
2029	29,995,000	11,786,093	41,781,093	520,000	735,500	1,255,500	24,066,232	18,970,362
2030	30,700,000	10,585,058	41,285,058	550,000	709,500	1,259,500	24,094,349	18,450,209
2031	27,500,000	9,429,250	36,929,250	580,000	682,000	1,262,000	21,096,583	17,094,667
2032	25,635,000	8,489,279	34,124,279	605,000	653,000	1,258,000	20,551,504	14,830,775
2033	25,280,000	7,600,620	32,880,620	635,000	622,750	1,257,750	19,311,417	14,826,954
2034	25,320,000	6,714,792	32,034,792	665,000	591,000	1,256,000	18,708,329	14,582,464
2035	25,190,000	5,837,198	31,027,198	700,000	557,750	1,257,750	18,136,512	14,148,437
2036	24,870,000	4,986,245	29,856,245	735,000	522,750	1,257,750	17,286,263	13,827,733
2037	23,270,000	4,128,504	27,398,504	770,000	486,000	1,256,000	15,506,738	13,147,766
2038	21,800,000	3,344,671	25,144,671	810,000	447,500	1,257,500	13,766,038	12,636,133
2039	18,145,000	2,574,769	20,719,769	855,000	407,000	1,262,000	12,035,738	9,946,031
2040	16,455,000	2,014,431	18,469,431	895,000	364,250	1,259,250	10,462,669	9,266,012
2041	14,390,000	1,514,850	15,904,850	940,000	319,500	1,259,500	8,716,394	8,447,956
2042	9,355,000	1,049,438	10,404,438	985,000	272,500	1,257,500	5,286,969	6,374,969
2043	7,730,000	677,863	8,407,863	1,035,000	223,250	1,258,250	3,782,050	5,884,062
2044	5,180,000	361,838	5,541,838	1,090,000	171,500	1,261,500	2,269,213	4,534,125
2045	3,030,000	140,138	3,170,138	1,145,000	117,000	1,262,000	1,267,413	3,164,725
2046	-	-	-	1,195,000	59,750	1,254,750	540,750	714,000
	<u>\$ 424,730,000</u>	<u>\$ 123,582,894</u>	<u>\$ 548,312,894</u>	<u>\$ 15,255,000</u>	<u>\$ 9,660,675</u>	<u>\$ 24,915,675</u>	<u>\$ 315,248,743</u>	<u>\$ 257,979,826</u>

- (1) Includes Self-Supporting Debt. See “Table 1 – VALUATION, EXEMPTIONS AND AD VALOREM TAX DEBT, Footnote 3.”
- (2) Interest calculated at an assumed rate for purposes of illustration. Preliminary, subject to change.
- (3) Preliminary, subject to change.

ANTICIPATED ISSUANCE OF AD VALOREM TAX DEBT . . . The City does not anticipate issuing additional general obligation debt within the next twelve months. The City is in the process of issuing a series of bonds secured by revenues derived from the operation of its water and wastewater utility system.

TABLE 7 – AUTHORIZED BUT UNISSUED DEBT

Purpose	Date Authorized	Amount Authorized	Amount	Authorization	Unissued Balance
			Heretofore Issued	Being Used	
Library	5/6/2017	\$ 14,750,000	\$ 14,500,000	\$ -	\$ 250,000
Total		\$ 14,750,000	\$ 14,500,000	\$ -	\$ 250,000

OTHER DEBT OBLIGATIONS . . . The City has other obligations totaling \$13,483,978 as of September 30, 2025 for leases on mowers and heavy equipment. See “APPENDIX B – EXCERPTS FROM THE CITY’S ANNUAL FINANCIAL REPORT.”

PENSION FUND . . . The City provides pension benefits for all of its full-time employees through the Texas Municipal Retirement System (“TMRS”), a State-wide administered pension plan. The City makes annual contributions to the plan equal to the amounts accrued for pension expense. (For more detailed information concerning the retirement plan, see “APPENDIX B – EXCERPTS FROM THE CITY’S ANNUAL FINANCIAL REPORT.”)

OTHER POST-EMPLOYMENT BENEFITS . . . In addition to the pension benefits described above, the City provides certain other post-retirement benefits to retired employees and their dependents that fall within the scope of Governmental Accounting Standards Board’s Statement of General Accounting Standards no. 45 (“GASB 45”), Accounting by Employer for Other Post-Employment Benefits (“OPEB”). GASB 45, which sets forth standards for the measurement, recognition, and display of post-employment benefits other than pensions (such as health and life insurance for current and future retirees), applies to the City and required implementation by the City for the fiscal year that began October 1, 2008. GASB 45 requires the City to: (i) measure the cost of benefits, and recognize other post-employment benefits expense, on the accrual basis of accounting over the working lifetime of the employees; (ii) provide information about the actuarial liabilities for promised benefits associated with past services and whether, or to what extent, the future costs of those benefits have been funded; and provide information useful in assessing potential demands on the employer’s future cash flows. The employer’s contributions to OPEB costs that are less than an actuarially

determined annual required contribution will result in a net OPEB cost, which under GASB 45 must be recorded as a liability in the employer’s financial statements.

Based on an actuarial valuation report obtained by the City for the fiscal year beginning October, 2008 (the “GASB 45 Report”), the City’s annual OPEB cost was calculated based on the City’s annual required contribution (“ARC”), in accordance with the parameters of GASB 45. The ARC represents a level of accrual that is projected to recognize the normal cost each year and to amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years. The GASB 45 Report was performed for the fiscal year beginning October 1, 2008, as required by GASB. The City’s annual OPEB cost for the fiscal year ending December 31, 2024, as indicated in the GASB 45 Report, was as follows:

Beginning at December 31, 2023	\$ 2,001,054
Changes for the year:	
Service Cost	\$ 90,599
Interest on the total OPEB liability	76,097
Changes of benefit terms	0
Difference between expected and actual experience	2,006
Change of assumptions	(113,840)
Benefit payments	<u>(55,753)</u>
Net Changes	<u>(891)</u>
Net OPEB obligation (asset) – as of end of year	<u>\$ 2,000,163</u>

Based on the GASB 45 Report, the City is considering strategies to manage the impact of the required future liability reporting. The magnitude of OPEBs depends on a variety of factors, including whether the City elects to use “pay-as-you-go” funding to partially fund the costs or to fully fund the costs. For more detailed information concerning the City’s implementation of GASB 45, see “APPENDIX B – EXCERPTS FROM THE CITY’S ANNUAL FINANCIAL REPORT.”

FINANCIAL ADMINISTRATION . . . The financial administration of the City is vested in the Department of Finance. The Department of Finance operates under the Director of Finance, who is appointed by the City Manager. Required activities of the Department of Finance are control, custody and disbursement of City funds, assessment and collection of taxes and issuance of licenses. Other activities of the Department of Finance include utility billing and collections, internal service fund operation, annual budget preparation and interim and annual financial reports.

FINANCIAL POLICIES

Basis of Accounting . . . All governmental funds and agency funds are accounted for using the modified accrual basis of accounting. Under the modified accrual basis, revenues are recognized when they become measurable and available as net current assets. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. The exception to this general rule is that principal and interest on general long-term debt is recognized when due.

The more significant revenues which are treated as susceptible to accrual under the modified accrual basis are property taxes, intergovernmental revenues, charges for services, and interest. Other revenue sources are not considered measurable and available, and are not treated as susceptible to accrual.

All proprietary funds and the pension trust fund are accounted for using the accrual basis of accounting. Their revenues are recognized when they are earned and their expenses are recognized when they are incurred.

General Fund Balance . . . The City’s policy is to maintain surplus and unencumbered funds equal to 25% of expenditures in the General Fund.

Use of Bond proceeds, Grants, etc. . . . The City’s policy is to use bond proceeds, grants or other non-recurring revenues for capital expenditures only. Such revenues are never to be used to fund City operations.

Budgetary Procedures . . . The City’s Home Rule Charter establishes the fiscal year as the twelve-month period beginning October 1. The departments submit to the City Manager a budget of estimated expenditures for the ensuing fiscal year by the first of July. The City Manager subsequently submits a budget of estimated expenditures and revenues to the City Council by August 15. The City Council then holds a public hearing on the budget. The Council then makes any changes in the budget as it deems advisable and adopts a budget prior to September 30.

Fund Investments . . . The City’s investment policy parallels State law which governs investment of public funds. The City generally restricts investments to direct obligations of the United States Government and to insured or collateralized bank certificates of deposits. The City’s investment portfolio does not invest in derivative securities. See “INVESTMENTS.”

FINANCIAL INFORMATION

TABLE 8 – GENERAL FUND REVENUES AND EXPENDITURE HISTORY

	Fiscal Year Ending September 30,				
	2025	2024	2023	2022	2021
<u>Revenues:</u>					
Taxes	\$ 94,352,375	\$ 88,393,597	\$ 82,932,268	\$ 76,456,098	\$ 79,004,423
Licenses and Permits	5,156,002	4,662,435	5,004,966	5,686,019	5,571,386
Fines and Forfeitures	1,194,113	1,009,084	979,960	839,418	672,017
Charges for Services	9,760,001	9,318,424	7,906,253	7,650,940	7,468,344
Intergovernmental	1,598,962	1,148,949	1,276,403	939,904	1,075,408
Interest on investments	2,587,223	3,651,654	2,301,206	(843,861)	44,212
Miscellaneous	1,059,089	2,039,802	1,345,734	1,287,373	1,294,737
Total Revenues	\$ 115,707,765	\$ 110,223,945	\$ 101,746,790	\$ 92,015,891	\$ 95,130,527
<u>Expenditures:</u>					
General Government	\$ 34,139,077	\$ 31,565,696	\$ 30,483,222	\$ 23,402,739	\$ 28,387,577
Public Safety	52,556,385	50,181,370	44,865,421	38,810,169	36,849,440
Community Service	18,271,024	18,554,618	13,547,315	13,199,232	12,664,739
Capital Outlay	6,861,950	4,218,583	3,558,862	1,366,102	366,277
Debt Service	1,998,930	2,374,833	2,819,357	791,069	106,772
Total Expenses	\$ 113,827,366	\$ 106,895,100	\$ 95,274,177	\$ 77,569,311	\$ 78,374,805
Excess (Deficiency) of Revenues over Expenditures	\$ 1,880,399	\$ 3,328,845	\$ 6,472,613	\$ 14,446,580	\$ 16,755,722
Operating Transfers In	\$ 373,459	\$ 137,791	\$ 1,928,629	\$ 1,875,985	\$ 118,141
Capital Related Debt Issued	3,825,468	3,771,221	-	-	243,372
Sale of Capital Assets	43,115	132,483	194,314	-	-
Operating Transfers Out	(8,607,072)	(6,687,887)	(7,639,978)	(7,795,585)	(9,049,666)
Total Other Financing Sources	\$ (4,365,030)	\$ (2,646,392)	\$ (5,517,035)	\$ (5,919,600)	\$ (8,688,153)
Net Increase (Decrease)	\$ (2,484,631)	\$ 682,453	\$ 955,578	\$ 8,526,980	\$ 8,067,569
Fund Equity at Beginning of Year	43,808,915	43,126,462	42,170,884	33,643,904	25,576,335
Adjustments to Fund Balance	-	-	-	-	-
Fund Equity at End of Year	\$ 41,324,284	\$ 43,808,915	\$ 43,126,462	\$ 42,170,884	\$ 33,643,904

Source: The City's audited financial statements.

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TABLE 9 – MUNICIPAL SALES TAX HISTORY

The City has adopted the Municipal Sales and Use Tax Act, Chapter 321, Texas Tax Code, which grants the City the power to impose and levy a 1.0% Local Sales and Use Tax within the City; the proceeds are credited to the General Fund and are not pledged to the payment of the Certificates. Collections and enforcements are effected through the offices of the Comptroller of Public Accounts of the State of Texas, which remits the proceeds of the tax, after deduction of a 2% service fee, to the City monthly.

In addition, the Tax Code provides certain cities and counties the option of assessing a maximum one-half percent (1/2%) sales 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 tax is approved and levied, the ad valorem property tax levy must be reduced by the estimated amount of the sales tax revenues to be generated in the current year.

Subject to the approval of a majority of the voters in a local option election, state law also provides certain cities the option of assessing a sales and use tax for a variety of other purposes, including economic and industrial development, municipal street maintenance and repair, and sports and community venues.

State law limits the maximum aggregate sales and use tax rate in any area to 8¼%. Accordingly, the collection of local sales and use taxes in the area of the City (including sales and use taxes levied by the City) is limited to no more than 2% (when combined with the State sales and use tax rate of 6¼%).

In addition to the one percent (1%) local sales and use tax referred to above, voters in the City have approved the imposition of an additional one-half percent (½%) sales and use tax for property tax reduction. The following table sets forth the City’s historical collections of sales and uses taxes.

Fiscal Year Ended 9/30	Total Collected ⁽¹⁾	% of Ad Valorem Tax Levy	Equivalent of Ad Valorem Tax Rate	Per Capita
2022	\$ 37,246,053	92.77%	\$ 0.5684	\$ 543
2023	39,976,616	82.76%	0.5066	571
2024	38,645,518	67.52%	0.4098	525
2025	38,720,285	63.20%	0.3868	521
2026	17,083,699 ⁽²⁾	27.56%	0.1757	225

Source: Texas State Comptroller’s Office.

(1) Effective May 31, 2020, the Comptroller amended 34 Texas Administrative Code Section 3.334 to change how sales tax on certain internet and telephone orders are collected. Currently, the City is evaluating the amendments, however, there is the potential for a significant negative impact on total sales tax collected in future years.

(2) Partial collections as of February 28, 2026.

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INVESTMENTS

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

INVESTMENT AUTHORITY AND INVESTMENT PRACTICES OF THE CITY . . . 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 directly 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 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 Federal Deposit Insurance Corporation or its successor, or the National Credit Union Share Insurance Fund or its successor; (8) interest-bearing banking deposits other than those described by clause (7) if (A) the funds invested in the banking deposits are invested through: (i) a broker with a main office or branch office in this State that the City selects from a list the governing body or designated investment committee of the City adopts as required by Section 2256.025, Texas Government Code; or (ii) a depository institution with a main office or branch office in the State that the City selects; (B) the broker or depository institution selected as described by (A) above arranges for the deposit of the funds in the banking deposits in one or more federally insured depository institutions, regardless of where located, for the City's account; (C) 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 (D) the City appoints as its custodian of the banking deposits issued for its account: (i) the depository institution selected as described by (A) above; (ii) an entity described by Section 2257.041(d), Texas Government Code; or (iii) a clearing broker dealer registered with the SEC and operating under SEC Rule 15c3-3; (9) (i) certificates of deposit or share certificates meeting the requirements of the Texas Public Funds Investment Act (Chapter 2256, Texas Government Code) (the "PFIA") 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 Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund, or their respective successors, and are secured as to principal by obligations described in clauses (1) through (8) or in any other manner and provided for by law for City deposits, or (ii) certificates of deposits where (a) the funds are invested by the City through (A) a broker that has its main office or a branch office in the State and is selected from a list adopted by the City as required by law, or (B) a depository institution that has its main office or branch office in the State that is selected by the City, (b) the broker or the depository institution selected by the City arranges for the deposit of the funds in certificates of deposit 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 the depository institution selected under (a) above, a custodian as described by Section 2257.041(d) of the Texas Government Code, or a clearing broker-dealer registered with the SEC and operating pursuant to SEC Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) 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 in clause (1), require the securities being purchased by the City or cash held by the City to 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 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 the remaining term of 270 days or less, if the short-term obligations of the accepting bank or its parent are rated at least "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 270 days or less that is rated at least "A-1" or "P-1" or the equivalent by either (a) two nationally recognized credit rating agencies or (b) one nationally recognized credit rating agency if the 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 SEC that provide the City with a prospectus and other information required by the Securities Exchange Act of 1934 or the Investment Company Act of 1940 and that comply with SEC Rule 2a-7 (17 C.F.R. Section 270.2a-7), promulgated under the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.); and (14) no-load mutual funds registered with the SEC that have an average weighted maturity of less than two years, and either (a) a duration of one year or more and invest exclusively in obligations described under this heading, or (b) a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset-backed securities. In addition, bond proceeds may be invested in guaranteed investment contracts that have a defined termination date and are secured by obligations, including letters of credit, of the United States or its agencies and instrumentalities, other than the prohibited obligations described below, in an amount at least equal to the amount of bond proceeds invested under such contract and are pledged to the City and deposited with the City or a third party selected and approved by the City.

A political subdivision such as the City may enter into securities lending programs if (i) the securities loaned under the program are 100% collateralized, a loan made under the program allows for termination at any time and a loan made under the program is either secured by (a) obligations that are 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; (ii) securities held as collateral under a loan are pledged to the City, held in the City's name and deposited at the time the investment is made with the City or a third party designated by the City; (iii) 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 (iv) the agreement to lend securities has a term of one year or less.

An eligible political subdivision such as the City may enter into hedging transactions, including hedging contracts, related security, credit, and insurance agreements in connection with commodities used by the political subdivision in its general operations, with the acquisition or construction of a capital project, or with an eligible project. A hedging transaction must comply with the regulations of the Commodity Futures Trading Commission and the SEC. The political subdivision may pledge to such contracts or agreements any general or special revenues or funds it is authorized by law to pledge to the payment of any other obligations. The political subdivision's cost under such contract or agreement may be considered an operations and maintenance expense, an acquisition cost, a project cost, or a construction expense.

The City may invest in such obligations directly or through government investment pools that invest solely in such obligations provided that the pools are rated no lower than "AAA" or "AAAm" 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 the 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 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 beginning and end of the reporting period, (5) the maturity date of each separately invested asset, (6) the account or fund or pooled fund group for which each individual investment was acquired, and (7) the compliance of the investment portfolio as it relates to: (a) adopted investment 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 family relationships with firms seeking to sell securities to the City to disclose the relationship and file a statement with the Texas Ethics Commission and the City, (4) require the registered principal of firms seeking to sell securities to 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, requires an interpretation of subjective investment standards or relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority), and (c) deliver a written statement attesting to these requirements, (5) in conjunction with its annual financial audit, perform a compliance audit of the management controls on investments and adherence to the City's investment policy, (6) restrict reverse repurchase agreements to not more than 90 days and restrict the investment of reverse repurchase agreement funds to no greater than the term of the reverse repurchase agreement, (7) restrict the investment in no-load money market 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, (8) require local government investment pools to conform to the new disclosure, rating, net asset value, yield calculation, and advisory board requirements, (9) provide specific investment training for the treasurer, the chief financial officer (if not the treasurer) and the investment officer, 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.

The City's current investment policy is in compliance with the State law requirements described above.

TABLE 10 – CURRENT INVESTMENTS . . . The City is authorized to invest in certificates of deposit, direct obligations of the United States government, United States government agency securities, fully collateralized direct repurchase agreements, no-load money market funds whose portfolio meet the City's investment requirements, and in qualified local government investment pools as approved by the City Council.

As of February 28, 2026, the City's investable funds were invested in the following categories:

Investments	Market Value	% of Total
TexasSTAR	\$ 104,500	0.02%
TexasTERM Daily	6,440,324	1.29%
Texas CLASS	22,096,327	4.43%
TexPool	42,279	0.01%
Lone Star Pool	47,896	0.01%
LOGIC	110,240,417	22.12%
Texas FIT	24,766,158	4.97%
Federal Agency Coupon Securities	70,873,615	14.22%
Municipal, County and State Instruments	46,229,445	9.28%
U.S. Treasuries	111,983,775	22.47%
Commercial Paper	50,548,205	10.14%
Wells Fargo Business Checking	143,477	0.03%
Wells Fargo MM Mutual Funds	53,337,805	10.70%
US Bank MM Mutual Funds	1,574,269	0.32%
	\$ 498,428,492	100.00%

As of such date, 65.2% of the City's investment portfolio will mature within one year. The market value of the investment portfolio was approximately 100% of its purchase price.

TAX MATTERS

OPINION . . . On the date of initial delivery of the Certificates, McCall, Parkhurst & Horton L.L.P., Austin, Texas, Bond Counsel, 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 owners 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 BOND COUNSEL'S OPINION."

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 the covenants and the requirements described in the preceding paragraph, and Bond Counsel has not been retained to monitor compliance with these requirements subsequent to the issuance of the Certificates.

Bond Counsel's opinion represents 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 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 facilities financed or refinanced with the proceeds of the Certificates. Bond Counsel's opinion represents its legal judgment based upon its review of Existing Law and the representations of the City that it deems relevant to render such opinion and is not a guarantee of a result. No assurances can be given as to whether the Internal Revenue Service will commence an audit of the Certificates, or as to whether

the Internal Revenue Service would agree with the opinion of Bond Counsel. If an audit is commenced, under current procedures the Internal Revenue Service is likely to treat the Issuer as the taxpayer and the Certificateholders 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 Certificate, 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 such 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 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 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 Law, which is 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, taxpayers qualifying for the health insurance premium assistance credit 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 THE PURCHASE, OWNERSHIP AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS 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, owners 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 owner 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 owner holds the obligation 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 Non-U.S. Holders, 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 specified material events, to the Municipal Securities Rulemaking Board (“MSRB”). This information will be available to securities brokers and others who subscribe to receive the information from the vendors.

ANNUAL REPORTS . . . The City shall provide annually to the MSRB, (1) within six months after the end of each fiscal year of the City, financial information and operating data with respect to the City of the general type included in this Official Statement under Tables numbered 1 through 4 and 6 through 10 and (2) if not provided as part such financial information and operating data, audited financial statements of the City, when and if available. Any financial statements to be provided shall be (i) prepared in accordance with the accounting principles described in APPENDIX B hereto or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation, and in substantially the form included in the official statement, and (ii) audited, if the City commissions an audit of such financial statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the City shall 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. 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 pursuant to this section.

NOTICE OF CERTAIN EVENTS . . . The City will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The City will provide notice of any of the following events with respect to the Certificates: (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 Beneficial Owners of the Certificates, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Certificates, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of CFR § 240.15c2-12 (the “Rule”); (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into 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 (as defined by the Rule, which includes certain debt, debt-like, and debt related obligations), 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. Neither the Certificates nor the Ordinance make any provision for debt service reserves, credit enhancement or a trustee.

“Financial Obligation” means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that “financial obligation” shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

The City intends the words used in (i)(7) and (ii)(10) above and the definition of financial obligation in this Section to have the meanings as when they are used in the Rule, as evidenced by Securities and Exchange Commission Release No. 34-83885, dated August 20, 2018.

The City will provide notice of the aforementioned events to the MSRB in a timely manner (but not in excess of ten business days after the occurrence of the event). The City will also provide timely notice of any failure by the City to provide annual financial information in accordance with their agreement described above under “Annual Reports.”

AVAILABILITY OF INFORMATION FROM MSRB . . . The City has agreed to provide the foregoing information only to the MSRB. All documents provided by the City to the MSRB described above under “ANNUAL REPORTS” and “NOTICE OF CERTAIN EVENTS” will be in an electronic format and accompanied by identifying information as prescribed by the MSRB.

Financial information and operating data to be provided as set forth above under the subcaption “ANNUAL REPORTS” 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 SEC.

Should the Rule be amended to obligate the City to make filing with or provide notices to entities other than the MSRB, the City agrees to undertake such obligation with respect to the Certificates in accordance with the Rule as amended.

LIMITATIONS AND AMENDMENTS . . . The City has agreed to update information and to provide notices of material 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 continuing disclosure agreement or from any statement made pursuant to its agreement, although holders of Certificates may seek a writ of mandamus to compel the City to comply with its agreement.

The continuing disclosure agreement may be amended by the City from time to time 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, but only if (1) the provisions, as amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretation of the Rule since such offering as well as such changed circumstances and (2) either (a) the Holders of a majority in aggregate principal amount (or any greater amount required by any other provision of an Ordinance that authorizes such an amendment) of the Outstanding Certificates consent to such amendment or (b) a person that is unaffiliated with the City (such as nationally recognized Bond Counsel) determines that such amendment will not materially impair the interest of the holders and beneficial owners of the Certificates. The City may also amend or repeal the provisions of the continuing disclosure agreement if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates. If the City amends its agreement, it must include with the next financial information and operating data provided in accordance with its agreement described above under “ANNUAL REPORTS” an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of information and data provided.

COMPLIANCE WITH PRIOR AGREEMENTS . . . During the past five years the City has complied in all material respects with its continuing disclosure agreements entered into pursuant to the Rule, except as follows: The City provided its Monthly Water Rates and Monthly Waste Water System Rates in its annual filings, however the City’s Sewer Surcharge Rate is not included in their financial reports but is publicly available on their website.

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LEGAL MATTERS

LEGAL OPINIONS . . . Issuance of the Certificates is subject to the approving legal opinion of the Attorney General of Texas to the effect that the initial certificates are valid and binding obligations of the City payable from the proceeds of an annual ad valorem tax levied, within the limits prescribed by law, and a limited pledge of surplus revenues of the City's water and wastewater system not to exceed \$1,000, upon all taxable property within the City. Issuance of the Certificates is also subject to the legal opinion of McCall, Parkhurst & Horton L.L.P. ("Bond Counsel"), based upon examination of a transcript of the proceedings incident to authorization and issuance of the Certificates, to the effect that the Certificates are valid and binding obligations of the City payable from the sources and enforceable in accordance with the terms and conditions described therein, except to the extent that the enforceability thereof may be affected by bankruptcy, insolvency, reorganization, moratorium, or other similar laws affecting creditors' rights or the exercise of judicial discretion in accordance with general principles of equity. Bond Counsel's legal opinion will also address the matters described herein under "TAX MATTERS." Such opinions will express no opinion with respect to the sufficiency of the security for or the marketability of the Certificates. In connection with the issuance of the Certificates, Bond Counsel has been engaged by, and only represents, the City. The legal fees to be paid Bond Counsel for services rendered in connection with the issuance of the Certificates are based upon a percentage of Certificates actually issued, sold and delivered, and therefore, such fees are contingent upon 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 out of the transaction.

NO-LITIGATION CERTIFICATE . . . The City will furnish to the Initial Purchaser a certificate, dated as of the date of delivery of the Certificates, executed by both the Mayor and City Manager of the City, to the effect that no litigation of any nature has been filed or is then pending or threatened, either in state or federal courts, contesting or attacking the Certificates; restraining or enjoining the issuance, execution or delivery of the Certificates; affecting the provisions made for the payment of or security for the Certificates; in any manner questioning the authority or proceedings for the issuance, execution, or delivery of the Certificates; or affecting the validity of the Certificates.

NO MATERIAL ADVERSE CHANGE . . . The obligations of the Initial Purchaser to take and pay for the Certificates, and of the City to deliver the Certificates, are subject to the condition that, up to the time of delivery of and receipt of payment for the Certificates, there shall have been no material adverse change in the condition (financial or otherwise) of the City from that set forth or contemplated in the Official Statement.

CYBERSECURITY RISKS

The City, like other municipalities in the State, utilizes technology in conducting its operations. As a user of technology, the City potentially faces cybersecurity threats (e.g., hacking, phishing, viruses, malware and ransomware) on its technology systems. Accordingly, the City may be the target of a cyber-attack on its technology systems that could result in adverse consequences to the City. The City employs a multi-layered approach to combating cybersecurity threats. While the City deploys layered technologies and requires employees to receive cybersecurity training, as required by State law, among other efforts, cybersecurity breaches could cause material disruptions to the City's finances or operations. The costs of remedying such breaches or protecting against future cyber-attacks could be substantial. Further, cybersecurity breaches could expose the City to litigation and other legal risks, which could cause the City to incur other costs related to such legal claims or proceedings.

OTHER INFORMATION

RATING . . . The Certificates and the outstanding general obligation debt of the City has been rated "AA" by S&P Global Ratings ("S&P") without regard to credit enhancement. An explanation of the significance of such ratings may be obtained from the company furnishing the rating. The rating reflects only the respective views of such organization and the City makes no representation as to the appropriateness of the rating. There is no assurance that such rating will continue for any given period of time or that they will not be revised downward or withdrawn entirely by such rating company, if in the judgment of such company, circumstances so warrant. Any such downward revision or withdrawal of any of such rating may have an adverse effect on the market price of the Certificates.

LITIGATION . . . The City is a defendant in various tort claims and lawsuits involving general liability, civil rights actions, and various contractual matters. In the opinion of the City's management and the City Attorney's office, the outcome of the pending litigation will not have a material adverse effect on the City's financial position or operations of the City.

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.

LEGAL INVESTMENTS AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS . . . Section 1201.041 of the Public Security Procedures Act (Chapter 1201, Texas Government Code) provides that the Certificates are negotiable instruments governed by Chapter 8, Texas Business and Commerce Code, and are legal and authorized investments for insurance companies, fiduciaries, and trustees, and for the sinking funds of municipalities or other political subdivisions or public agencies of the State of Texas. With respect to investment in the Certificates by municipalities or other political subdivisions or public agencies of the State of Texas, the Public Funds Investment Act, Chapter 2256, Texas Government Code, requires that the Certificates be assigned a rating of not less than “A” or its equivalent as to investment quality by a national rating agency. See “OTHER INFORMATION – RATING” herein. In addition, various provisions of the Texas Finance Code provide that, subject to a prudent investor standard, the Certificates are legal investments for state banks, savings banks, trust companies with 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 subdivisions, and are legal security for those deposits to the extent of their market value. The City has made no investigation of other laws, rules, regulations or investment criteria which might apply to such institutions or entities or which might limit the suitability of the Certificates for any of the foregoing purposes or limit the authority of such institutions or entities to purchase or invest in the Certificates for such purposes. 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.

FINANCIAL ADVISOR . . . Specialized Public Finance Inc. is employed as Financial Advisor to the City in connection with the issuance of the Certificates. The Financial Advisor’s fee for services rendered with respect to the sale of the Certificates is contingent upon the issuance and delivery of the Certificates. Specialized Public Finance Inc., in its capacity as Financial Advisor, has relied on the opinion of Bond Counsel and has not verified and does not assume any responsibility for the information, covenants and representations contained in any of the legal documents with respect to the federal income tax status of the Certificates, or the possible impact of any present, pending or future actions taken by any legislative or judicial bodies.

The Financial Advisor to the City 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, and as part of, 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.

FORWARD-LOOKING STATEMENTS . . . The statements contained in this Official Statement, and in any other information provided by the City, that are not purely historical, are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, including statements regarding the City’s expectations, hopes, intentions, or strategies regarding the future. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available to the City on the date hereof, and the City assumes no obligation to update any such forward-looking statements. It is important to note that the City’s actual results could differ materially from those in such forward-looking statements. The forward-looking statements herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, and legislative, judicial and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and, therefore, there can be no assurance that the forward-looking statements included in this Official Statement would prove to be accurate.

INITIAL PURCHASER . . . After requesting competitive bids for the Certificates, the City accepted the bid of _____ (the “Purchaser”) to purchase the Certificates at the interest rates shown on page 2 of the Official Statement at a price of approximately _____% of par. The Purchaser can give no assurance that any trading market will be developed for the Certificates 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.

MISCELLANEOUS . . . The financial data and other information contained herein 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 resolutions contained in this Official Statement are made subject to all of the provisions of such statutes, documents and resolutions. 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 documents 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.

UPDATING THE OFFICIAL STATEMENT DURING THE UNDERWRITING PERIOD . . . If, subsequent to the date of the Official Statement to and including the date the Purchaser of a series of Certificates is no longer required to provide an Official Statement to potential customers who request the same pursuant to Rule 15c2-12 of the federal Securities Exchange Act of 1934 (the "Rule") (the earlier of (i) 90 days from the "end of the underwriting period" (as defined in the Rule) and (ii) the time when the Official Statement is available to any person from a nationally recognized repository but in no case less than 25 days after the "end of the underwriting period"), the City learns or is notified by the Purchaser of a series of Certificates of any adverse event which causes any of the key representations in the Official Statement to be materially misleading, the City will promptly prepare and supply to the Purchaser of a series of Certificates a supplement to the Official Statement which corrects such representation to the reasonable satisfaction of the Purchaser of a series of Certificates, unless the Purchaser of a series of Certificates elects to terminate its obligation to purchase the Certificates as described in the notice of sale accompanying this Official Statement. The obligation of the City to update or change the Official Statement will terminate when the City delivers the Certificates to the Purchaser of a series of Certificates (the "end of the underwriting period" within the meaning of the Rule), unless the Purchaser of a series of Certificates provides written notice to the City that less than all of the Certificates have been sold to ultimate customers on or before such date, in which case the obligation to update or change the Official Statement will extend for an additional period of time of 25 days after all of the Certificates have been sold to ultimate customers. In the event the Purchaser of a series of Certificates provides written notice to the City that less than all of the Certificates have been sold to ultimate customers, the Purchaser of a series of Certificates agrees to notify the City in writing following the occurrence of the "end of the underwriting period" as defined in the Rule.

CERTIFICATION AS TO OFFICIAL STATEMENT . . . The City, acting by and through its City Council in its official capacity hereby certifies, as of the date hereof, that to the best of its knowledge and belief, the information, statements and descriptions pertaining to the City and its affairs herein contain no untrue statements of a material fact and do not omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information, description and statements concerning entities other than the City, including particularly other governmental entities, have been obtained from sources believed to be reliable, but the City has made no independent investigation or verification of such matters and makes no representation as to the accuracy or completeness thereof. Except as set forth in "CONTINUING DISCLOSURE OF INFORMATION" herein, the City has no obligation to disclose any changes in the affairs of the City and other matters described in this Official Statement subsequent to the "end of the underwriting period" which shall end when the City delivers the Certificates to the Purchaser of a series of Certificates at closing, unless extended by the Purchaser. All information with respect to the resale of the Certificates subsequent to the "end of the underwriting period" is the responsibility of the Purchaser.

This Official Statement has been approved by the City Council for distribution in accordance with the provisions of the Securities and Exchange Commission's rule codified at 17 C.F.R. Section 240.15c2-12.

Mayor
City of San Marcos, Texas

ATTEST:

City Clerk
City of San Marcos, Texas

APPENDIX A

GENERAL INFORMATION REGARDING THE CITY

THE CITY

LOCATION AND POPULATION . . . The City of San Marcos, Texas (the “City”) is the county seat and principal commercial, educational and recreational center of Hays County located in the center of the State of Texas in the Austin-San Marcos statistical metropolitan area, approximately midway between the metropolitan areas of San Antonio and Austin. The City is located on Interstate Highway 35, U.S. 81, State Highways 80, 142, 21, 123 and Ranch Road 12 and encompasses an area of approximately 32 square miles (18,430 acres).

Historical Population	
Year	Population
2020 Census	67,553
2010 Census	44,894
2000 Census	34,733
1990 Census	28,743
1980 Census	23,420
1970 Census	18,860

LABOR MARKET PROFILE . . . The most recent civilian labor force estimates for the City of San Marcos and for the State of Texas are as follows:

City of San Marcos		
	January 2026	January 2025
Total Civilian Labor Force	46,360	45,970
Total Employment	44,564	44,283
Total Unemployment	1,796	1,687
Percent Unemployed	3.9%	3.7%

State of Texas		
	January 2026	January 2025
Total Civilian Labor Force	15,838,900	15,769,642
Total Employment	15,126,189	15,109,463
Total Unemployment	712,711	660,179
Percent Unemployed	4.5%	4.2%

Source: Texas Workforce Commission.

MUNICIPAL GOVERNMENT . . . The City has a City Council/Manager form of government with an elected council of six members and an elected mayor. The police department is composed of 101 commissioned police officers. The fire department has 70 commissioned firefighting personnel. There are five fire stations.

In 2013, the San Marcos City Council adopted a new comprehensive plan (Dream San Marcos). That document represents the goals and objectives of the citizens of San Marcos. The policies in the Master Plan are used by the City to effectively guide and coordinate the development of the San Marcos community and to guide public officials in the development of annual capital improvement programs. The Master Plan encourages the public agencies to coordinate their services in an efficient and economic manner and guide private development to those areas most suitable in order to coordinate both public and private development efforts. The Master Plan is updated every three years.

TRANSPORTATION . . . The City is traversed by Interstate Highway 35 (North and South System) and is 20 miles from Interstate 10 (East and West System). Also, connecting the City to the State are State Highways 21, 80, 123, 142 and Ranch Road 12.

Missouri Pacific, Amtrak and Missouri-Kansas-Texas have daily freight trains through the City.

San Marcos Municipal Airport is able to accommodate most kinds of aircraft. Charter plane service is available. Austin Municipal International Airport, located 28 miles north of San Marcos, has commercial airline service with all major carriers. San Antonio International Airport, located 45 miles to the south, also has ten different commercial airlines servicing the area.

Local bus service is available daily through Capital Area Rural Transportation System (CARTS).

BUSINESS AND INDUSTRY

Employer	2025 Employees
Amazon Fulfillment	5,000
Texas State University	3,730
Hays CISD	3,430
Premium Outlets	1,600
Tanger Outlets	1,540
San Marcos CISD	1,400
Dripping Springs ISD	1,028
Hays County	885
City of San Marcos	874
HEB Distribution Center	750

Source: City's audited financial statements.

EDUCATIONAL FACILITIES . . . Texas State University-San Marcos, a full four year multi-purpose university, is located on a hill overlooking the City of San Marcos. It is easily identified by the castle-like structure of Old Main which was the first building constructed when the University, then a college, began operation in 1902. It became a University on May 15, 1969, and now has an enrollment of approximately 39,000 students.

The San Marcos Consolidated Independent School District operates a highly accredited campus, including a preschool, six elementary schools (grades K-5), two junior high schools (grades 6-8), and one senior high school (grades 9-12).

The San Marcos Baptist Academy and the Masters School are two private educational institutions within the City. Also located in the City is Gary Job Corps, a federal training center which provides technical training.

LIBRARY . . . The City operates a 55,000 square foot public library with over 160,000 volumes, an adult education program, computer lab and audit and video media. Texas State University-San Marcos Library has over 1,231,626 cataloged holdings, tutorial programs, computer lab and audit and video media.

RECREATION . . . Within the City, there are numerous public parks of various sizes, consisting of baseball fields, an Olympic size swimming pool, lighted tennis courts and various picnic facilities. There is also a private country club with a restaurant, swimming pool, tennis courts, and an 18-hole golf course which is open to the public.

APPENDIX B

EXCERPTS FROM THE
CITY OF SAN MARCOS, TEXAS
ANNUAL FINANCIAL REPORT
For the Year Ended September 30, 2025

The information contained in this APPENDIX consists of excerpts from the City of San Marcos, Texas Annual Financial Report for the Year Ended September 30, 2025, and is not intended to be a complete statement of the City's financial condition. Reference is made to the complete Report for further information.

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of San Marcos, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of San Marcos, Texas (the City) as of and for the year ended September 30, 2025, 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, each major fund and the aggregate remaining fund information of the City as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund 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 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.

Change in Accounting Principle

As described in note 1 to the financial statements, in 2025, the City adopted new accounting guidance, Government Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City'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, schedule of changes in the OPEB liability and related ratios – retiree health care plan, schedule of changes in net pension liability and related ratios, schedule of contributions – net pension liability, schedule of changes in other postemployment benefit liability (OPEB) and related ratios – supplemental death benefit fund, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and budgetary schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion the combining and individual nonmajor fund financial statements and budgetary schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report 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, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's 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's internal control over financial reporting and compliance.

ABIP, PC

San Antonio, Texas

March 25, 2026



CITY OF SAN MARCOS

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

September 30, 2025

As management of the City of San Marcos, we offer readers of the City of San Marcos' financial statements this narrative overview and analysis of the financial activities for the City of San Marcos for the fiscal year ended September 30, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages v-xii of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City of San Marcos exceeded its liabilities and deferred inflows of resources at the close of the fiscal year ending September 30, 2025, by \$587.1 million (net position). Of this amount, \$172.0 million (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.
- As of September 30, 2025, the City of San Marcos' governmental funds reported combined ending fund balances of \$151.6 million, an increase of \$15.4 million in comparison with the prior fiscal year. This is primarily attributed to issuance of tax and revenue bonds during the fiscal year.
- At the end of the current fiscal year, unassigned fund balance for the major funds met or exceeded the City financial policy requirements. Unassigned fund balance totaled \$13.8 million, or 12% of total general fund expenditures and can be used for future one-time nonrecurring expenditures.
- The City's total debt increased by \$40.2 million during the current fiscal year. The City issued \$67.1 million in certificate of obligation bonds, \$1.0 million of TWDB bonds, and \$6.0 million in right to use leases and SBITA payables.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

GOVERNMENT-WIDE FINANCIAL STATEMENTS

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

The *statement of net position* presents information on all of the City of San Marcos' assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of San Marcos is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but not used vacation leave).

The *statement of net position* and the *statement of activities* are prepared utilizing the accrual basis of accounting.

In the *statement of net position* and the *statement of activities*, the City's operations are divided into two kinds of activities:

- **Governmental activities** – Most of the City's basic services are reported here, including the police, fire, libraries, planning and development, transportation, parks and recreation, and general administration. Property tax, sales tax, and franchise fee revenues finance most of these activities.
- **Business-type activities** – The City charges a fee to customers to help cover all or most of the cost of certain services it provides. The City's electric, water and wastewater, airport, transit, drainage, and resource recovery funds are reported here.

The government-wide financial statements can be found on pages 7 – 11 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of San Marcos, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The fund financial statements provide detailed information about the most significant funds – not the City as a whole. Some funds are required to be established by state law and by bond covenants. However, the City establishes many other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants and other money. The City's two kinds of funds – governmental and proprietary – utilize different accounting approaches.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds are more narrow than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. The relationships or differences between governmental activities (reported in the statement of net position and the statement of activities) and governmental funds is detailed in a reconciliation following the fund financial statements.

The City of San Marcos maintains 30 individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the general fund, capital projects fund, and debt service fund, all of which are considered to be major funds. Data from the other 27 governmental funds are combined into a single, aggregated nonmajor fund presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in the ACFR. The basic governmental fund financial statements can be found on pages 12 – 16 of this report.

Proprietary funds. The City charges customers for certain services it provides. These services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the statement of net position and the statement of activities.

The City of San Marcos maintains six individual enterprise funds: electric, water and wastewater, airport, transit, stormwater drainage, and resource recovery. The fund financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the electric, water and wastewater, and stormwater drainage funds, all of which are considered to be major funds of the City. Data from the other three enterprise funds are combined into a single, aggregated nonmajor fund presentation. Individual fund data for each of these nonmajor enterprise funds is provided in the form of combining statements elsewhere in the ACFR. The basic proprietary funds financial statements can be found on pages 17 – 21 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 25 – 67 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report presents the combining statements referred to earlier in connection with nonmajor governmental and enterprise funds, comparative information for the general fund and budgetary information to demonstrate the City's budgetary compliance. Combining and individual fund statements and schedules can be found on pages 85 – 120 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The City's combined net position was \$587.1 million as of September 30, 2025, after the restatement. Analyzing the net position and net expenses of governmental and business-type activities separately, the governmental activities net position is \$170.6 million and the business-type activities net position is \$416.4 million. This analysis focuses on the net position (Table 1) and changes in net position of the City's governmental and business-type activities (Table 2).

The unrestricted balance as September 30, 2025 was \$172.0 million and the second largest portion of the City's net position (61%) reflects its net investment in capital assets (e.g., land, construction in progress, buildings, improvements, infrastructure, machinery, equipment, and right to use assets) less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Restricted net position represents resources that are subject to external restrictions as to the use of the funds.

TABLE 1
CITY OF SAN MARCOS' NET POSITION

	GOVERNMENTAL		BUSINESS-TYPE		TOTAL	
	ACTIVITIES		ACTIVITIES			
	2025	2024	2025	2024	2025	2024
Assets						
Current and other assets	\$ 174,213,647	\$ 171,730,803	\$ 364,720,062	\$ 298,080,556	\$ 538,933,709	\$ 469,811,359
Capital assets	308,916,034	300,448,240	404,518,452	388,273,983	713,434,486	688,722,223
Total assets	<u>483,129,681</u>	<u>472,179,043</u>	<u>769,238,514</u>	<u>686,354,539</u>	<u>1,252,368,195</u>	<u>1,158,533,582</u>
Deferred outflows of resources	<u>16,772,046</u>	<u>20,460,983</u>	<u>6,402,175</u>	<u>7,475,535</u>	<u>23,174,221</u>	<u>27,936,518</u>
Liabilities						
Long-term liabilities						
Due within one year	21,290,217	19,430,956	24,353,873	22,254,871	45,644,090	41,685,827
Due in more than one year	284,060,861	248,720,496	299,982,120	258,278,933	584,042,981	506,999,429
Other liabilities	17,752,089	47,594,231	27,727,509	46,738,277	45,479,598	94,332,508
Total liabilities	<u>323,103,167</u>	<u>315,745,683</u>	<u>352,063,502</u>	<u>327,272,081</u>	<u>675,166,669</u>	<u>643,017,764</u>
Deferred inflows of resources	<u>6,158,753</u>	<u>4,510,476</u>	<u>7,163,319</u>	<u>4,631,779</u>	<u>13,322,072</u>	<u>9,142,255</u>
Net position						
Net investment in capital assets	101,160,914	100,194,735	259,099,584	220,317,656	360,260,498	320,512,391
Restricted	48,725,302	40,132,352	6,020,411	-	54,745,713	40,132,352
Unrestricted	<u>20,753,591</u>	<u>32,056,780</u>	<u>151,293,873</u>	<u>141,608,558</u>	<u>172,047,464</u>	<u>173,665,338</u>
Total net position	<u>\$ 170,639,807</u>	<u>\$ 172,383,867</u>	<u>\$ 416,413,868</u>	<u>\$ 361,926,214</u>	<u>\$ 587,053,675</u>	<u>\$ 534,310,081</u>

Governmental activities. The City's governmental revenues increased when compared to the prior year by 1.8% or \$3.2 million. This increase is primarily due to increases in property taxes and charges for services.

One of the more significant governmental expenses for the City was in providing for public safety, which incurred expenses of \$59.6 million.

Business-type activities. Revenues of the City's business-type activities were \$187.8 million for the fiscal year ending September 30, 2025. Expenses for the City's business-type activities were \$147.2 million for the year, resulting in a net increase in net position of \$54.5 million, after the restatement. The net revenues are the result of several factors, including the following:

- The City's water and wastewater system recorded charges for services of \$72.1 million, which exceeded operating expenses of \$52.8 million. The most significant expenses of the Water and Wastewater Fund are \$20.2 million within contracted services for the operation of the surface water and wastewater treatment plants along with the cost of surface water and \$8.6 million in salaries and benefits. Per the City's financial policy, amounts above the required 90 days fund balance will be transferred into capital reserves and used to fund capital projects.
- The City's electric distribution system recorded charges for services of \$73.1 million. Total operating revenues exceeded operating expenses by \$10.8 million. The most significant expense of the electric fund was \$40.2 million for the purchase of power. Per the City's financial policy, amounts above the required fund balance equal to 90 days of operational expenses.
- The increase in net position from business-type activities was due to a combination of revenue and growth of customers in all utilities. In addition, rates were increased for all utilities, except for stormwater drainage.

Governmental and business-type activities increased the City's net position (Table 2) by \$52.7 million, after the restatement.

TABLE 2
CITY OF SAN MARCOS' CHANGES IN NET POSITION

	GOVERNMENTAL		BUSINESS-TYPE		TOTAL	
	ACTIVITIES		ACTIVITIES			
	2025	2024	2025	2024	2025	2024
REVENUES						
Program revenues:						
Charges for services	\$ 18,311,037	\$ 16,907,258	\$ 164,132,037	\$ 150,059,082	\$ 182,443,074	\$ 166,966,340
Operating grants and contributions	18,230,250	28,230,577	1,038,155	1,316,860	19,268,405	29,547,437
Capital grants and contributions	14,919,970	5,429,735	1,785,125	1,672,656	16,705,095	7,102,391
General revenues:						
Property taxes, levied for general purposes	66,023,384	62,184,233	-	-	66,023,384	62,184,233
Sales taxes	38,712,400	38,645,518	-	-	38,712,400	38,645,518
Franchise taxes	13,640,224	12,745,854	-	-	13,640,224	12,745,854
Hotel/motel taxes	4,269,774	5,134,548	-	-	4,269,774	5,134,548
Investment earnings	7,921,415	9,175,622	13,482,577	14,046,775	21,403,992	23,222,397
Other	2,267,675	2,662,315	7,327,181	14,486,991	9,594,856	17,149,306
Total revenues	<u>184,296,129</u>	<u>181,115,660</u>	<u>187,765,075</u>	<u>181,582,364</u>	<u>372,061,204</u>	<u>362,698,024</u>
EXPENSES						
General government	71,389,912	69,778,875	-	-	71,389,912	69,778,875
Public safety	59,611,029	54,219,579	-	-	59,611,029	54,219,579
Community service	30,340,527	30,227,243	-	-	30,340,527	30,227,243
Interest	8,935,684	7,950,435	-	-	8,935,684	7,950,435
Electric	-	-	68,151,791	65,064,453	68,151,791	65,064,453
Water and sewer	-	-	59,734,866	54,268,731	59,734,866	54,268,731
Airport	-	-	1,082,980	1,090,189	1,082,980	1,090,189
Drainage	-	-	7,460,966	7,424,226	7,460,966	7,424,226
Transit	-	-	2,607,070	2,783,799	2,607,070	2,783,799
Resource recovery	-	-	8,159,295	7,162,401	8,159,295	7,162,401
Total expenses	<u>170,277,152</u>	<u>162,176,132</u>	<u>147,196,968</u>	<u>137,793,799</u>	<u>317,474,120</u>	<u>299,969,931</u>
Increases (decreases) in net position before transfers	14,018,977	18,939,528	40,568,107	43,788,565	54,587,084	62,728,093
Transfers	<u>(14,254,294)</u>	<u>(9,927,104)</u>	<u>14,254,294</u>	<u>9,927,104</u>	<u>-</u>	<u>-</u>
Change in net position	(235,317)	9,012,424	54,822,401	53,715,669	54,587,084	62,728,093
NET POSITION - BEGINNING	<u>172,383,867</u>	<u>132,068,622</u>	<u>361,926,174</u>	<u>308,210,545</u>	<u>534,310,041</u>	<u>440,279,167</u>
RESTATEMENT OF BEGINNING NET POSITION	<u>(1,508,743)</u>	<u>31,302,821</u>	<u>(334,707)</u>	<u>-</u>	<u>(1,843,450)</u>	<u>31,302,821</u>
NET POSITION AT BEGINNING OF YEAR AS RESTATED	<u>170,875,124</u>	<u>163,371,443</u>	<u>361,591,467</u>	<u>308,210,545</u>	<u>532,466,591</u>	<u>471,581,988</u>
NET POSITION - ENDING	<u>\$ 170,639,807</u>	<u>\$ 172,383,867</u>	<u>\$ 416,413,868</u>	<u>\$ 361,926,214</u>	<u>\$ 587,053,675</u>	<u>\$ 534,310,081</u>

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

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

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

As of the end of the current fiscal year, the City of San Marcos' governmental funds reported combined fund balances of \$151.6 million, an increase of \$15.4 million in comparison with the prior year. Approximately \$13.8 million or 9% of this total amount constitutes unassigned fund balance, which is available for use within the City's fund designation and fiscal policies. The City has also assigned an amount for unexpected emergencies and unforeseen revenue shortfalls of \$26.7 million or 25% of operational expenditures based on the FY 2025 adopted budget financial policy. The remainder of fund balance is restricted to indicate that it is not available for new spending because it has already been committed 1) to liquidate contracts and purchase prepaid expenses of the prior period, 2) to pay debt service, 3) for capital projects, 4) to be used for general government, or 5) to be used for community services.

The general fund is the main operating fund of the City of San Marcos. At the end of the current fiscal year, unassigned fund balance of the general fund was \$13.8 million, while total fund balance reached \$41.3 million. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Assigned fund balance of \$25.7 million is 25% of fiscal year 2025 expenditures, excluding non-recurring expenditures. This amount has been assigned by management, under the City's financial policy, for emergencies. Amounts in excess of the 25% threshold are shown as unassigned fund balance in the amount of \$13.8 million which represents an additional 12% of the City's operating expenditures.

In the general fund, the City originally budgeted for a net decrease to fund balance of \$10.1 million, but only decreased fund balance by \$2.6 million. This variance is attributable to actual expenditures being less than originally budgeted by \$6.1 million. A major contributor to the variance is the \$2.2 million positive variance in property taxes due to increased property values.

The debt service fund balance increased by \$1.7 million from 2024 to 2025. This increase was primarily attributed to an increase in property tax revenue higher than anticipated, and an additional \$0.4 million of investment earnings over budget.

The capital projects fund balance increased by \$10.3 million primarily due to the issuance of bonds for approved projects and interest earnings.

In special revenue funds, fund balance increased by \$5.9 million. This increase is attributable to \$3.1 million in developer contributions and increases in TIRZ taxes over expenditures of \$1.8 million.

TABLE 3
GOVERNMENTAL TAX REVENUES

	2025	2024	INCREASE (DECREASE)
Property	\$ 66,023,384	\$ 62,184,233	\$ 3,839,151
Sales	38,712,400	38,645,518	66,882
Franchise	13,640,224	12,745,854	894,370
Hotel/motel	4,269,774	5,134,548	(864,774)
Mixed drink	629,183	632,685	(3,502)
	\$ 123,274,965	\$ 119,342,838	\$ 3,932,127

Other factors concerning the finances of governmental funds have already been addressed in the discussion of the City’s governmental activities in the government-wide financial statements.

Proprietary funds. The City of San Marcos’ proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of water and wastewater fund at the end of the year amounted to \$87.0 million, those for the electric fund amounted to \$54.7 million, and the stormwater drainage fund amounted to \$5.1 million. Other factors concerning the finances of these three funds have already been discussed in the discussion of the City of San Marcos’ business-type activities in the government-wide financial statements.

GENERAL FUND BUDGETARY HIGHLIGHTS

During the fiscal year, City Council approved budget amendments that increased the original expenditure budget. The main contributor to the expenditure budget increase by \$2.6 million was to adjust for the carryforward of outstanding obligations to vendors from the previous fiscal year.

For FY 2025, actual expenditures were \$113.8 million compared to the final budget amount of \$117.3 million. The original adopted budget included a decrease in fund balance of \$10.1 million to meet budgeted operating expenditures yet the City ended with a negative net change in fund balance of \$2.6 million due to savings achieved through managed hiring, salary savings and conservative spending throughout the year.

For FY 2025, actual revenues were \$115.7 million as compared to the final budget amount of \$113.0 million. The increase is primarily due to the incline of ad valorem taxes. The increase in ad valorem taxes was due to increased property valuations.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets. At the end of the fiscal year 2025, the City had \$713.4 million invested in a broad range of capital assets, including police and fire equipment, buildings, park facilities, roads, bridges, and water and wastewater lines (See Table 4). For more detailed information on capital assets, please refer to the accompanying notes pages 42 – 43.

TABLE 4
CITY OF SAN MARCOS’ CAPITAL ASSETS AT YEAR-END
(Net of accumulated depreciation)

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2025	2024	2025	2024	2025	2024
Land	\$ 35,214,172	\$ 35,174,832	\$ 7,306,265	\$ 7,306,265	\$ 42,520,437	\$ 42,481,097
Buildings	52,344,086	45,486,946	32,457,978	33,237,179	84,802,064	78,724,125
Improvements other than buildings	105,349,776	94,523,199	105,415,560	89,135,772	210,765,336	183,658,971
Equipment	10,313,900	8,746,677	8,300,081	6,551,975	18,613,981	15,298,652
Right to use	7,967,040	6,458,271	3,414,787	2,494,131	11,381,827	8,952,402
Construction in progress	65,013,316	80,579,667	247,623,781	249,548,661	312,637,097	330,128,328
Infrastructure	32,713,744	29,478,648	-	-	32,713,744	29,478,648
Total capital assets	<u>\$ 308,916,034</u>	<u>\$ 300,448,240</u>	<u>\$ 404,518,452</u>	<u>\$ 388,273,983</u>	<u>\$ 713,434,486</u>	<u>\$ 688,722,223</u>

Long-term liabilities. At year end, the City had \$558.6 million in general obligation bonds, combination tax and revenue certificates of obligations, right to use leases and SBITA payables, note payable, lease payable, and revenue bonds outstanding as compared to \$518.4 million at the end of the prior fiscal year, an increase of 7.8%. For more detailed information on long term liabilities, please refer to the accompanying notes on pages 44-49.

TABLE 5
CITY OF SAN MARCOS' OUTSTANDING DEBT AT YEAR-END

	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		TOTAL	
	2025	2024	2025	2024	2025	2024
General obligation bonds	\$ 226,896,000	\$ 211,152,000	\$ -	\$ -	\$ 226,896,000	\$ 211,152,000
Discount on bonds	(424,502)	(440,829)	-	-	(424,502)	(440,829)
Premium on bonds	10,703,020	10,294,139	19,027,719	19,168,676	29,730,739	29,462,815
Deferred amounts on refundings	(669,354)	(736,419)	(2,826,844)	(3,376,567)	(3,496,198)	(4,112,986)
General obligation bonds - privately placed	2,965,000	3,565,000	-	-	2,965,000	3,565,000
Right to use SBITA payable	1,528,120	611,668	768,509	116,823	2,296,629	728,491
Notes payable	-	-	4,055,000	4,165,000	4,055,000	4,165,000
Lease payable	7,090,001	5,973,619	6,393,977	6,851,446	13,483,978	12,825,065
Revenue bonds	-	-	12,889,725	13,257,679	12,889,725	13,257,679
Revenue bonds - privately placed	-	-	270,240,000	247,830,000	270,240,000	247,830,000
Total debt	\$ 248,088,285	\$ 230,419,178	\$ 310,548,086	\$ 288,013,057	\$ 558,636,371	\$ 518,432,235

The City has maintained an AA rating from Standard & Poor’s Corporation since 2014 on its tax supported debt. The City is permitted by Article XI, Section 5, of the State of Texas Constitution to levy taxes up to \$2.50 per \$100 assessed valuation for general governmental services including the payment of principal and interest on general obligation long-term debt. The current ratio of net tax-supported debt to assessed value of all taxable property is 2.0%.

The City sponsors an employee benefit plan that provides partially self-insured medical and self-insured dental coverage to employees and voluntary coverage to their participating dependents. The plan is designed to provide a specified level of coverage, with excess insurance coverage provided by specific and aggregate reinsurance. The City’s maximum medical claim exposure is limited to \$150,000 in claims per covered person and a dental benefit of \$1,250 per covered person per year. Aggregate coverage based on a monthly enrollment limits the medical claims exposure. Claim liability was \$1,234,639 at September 30, 2025, compared to \$940,745 at September 30, 2024.

ECONOMIC FACTORS AND CURRENT YEAR BUDGETS AND RATES

The development of the FY 2025 budget represents the annual financial plan to address the shared community goals and desired outcomes developed throughout the budget process. That process began in January 2024, when the Mayor, City Council, and City staff collaborated to discuss the City’s Strategic Plan and to develop priorities for the FY 2025 budget during a successful Visioning session.

This budget is tied to the strategic goals identified for our community in the Strategic Plan. These goals include: Quality of Life and Sense of Place; Economic Vitality; Public Safety, Core Services, and Fiscal Excellence; Mobility and Connectivity; and Environmental Protection. These goals serve as a roadmap for decision-making and resource allocation as the needs of our growing city are prioritized.

In March 2024, City Council provided further budget direction through the adoption of the Fiscal Year 2025 Budget Policy Statement. The Budget Policy Statement provides guidance and parameters that staff follow in preparation of the annual budget.

The FY 2025 Adopted Budget is in balance and complies with the fund balance, revenue, and expense framework laid out in the Budget Policy Statement. The budget focuses on core services, which includes continued support of our employees as they are an essential part of providing services to the San Marcos community. A compensation study was initiated during FY 2023 and finalized shortly after the beginning of FY 2024. The study ensured the City is fairly and competitively compensating its employees to attract and maintain a talented workforce. The study also assisted in developing a compensation philosophy that identifies what we want to achieve through employee compensation and creates a framework for consistency. An Employee Engagement Survey following the implementation of the compensation and benefits study showed a significant improvement in employees' perception of their compensation. The City saw a drastic decline in vacancy rates, from 10% in FY 2023 to a rate of 6% in FY 2025. The next Employee Engagement Survey will be conducted in 2026.

The FY 2025 budget adds a total of 15 positions that will assist the City in meeting the needs of our growing community. The budget includes funding to add 3 positions to Police and 5 positions throughout the City by departments either reducing their operating expenses or increasing their revenues (budget neutral adds). 2 positions were absorbed within the general fund that were previously funded by other funding sources. These new positions were added following a collaborative effort from department directors that prioritized the positions based on available capacity.

The budget keeps the tax rate the same as the prior year at 60.30 cents per \$100 of assessed valuation. The tax rate has not changed since FY 2022. In FY 2025, citizen tax bills will reflect 60.30 cents per \$100 of assessed property value. Based on this rate, an owner of a home valued at \$100,000 will pay approximately \$603 in city property taxes. In January 2022, City Council approved a \$15,000 homestead property tax exemption for residents and increased the 65 years of age and disability homestead property tax exemption from \$25,000 to \$35,000.

The City's largest general fund revenue source is sales tax generated from a well-balanced variety of business categories including automotive, construction, food stores, hotels/motels, department stores, retail stores, restaurants, utilities, and rentals. In FY 2025, the City recognized over \$38.7 million in sales tax collections, which is over 33.5% of the total revenue recognized in the general fund. With the trends in mind, the City has budgeted sales tax conservatively for FY 2026.

The Water/Wastewater Utility continues to move forward to secure the future water supply for the next 50 years. Rates have been increased steadily, in small annual increments, over the past 5 years in preparation for a construction pipeline which will bring up to 27 million gallons of water each day to the cities of Kyle, Buda and San Marcos from the Carrizo-Wilcox Aquifer. In December 2024, SMTX Utilities started receiving water from Alliance Regional Water Authority's Carrizo Water Treatment Plant. The FY 2025 adopted budget includes revenue of \$68.1 million for charges of services. A rate increase of 5% was recommended by the Citizen Utility Advisory Board (CUAB) and adopted for FY 2025. Revenues are budgeted based on system and customer anticipated growth and historical trends.

The Electric Utility continues to support the City's growth by upgrading and expanding its infrastructure. San Marcos maintains some of the lowest electric rates in Texas, with a 99.97% system reliability rate and a 210-megawatt capacity. The FY 2025 adopted budget includes revenue of \$75.8 million for charges for services. An effective rate increase of 5.5% was recommended by the CUAB and adopted for FY 2025. Revenues are budgeted based on system and customer anticipated growth and historical trends combined with the rate increase.

The City is committed to the application of sound fiscal management and sustainability in the budgeting process.

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 financial information, contact the Finance Department, at the City of San Marcos, 630 East Hopkins, San Marcos, Texas 78666.



BASIC FINANCIAL STATEMENTS



CITY OF SAN MARCOS, TEXAS

STATEMENT OF NET POSITION

September 30, 2025

	GOVERNMENTAL ACTIVITIES	BUSINESS- TYPE ACTIVITIES	TOTAL
ASSETS			
Cash and cash equivalents	\$ 38,878,960	\$ 23,560,004	\$ 62,438,964
Investments	122,191,294	300,662,262	422,853,556
Receivables - net of allowances for uncollectibles:			
Taxes	2,434,570	-	2,434,570
Accounts	7,615,505	22,095,913	29,711,418
Due from other governments	2,286,858	-	2,286,858
Inventories	736,854	12,239,391	12,976,245
Prepaid items	69,606	46,247	115,853
Lease receivable	-	6,116,245	6,116,245
Capital assets:			
Land	35,214,172	7,306,265	42,520,437
Construction in progress	65,013,316	247,623,781	312,637,097
Buildings	70,588,195	38,979,338	109,567,533
Improvements other than buildings	261,072,492	319,494,859	580,567,351
Equipment	51,457,359	27,277,041	78,734,400
Infrastructure	64,404,741	-	64,404,741
Right to use assets	12,261,672	5,345,874	17,607,546
Less accumulated depreciation	<u>(251,095,913)</u>	<u>(241,508,706)</u>	<u>(492,604,619)</u>
Total assets	<u>483,129,681</u>	<u>769,238,514</u>	<u>1,252,368,195</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pension	14,648,609	3,223,922	17,872,531
Deferred outflows related to TMRS SDBF	269,951	69,864	339,815
Deferred outflows related to retiree healthcare	1,184,132	281,545	1,465,677
Deferred charge on bond refunding	<u>669,354</u>	<u>2,826,844</u>	<u>3,496,198</u>
Total deferred outflows of resources	<u>16,772,046</u>	<u>6,402,175</u>	<u>23,174,221</u>

(continued)

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



CITY OF SAN MARCOS, TEXAS

STATEMENT OF ACTIVITIES

For the year ended September 30, 2025

FUNCTIONS/PROGRAMS	EXPENSES	PROGRAM REVENUE		
		CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS AND CONTRIBUTIONS
Primary Government				
Governmental activities				
General government	\$ 71,389,912	\$ 14,136,800	\$ 5,687,436	\$ 5,472,000
Public safety	59,611,029	1,580,629	565,484	475,673
Community service	30,340,527	2,593,608	11,977,330	8,972,297
Interest	8,935,684	-	-	-
Total governmental activities	<u>170,277,152</u>	<u>18,311,037</u>	<u>18,230,250</u>	<u>14,919,970</u>
Business-type activities				
Electric	68,151,791	73,072,189	-	1,785,125
Water and wastewater	59,734,866	72,073,188	-	-
Airport	1,082,980	882,428	-	-
Drainage	7,460,966	9,870,740	-	-
Transit	2,607,070	-	1,038,155	-
Resource recovery	8,159,295	8,233,492	-	-
Total business-type activities	<u>147,196,968</u>	<u>164,132,037</u>	<u>1,038,155</u>	<u>1,785,125</u>
Total government	<u>\$ 317,474,120</u>	<u>\$ 182,443,074</u>	<u>\$ 19,268,405</u>	<u>\$ 16,705,095</u>

General Revenues

Taxes:

 Property taxes

 Sales taxes

 Franchise taxes

 Hotel/motel taxes

 Other taxes

Investment earnings

Miscellaneous

Gain on sale of assets

Transfers

 Total general revenues and transfers

 Change in net position

NET POSITION - BEGINNING

RESTATEMENT OF BEGINNING NET POSITION

NET POSITION AT BEGINNING OF YEAR - AS RESTATED

NET POSITION - ENDING

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

NET (EXPENSES) REVENUES AND CHANGES IN NET POSITION

PRIMARY GOVERNMENT

<u>GOVERNMENTAL ACTIVITIES</u>	<u>BUSINESS- TYPE ACTIVITIES</u>	<u>TOTAL</u>
\$ (46,093,676)	\$ -	\$ (46,093,676)
(56,989,243)	-	(56,989,243)
(6,797,292)	-	(6,797,292)
<u>(8,935,684)</u>	<u>-</u>	<u>(8,935,684)</u>
<u>(118,815,895)</u>	<u>-</u>	<u>(118,815,895)</u>
-	6,705,523	6,705,523
-	12,338,322	12,338,322
-	(200,552)	(200,552)
-	2,409,774	2,409,774
-	(1,568,915)	(1,568,915)
-	<u>74,197</u>	<u>74,197</u>
-	<u>19,758,349</u>	<u>19,758,349</u>
<u>(118,815,895)</u>	<u>19,758,349</u>	<u>(99,057,546)</u>
66,023,384	-	66,023,384
38,712,400	-	38,712,400
13,640,224	-	13,640,224
4,269,774	-	4,269,774
629,183	-	629,183
7,921,415	13,482,577	21,403,992
716,016	7,323,541	8,039,557
922,476	3,640	926,116
<u>(14,254,294)</u>	<u>14,254,294</u>	<u>-</u>
<u>118,580,578</u>	<u>35,064,052</u>	<u>153,644,630</u>
<u>(235,317)</u>	<u>54,822,401</u>	<u>54,587,084</u>
<u>172,383,867</u>	<u>361,926,174</u>	<u>534,310,041</u>
<u>(1,508,743)</u>	<u>(334,707)</u>	<u>(1,843,450)</u>
<u>170,875,124</u>	<u>361,591,467</u>	<u>532,466,591</u>
<u>\$ 170,639,807</u>	<u>\$ 416,413,868</u>	<u>\$ 587,053,675</u>

CITY OF SAN MARCOS, TEXAS

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2025

	GENERAL FUND	CAPITAL PROJECTS FUND	DEBT SERVICE FUND	OTHER GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS
ASSETS					
Cash and cash equivalents	\$ 5,521,423	\$ 1,639,261	\$ 2,430,216	\$ 29,142,820	\$ 38,733,720
Investments	37,514,162	61,629,311	12,774,770	4,566,814	116,485,057
Receivables - net of allowances for uncollectibles					
Taxes, net	1,070,174	-	543,712	820,684	2,434,570
Accounts	4,708,784	30,956	1,869,332	1,002,947	7,612,019
Due from other funds	523,157	-	-	-	523,157
Due from other governments	-	-	-	2,286,858	2,286,858
Inventories	736,854	-	-	-	736,854
Prepays	58,189	-	-	11,417	69,606
Total assets	\$ 50,132,743	\$ 63,299,528	\$ 17,618,030	\$ 37,831,540	\$ 168,881,841
LIABILITIES					
Accounts payable	\$ 1,120,106	\$ 1,783,901	\$ 1,495	\$ 3,716,690	\$ 6,622,192
Accrued liabilities	4,477,619	-	-	18,891	4,496,510
Unearned revenue	2,189,917	-	-	1,939,276	4,129,193
Customer deposits					
Due to other funds	-	-	-	523,157	523,157
Total liabilities	7,787,642	1,783,901	1,495	6,198,014	15,771,052
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	1,020,817	-	524,759	-	1,545,576
FUND BALANCES					
Nonspendable:					
Inventories	736,854	-	-	-	736,854
Prepays	58,189	-	-	11,417	69,606
Restricted for:					
Court technology	-	-	-	52,502	52,502
Court security	-	-	-	77,927	77,927
Consolidated court security and technology	-	-	-	12,458	12,458
Seized assets	-	-	-	208,303	208,303
Public safety	-	-	-	162,225	162,225
Juvenile case manager	-	-	-	50,874	50,874
Community services	-	-	-	31,069,237	31,069,237
Capital projects	-	61,515,627	-	-	61,515,627
Debt service	-	-	17,091,776	-	17,091,776
Assigned for emergencies/unforeseen expenditures	26,741,354	-	-	-	26,741,354
Unassigned	13,787,887	-	-	(11,417)	13,776,470
Total fund balances	41,324,284	61,515,627	17,091,776	31,633,526	151,565,213
Total liabilities, deferred inflows of resources and fund balances	\$ 50,132,743	\$ 63,299,528	\$ 17,618,030	\$ 37,831,540	\$ 168,881,841

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

CITY OF SAN MARCOS, TEXAS

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

September 30, 2025

Total fund balances - total governmental funds	\$ 151,565,213
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in this fund financial statement, but are reported in the governmental activities of the statement of net position.	308,916,034
Certain other long-term assets related to unavailable property taxes and prepaids are not available to pay for current period expenditures and therefore, are not reported in this fund financial statement, but are reported in the governmental activities of the statement of net position.	1,545,576
The assets and liabilities of the internal service fund are not included in the fund financial statement, but are included in the governmental activities of the statement of net position.	4,442,308
Long-term liabilities including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	<u>(295,829,324)</u>
Net position of governmental activities - statement of net position	<u>\$ 170,639,807</u>

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

CITY OF SAN MARCOS, TEXAS

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

For the year ended September 30, 2025

	<u>GENERAL FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>DEBT SERVICE FUND</u>	<u>OTHER GOVERNMENTAL FUNDS</u>	<u>TOTAL GOVERNMENTAL FUNDS</u>
REVENUES					
Taxes	\$ 94,352,375	\$ -	\$ 14,096,849	\$ 14,882,230	\$ 123,331,454
Licenses and permits	5,156,002	-	-	-	5,156,002
Fees and penalties	1,194,113	-	-	127,644	1,321,757
Charges for services	9,760,001	-	-	1,522,667	11,282,668
Intergovernmental	1,598,962	475,673	3,705,143	18,363,723	24,143,501
Interest on investments	2,587,223	3,057,796	990,288	954,003	7,589,310
Contributions and donations	85,000	-	-	-	85,000
Miscellaneous	<u>974,089</u>	<u>299,371</u>	<u>-</u>	<u>3,442,888</u>	<u>4,716,348</u>
Total revenues	<u>115,707,765</u>	<u>3,832,840</u>	<u>18,792,280</u>	<u>39,293,155</u>	<u>177,626,040</u>
EXPENDITURES					
Current:					
General government	34,139,077	1,735,501	-	17,739,063	53,613,641
Public safety	52,556,385	-	-	565,037	53,121,422
Community service	18,271,024	-	-	8,661,162	26,932,186
Capital outlay	6,861,950	14,290,566	-	2,120,248	23,272,764
Debt service:					
Principal	1,845,457	81,545	12,130,000	1,075,091	15,132,093
Interest and fiscal charges	153,473	-	6,419,576	2,248,522	8,821,571
Bond issuance cost	<u>-</u>	<u>771,469</u>	<u>9,008</u>	<u>-</u>	<u>780,477</u>
Total expenditures	<u>113,827,366</u>	<u>16,879,081</u>	<u>18,558,584</u>	<u>32,409,123</u>	<u>181,674,154</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,880,399</u>	<u>(13,046,241)</u>	<u>233,696</u>	<u>6,884,032</u>	<u>(4,048,114)</u>
OTHER FINANCING SOURCES (USES)					
Transfers in	-	6,774,330	1,737,779	252,749	8,764,858
Transfers out	(8,607,072)	(12,961,111)	(265,000)	(1,185,969)	(23,019,152)
Proceeds from lease purchase agreements	373,459	-	-	-	373,459
Other financing sources - SBITAs	1,130,498	-	-	-	1,130,498
Other financing sources - leases	2,694,970	-	-	-	2,694,970
Sale of assets	43,115	-	-	-	43,115
Insurance recoveries	-	175,004	-	-	175,004
Proceeds from bond issuance	-	28,110,000	-	-	28,110,000
Premium (discount) on debt issued	<u>-</u>	<u>1,216,469</u>	<u>-</u>	<u>-</u>	<u>1,216,469</u>
Total other financing sources (uses)	<u>(4,365,030)</u>	<u>23,314,692</u>	<u>1,472,779</u>	<u>(933,220)</u>	<u>19,489,221</u>
Net change in fund balances	(2,484,631)	10,268,451	1,706,475	5,950,812	15,441,107
FUND BALANCES - BEGINNING	<u>43,808,915</u>	<u>51,247,176</u>	<u>15,385,301</u>	<u>25,682,714</u>	<u>136,124,106</u>
FUND BALANCES - ENDING	<u>\$ 41,324,284</u>	<u>\$ 61,515,627</u>	<u>\$ 17,091,776</u>	<u>\$ 31,633,526</u>	<u>\$ 151,565,213</u>

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

CITY OF SAN MARCOS, TEXAS

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

For the year ended September 30, 2025

Net change in fund balances - total governmental funds	\$ 15,441,107
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay and contributions exceeded depreciation expense.	8,467,794
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	(56,488)
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.	(18,393,303)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	(1,930,799)
The change in the net pension liability, other postemployment benefit liabilities, and the related deferred inflows and outflows does not consume a current financial resource and are therefore not reported as expenditures in the governmental funds.	(1,330,871)
Internal service funds are used by management to charge the costs of certain activities to individual funds. The net revenue (expense) is reported with governmental activities.	<u>(2,432,757)</u>
Change in net position of governmental activities	<u>\$ (235,317)</u>

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

CITY OF SAN MARCOS, TEXAS

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL - GENERAL FUND**

For the year ended September 30, 2025

	BUDGETED AMOUNTS		ACTUAL AMOUNTS	VARIANCE WITH FINAL BUDGET - POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Taxes	\$ 92,179,947	\$ 92,179,947	\$ 94,352,375	\$ 2,172,428
Licenses and permits	5,156,002	5,533,298	5,156,002	(377,296)
Fines and penalties	1,194,113	1,106,763	1,194,113	87,350
Charges for services	9,856,927	9,866,927	9,760,001	(106,926)
Intergovernmental	1,160,068	1,160,068	1,598,962	438,894
Interest on investments	2,027,500	2,027,500	2,587,223	559,723
Contributions and donations	85,000	85,000	85,000	-
Miscellaneous	<u>1,057,501</u>	<u>1,047,501</u>	<u>974,089</u>	<u>(73,412)</u>
Total revenues	<u>112,717,058</u>	<u>113,007,004</u>	<u>115,707,765</u>	<u>2,700,761</u>
EXPENDITURES				
Current:				
General government	39,366,430	40,328,115	34,139,077	6,189,038
Public safety	52,347,424	52,816,287	52,556,385	259,902
Community service	19,977,519	20,332,492	18,271,024	2,061,468
Capital outlay	2,898,512	3,811,985	6,861,950	(3,049,965)
Debt service:				
Principal	-	-	1,845,457	(1,845,457)
Interest	<u>-</u>	<u>-</u>	<u>153,473</u>	<u>(153,473)</u>
Total expenditures	<u>114,589,885</u>	<u>117,288,879</u>	<u>113,827,366</u>	<u>3,461,513</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,872,827)</u>	<u>(4,281,875)</u>	<u>1,880,399</u>	<u>6,162,274</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	(8,553,770)	(8,493,770)	(8,607,072)	(113,302)
Proceeds from lease purchase agreements	-	-	373,459	373,459
Other financing sources - SBITAs	-	-	1,130,498	1,130,498
Other financing sources - leases	-	-	2,694,970	2,694,970
Sale of assets	<u>107,500</u>	<u>107,500</u>	<u>43,115</u>	<u>(64,385)</u>
Total other financing sources (uses)	<u>(8,446,270)</u>	<u>(8,386,270)</u>	<u>(4,365,030)</u>	<u>4,021,240</u>
Net change in fund balances	(10,319,097)	(12,668,145)	(2,484,631)	10,183,514
FUND BALANCES - BEGINNING	<u>43,808,915</u>	<u>43,808,915</u>	<u>43,808,915</u>	<u>-</u>
FUND BALANCES - ENDING	<u>\$ 33,489,818</u>	<u>\$ 31,140,770</u>	<u>\$ 41,324,284</u>	<u>\$ 10,183,514</u>

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

CITY OF SAN MARCOS, TEXAS

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS**

September 30, 2025

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS					GOVERNMENTAL
	ELECTRIC	WATER AND WASTEWATER	STORMWATER DRAINAGE	OTHER ENTERPRISE	TOTAL	INTERNAL SERVICE
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES						
CURRENT ASSETS						
Cash and cash equivalents	\$ 6,424,732	\$ 6,364,406	\$ 10,379,786	\$ 391,080	\$ 23,560,004	\$ 145,240
Investments	74,537,795	177,444,893	44,375,851	4,303,723	300,662,262	5,706,237
Receivables - net of allowances for uncollectibles	10,239,014	8,635,210	1,193,524	2,028,165	22,095,913	3,486
Lease receivable	-	-	-	280,937	280,937	-
Due from other funds	-	260,631	-	-	260,631	-
Due from other governments	-	-	-	-	-	-
Inventories	10,448,158	1,791,233	-	-	12,239,391	-
Prepaid items	<u>28,872</u>	<u>17,375</u>	<u>-</u>	<u>-</u>	<u>46,247</u>	<u>-</u>
Total current assets	<u>101,678,571</u>	<u>194,513,748</u>	<u>55,949,161</u>	<u>7,003,905</u>	<u>359,145,385</u>	<u>5,854,963</u>
NONCURRENT ASSETS						
Capital assets:						
Land	1,252,765	3,901,826	1,498,534	653,140	7,306,265	-
Buildings	16,480,892	16,727,150	1,431,551	4,339,745	38,979,338	-
Improvements other than buildings	63,373,049	220,433,413	25,731,682	9,956,715	319,494,859	-
Furnishings and equipment	9,729,215	13,746,654	3,263,442	537,730	27,277,041	-
Right to use assets	1,865,612	2,956,722	424,124	99,416	5,345,874	-
Construction in progress	<u>76,522,329</u>	<u>134,713,182</u>	<u>36,388,270</u>	<u>-</u>	<u>247,623,781</u>	<u>-</u>
Totals	169,223,862	392,478,947	68,737,603	15,586,746	646,027,158	-
Less accumulated depreciation	<u>(34,997,649)</u>	<u>(178,529,869)</u>	<u>(16,054,743)</u>	<u>(11,926,445)</u>	<u>(241,508,706)</u>	<u>-</u>
Total capital assets - net of accumulated depreciation	<u>134,226,213</u>	<u>213,949,078</u>	<u>52,682,860</u>	<u>3,660,301</u>	<u>404,518,452</u>	<u>-</u>
Lease receivable	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,835,308</u>	<u>5,835,308</u>	<u>-</u>
Total noncurrent assets	<u>134,226,213</u>	<u>213,949,078</u>	<u>52,682,860</u>	<u>9,495,609</u>	<u>410,353,760</u>	<u>-</u>
Total assets	<u>235,904,784</u>	<u>408,462,826</u>	<u>108,632,021</u>	<u>16,499,514</u>	<u>769,499,145</u>	<u>5,854,963</u>
DEFERRED OUTFLOWS OF RESOURCES						
Deferred outflows - pension	1,684,058	1,392,397	95,742	51,725	3,223,922	-
Deferred outflows - TMRS SDBF	38,310	29,468	836	1,250	69,864	-
Deferred outflows - retiree healthcare	140,373	117,179	13,939	10,054	281,545	-
Deferred charge on refunding	<u>464,621</u>	<u>1,998,470</u>	<u>363,753</u>	<u>-</u>	<u>2,826,844</u>	<u>-</u>
Total deferred outflows of resources	<u>2,327,362</u>	<u>3,537,514</u>	<u>474,270</u>	<u>63,029</u>	<u>6,402,175</u>	<u>-</u>
Total assets and deferred outflows of resources	<u>\$ 238,232,146</u>	<u>\$ 412,000,340</u>	<u>\$ 109,106,291</u>	<u>\$ 16,562,543</u>	<u>\$ 775,901,320</u>	<u>\$ 5,854,963</u>

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

CITY OF SAN MARCOS, TEXAS

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS**

September 30, 2025

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS					GOVERNMENTAL
	ELECTRIC	WATER AND	STORMWATER	OTHER	TOTAL	INTERNAL
		WASTEWATER	DRAINAGE	ENTERPRISE		SERVICE
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION						
CURRENT LIABILITIES						
Accounts payable	\$ 5,835,090	\$ 6,286,732	\$ 889,701	\$ 1,607,289	\$ 14,618,812	\$ 44,981
Accrued liabilities	404,541	385,674	76,055	73,203	939,473	68,449
Due to other funds	-	-	-	260,631	260,631	-
Unearned revenue	39,029	-	3,372,770	-	3,411,799	-
Claims payable	-	-	-	-	-	1,299,225
Customer deposits	3,893,090	3,163,809	1,179	359,450	7,417,528	-
Accrued interest payable	356,437	777,992	205,468	-	1,339,897	-
Compensated absences	321,955	277,104	62,269	37,752	699,080	-
OPEB liability - TMRS SDBF	45,969	38,102	4,064	2,986	91,121	-
OPEB liability - retiree healthcare	117,178	98,646	13,182	9,340	238,346	-
Current maturities of long-term liabilities	6,269,505	13,224,810	3,811,274	19,737	23,325,326	-
Total current liabilities	<u>17,282,794</u>	<u>24,252,869</u>	<u>8,435,962</u>	<u>2,370,388</u>	<u>52,342,013</u>	<u>1,412,655</u>
NONCURRENT LIABILITIES						
Net pension liability	4,389,361	3,629,169	249,545	134,820	8,402,895	-
OPEB liability - TMRS SDBF	137,908	114,307	12,193	8,956	273,364	-
OPEB liability - retiree healthcare	351,533	295,936	39,547	28,019	715,035	-
Compensated absences	178,044	257,779	46,507	58,892	541,222	-
Long-term liabilities	87,774,881	156,251,266	45,970,318	53,139	290,049,604	-
Total noncurrent liabilities	<u>92,831,727</u>	<u>160,548,457</u>	<u>46,318,110</u>	<u>283,826</u>	<u>299,982,120</u>	<u>-</u>
Total liabilities	<u>110,114,521</u>	<u>184,801,326</u>	<u>54,754,072</u>	<u>2,654,214</u>	<u>352,324,133</u>	<u>1,412,655</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows - leases	-	-	-	5,807,346	5,807,346	-
Deferred inflows - pension	399,387	330,217	22,706	12,267	764,577	-
Deferred inflows - TMRS SDBF	62,707	49,531	1,955	2,057	116,250	-
Deferred inflows - retiree healthcare	250,666	202,342	12,055	10,083	475,146	-
Total deferred inflows of resources	<u>712,760</u>	<u>582,090</u>	<u>36,716</u>	<u>5,831,753</u>	<u>7,163,319</u>	<u>-</u>
NET POSITION						
Net investment in capital assets	72,706,323	133,559,787	49,246,049	3,587,425	259,099,584	-
Restricted - construction	-	6,020,411	-	-	6,020,411	-
Unrestricted	54,698,542	87,036,726	5,069,454	4,489,151	151,293,873	4,442,308
Total net position	<u>127,404,865</u>	<u>226,616,924</u>	<u>54,315,503</u>	<u>8,076,576</u>	<u>416,413,868</u>	<u>4,442,308</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 238,232,146</u>	<u>\$ 412,000,340</u>	<u>\$ 109,106,291</u>	<u>\$ 16,562,543</u>	<u>\$ 775,901,320</u>	<u>\$ 5,854,963</u>

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

CITY OF SAN MARCOS, TEXAS

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

For the year ended September 30, 2025

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS				GOVERNMENTAL ACTIVITIES	
	ELECTRIC	WATER AND WASTEWATER	STORMWATER DRAINAGE	OTHER ENTERPRISE	TOTAL	INTERNAL SERVICE
OPERATING REVENUES						
Charges for services	\$ 73,072,189	\$ 72,073,188	\$ 9,870,740	\$ 9,115,920	\$ 164,132,037	\$ -
Intergovernmental	-	-	-	1,038,155	1,038,155	-
Employer contributions	-	-	-	-	-	9,585,227
Employee contributions	-	-	-	-	-	2,744,005
Pharmacy rebates	-	-	-	-	-	161,366
Miscellaneous	3,619,830	2,895,700	-	808,011	7,323,541	2,175
Total operating revenues	<u>76,692,019</u>	<u>74,968,888</u>	<u>9,870,740</u>	<u>10,962,086</u>	<u>172,493,733</u>	<u>12,492,773</u>
OPERATING EXPENSES						
Purchased power	40,206,702	-	-	-	40,206,702	-
Personnel services	8,828,374	8,571,488	1,813,876	1,160,931	20,374,669	-
Contracted services	3,704,845	20,208,674	398,770	9,454,707	33,766,996	-
Materials and supplies	946,600	2,325,104	220,417	196,172	3,688,293	-
Indirect costs	-	5,982,968	1,926,623	-	7,909,591	-
Claims	-	-	-	-	-	12,939,718
Other charges	8,202,954	6,792,612	-	725,701	15,721,267	2,317,913
Other supplies and expenses	-	-	-	-	-	-
Depreciation	4,016,422	8,947,074	1,693,063	310,884	14,967,443	-
Total operating expenses	<u>65,905,897</u>	<u>52,827,920</u>	<u>6,052,749</u>	<u>11,848,395</u>	<u>136,634,961</u>	<u>15,257,631</u>
Operating income (loss)	<u>10,786,122</u>	<u>22,140,968</u>	<u>3,817,991</u>	<u>(886,309)</u>	<u>35,858,772</u>	<u>(2,764,858)</u>
NONOPERATING REVENUES (EXPENSES)						
Investment income	3,366,362	7,945,781	2,038,242	132,192	13,482,577	332,101
Gain (loss) on sale of assets	-	3,640	-	-	3,640	-
Grant income	-	-	-	-	-	-
Interest and fiscal charges	(2,245,894)	(6,906,946)	(1,408,217)	(950)	(10,562,007)	-
Total nonoperating revenues (expenses)	<u>1,120,468</u>	<u>1,042,475</u>	<u>630,025</u>	<u>131,242</u>	<u>2,924,210</u>	<u>332,101</u>
Income (loss) before transfers	11,906,590	23,183,443	4,448,016	(755,067)	38,782,982	(2,432,757)
Capital contribution revenue	1,785,125	-	-	-	1,785,125	-
Transfers in	-	-	13,215,000	1,064,294	14,279,294	-
Transfers out	-	(25,000)	-	-	(25,000)	-
Change in net position	13,691,715	23,158,443	17,663,016	309,227	54,822,401	(2,432,757)
TOTAL NET POSITION - BEGINNING	<u>113,854,115</u>	<u>203,604,667</u>	<u>36,675,311</u>	<u>7,792,081</u>	<u>361,926,174</u>	<u>6,875,065</u>
RESTATEMENT OF BEGINNING NET POSITION	<u>(140,965)</u>	<u>(146,186)</u>	<u>(22,824)</u>	<u>(24,732)</u>	<u>(334,707)</u>	<u>-</u>
NET POSITION AT BEGINNING OF YEAR - AS RESTATED	<u>113,713,150</u>	<u>203,458,481</u>	<u>36,652,487</u>	<u>7,767,349</u>	<u>361,591,467</u>	<u>6,875,065</u>
TOTAL NET POSITION - ENDING	<u>\$ 127,404,865</u>	<u>\$ 226,616,924</u>	<u>\$ 54,315,503</u>	<u>\$ 8,076,576</u>	<u>\$ 416,413,868</u>	<u>\$ 4,442,308</u>

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

CITY OF SAN MARCOS, TEXAS

STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS

Year ended September 30, 2025

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS					GOVERNMENTAL
	ELECTRIC	WATER AND WASTEWATER	STORMWATER DRAINAGE	OTHER FUNDS	TOTALS	INTERNAL SERVICE
CASH FLOWS FROM OPERATING ACTIVITIES						
Cash received from customers	\$ 78,700,699	\$ 74,402,454	\$ 9,788,257	\$ 10,846,889	\$ 173,738,299	\$ 12,490,201
Cash paid to suppliers	(52,555,813)	(8,348,389)	(2,121,264)	(10,601,171)	(73,626,637)	(14,864,008)
Cash paid to employees	(8,657,342)	(34,766,307)	(2,483,294)	(1,145,033)	(47,051,976)	-
Net cash provided by (used in) operating activities	17,487,544	31,287,758	5,183,699	(899,315)	53,059,686	(2,373,807)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES						
Intercompany borrowings (lending)	-	(167,731)	-	167,731	-	-
Transfers from other funds	-	-	13,215,000	1,064,294	14,279,294	-
Transfers to other funds	-	(25,000)	-	-	(25,000)	-
Net cash provided by (used in) noncapital financing activities	-	(192,731)	13,215,000	1,232,025	14,254,294	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Proceeds from capital debt	4,209,938	32,325,704	5,135,020	-	41,670,662	-
Proceeds from sale of assets	-	3,640	-	-	3,640	-
Principal paid on debt	(5,638,363)	(11,170,391)	(3,227,667)	(19,263)	(20,055,684)	-
Interest and fiscal charges paid on debt	(2,504,484)	(7,029,208)	(1,434,959)	(950)	(10,969,601)	-
Acquisition of capital assets	(5,441,256)	(18,890,893)	(3,265,003)	-	(27,597,152)	-
Net cash provided by (used in) capital and related financing activities	(9,374,165)	(4,761,148)	(2,792,609)	(20,213)	(16,948,135)	-
CASH FLOWS FROM INVESTING ACTIVITIES						
Sale (purchase) of investment securities	(10,017,165)	(38,327,471)	(17,097,274)	(1,924,618)	(67,366,528)	2,170,472
Interest received	3,366,362	7,945,781	2,038,242	132,192	13,482,577	332,101
Net cash provided by (used in) investing activities	(6,650,803)	(30,381,690)	(15,059,032)	(1,792,426)	(53,883,951)	2,502,573
Net increase (decrease) in cash and cash equivalents	1,462,576	(4,047,811)	547,058	(1,479,929)	(3,518,106)	128,766
CASH AND CASH EQUIVALENTS - BEGINNING	4,962,156	10,412,217	9,832,728	1,871,009	27,078,110	16,474
CASH AND CASH EQUIVALENTS - ENDING	\$ 6,424,732	\$ 6,364,406	\$ 10,379,786	\$ 391,080	\$ 23,560,004	\$ 145,240

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

CITY OF SAN MARCOS, TEXAS

STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS

Year ended September 30, 2025

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS				TOTALS	GOVERNMENTAL
	ELECTRIC	WATER AND WASTEWATER	STORMWATER DRAINAGE	OTHER FUNDS		INTERNAL SERVICE
RECONCILIATION OF OPERATING INCOME (LOSS)						
TO NET CASH PROVIDED BY (USED IN)						
OPERATING ACTIVITIES						
Operating income (loss)	\$ 10,786,122	\$ 22,140,968	\$ 3,817,991	\$ (886,309)	\$ 35,858,772	\$ (2,764,858)
Adjustments to reconcile operating income to net cash provided by						
Operating activities						
Depreciation	4,016,422	8,947,074	1,693,063	310,884	14,967,443	-
Changes in assets and liabilities						
Decrease (increase) in assets						
Accounts receivable	1,638,016	(1,100,442)	(92,380)	(2,021,205)	(1,576,011)	(2,572)
Inventories	(567,396)	(608,258)	-	-	(1,175,654)	-
Prepaid items	(22,044)	(17,375)	-	-	(39,419)	-
Increase (decrease) in liabilities						
Accounts payable	1,098,694	1,144,863	68,676	(227,189)	2,085,044	35,143
Accrued liabilities	(3,966)	23,821	(6,160)	2,598	16,293	-
Unearned revenue	36,466	-	-	4,115	40,581	-
Claims payable	-	-	-	-	-	358,480
Deferred inflows - leases	-	-	-	1,901,893	1,901,893	-
Net pension liability	147,262	80,779	43,267	8,035	279,343	-
OPEB liabilities	61,151	54,766	(350,655)	(26,839)	(261,577)	-
Compensated absences	(37,381)	87,554	9,897	34,702	94,772	-
Customer deposits	334,198	534,008	-	-	868,206	-
Net cash provided by (used in) operations	<u>\$ 17,487,544</u>	<u>\$ 31,287,758</u>	<u>\$ 5,183,699</u>	<u>\$ (899,315)</u>	<u>\$ 53,059,686</u>	<u>\$ (2,373,807)</u>
SCHEDULE OF NONCASH CAPITAL ACTIVITIES						
Actuarially determined changes in:						
Net pension liability	\$ 725,911	\$ 599,212	\$ 76,164	\$ 9,067	\$ 1,410,354	\$ -
Other postemployment benefit liabilities	46,960	41,328	372,277	6,382	466,947	-
Lease and subscription agreements	922,211	606,068	253,939	47,417	1,829,635	-
Contributed capital	1,785,125	-	-	-	1,785,125	-
Retainage payable	10,169	975,018	152,077	-	1,137,264	-

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



NOTES TO FINANCIAL STATEMENTS



CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(1) Summary of significant accounting policies

Reporting entity

The City of San Marcos, Texas (the City) was incorporated July 11, 1877, while the City's home rule charter was adopted by election in 1967. The City operates under a council-manager form of government and provides the following services as authorized by its charter: public safety (police and fire), highways and streets, sanitation, health and social services, culture-recreation, public improvements, planning and zoning, general and administrative, electric, water and wastewater, and stormwater drainage services.

The accompanying financial statements include all organizations, activities, functions and component units for which the City (the primary government) is financially accountable. Financial accountability is defined as the appointment of a voting majority of a legally separate organization's governing body and either (1) the City's ability to impose its will over the organization, or (2) the potential that the organization will provide a financial benefit to or impose a financial burden on the City. There are no component units which satisfy requirements for blending within the City's financial statements or for discrete presentation.

Government-wide and fund financial statements

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

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

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

Measurement focus, basis of accounting and financial statement presentation

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

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(1) Summary of significant accounting policies (continued)

Measurement focus, basis of accounting and financial statement presentation (continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenue to be available if collected within 30 days of the end of the current fiscal period. Property taxes availability period is considered to be 60 days. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

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

The City reports the following major governmental funds:

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

The *capital projects fund* accounts for the acquisition of capital assets or construction of major capital projects not being financed by other funds.

The *debt service fund* accounts for the accumulation of resources for the payment of long-term debt principal, interest, and related costs.

The City reports the following major proprietary funds:

The *electric fund* accounts for the activities necessary for the provision of electric services.

The *water and wastewater fund* accounts for the activities necessary for the provision of water and sewer services.

The *stormwater drainage fund* was created to address the need for improvements in drainage channels throughout the City. The fund obtains revenue through the assessment of a monthly drainage utility fee to both residential and commercial customers.

Additionally, the City reports the following fund type:

The *internal service fund* accounts for medical and dental benefits to City employees, participating dependents and eligible retirees on a cost reimbursement basis.

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

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(1) Summary of significant accounting policies (continued)

Measurement focus, basis of accounting and financial statement presentation (continued)

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenue. Likewise, general revenue includes all taxes.

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

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

Assets, liabilities, fund balance, and net position

Deposits and investments

The City's cash and cash equivalents are considered to be cash on hand, bank deposits, and certificates of deposit with a maturity of three months or less from the date of purchase.

Statutes authorize the City to invest in obligations of U.S. Treasury or its agencies and instrumentalities, obligations of the state or its agencies, other investments guaranteed by the U.S. Treasury or the State of Texas, or investments rated by a national rating company at "A" or better. Statutes also allow investing in local government investment pools organized and rated in accordance with the Interlocal Cooperation Act, whose assets consist exclusively of the obligations of the United States or its agencies and instrumentalities and repurchase assessments involving those same obligations. The City is also authorized to invest in fully collateralized repurchase agreements, and in certificates of deposit issued by banks domiciled in Texas that are FDIC insured or have securities (of aforementioned quality) pledged to secure these deposits. The investment of idle funds has been restricted to U.S. Government Treasury and agency securities and time deposits with the City's depository banks.

Investments for the City are stated at fair value. The fair value framework uses a hierarchy that prioritizes the inputs to the valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurement) and the lowest priority to unobservable inputs (level 3 measurements). The three levels of the fair value hierarchy are described below:

Level 1 - Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the City has the ability to access.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(1) Summary of significant accounting policies (continued)

Assets, liabilities, fund balance, and net position (continued)

Level 2 - Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets.
- Quoted prices for identical or similar assets or liabilities in inactive markets.
- Inputs other than quoted prices that are observable for the asset or liability.
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 - Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The valuation methodologies described above may produce a fair value calculation that may not be indicative of net realizable values or reflective of future fair values. Furthermore, while the City believes its valuation methods are appropriate and consistent with those of other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

Receivables and payables

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

All trade and property tax receivables are shown net of an allowance for uncollectibles. Trade accounts receivable in excess of 180 days comprise the trade accounts receivable allowance for uncollectibles. The property tax receivable allowance is equal to 15 percent of outstanding property taxes at September 30, 2025.

Property taxes are levied on October 1 and attach as an enforceable lien on property as of January 1. Statements are mailed on October 1, or as soon thereafter as possible, and are due upon receipt. All unpaid taxes become delinquent if not paid before February 1 of the following year.

Inventories and prepaid items

Inventory is valued at cost using the average cost method of accounting. Inventory in the general fund consists of expendable supplies held for consumption. The cost of inventory is recorded as an expenditure at the time individual inventory items are consumed (consumption method).

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(1) Summary of significant accounting policies (continued)

Assets, liabilities, fund balance, and net position (continued)

Inventory reported in the general fund is offset by a fund balance reserve which indicates that it does not represent “available spendable resources” even though it is a component of net current assets. Inventory in the water and wastewater and electric funds consists of parts and maintenance items.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Capital assets

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

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

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

<u>ASSET</u>	<u>YEARS</u>
Buildings	20 - 50
Improvements other than buildings	10 - 40
Infrastructure (streets and drainage)	35-125
Equipment	5 - 10
Right to use leases - equipment	5 - 10
Right to use SBITAs	5 - 10

Compensated absences

It is the City’s policy to permit employees to accumulate earned but unused vacation and sick pay benefits. A liability for these amounts is reported in the applicable governmental funds and business-type funds as it is due to the employees at the time of resignation or retirement.

Vacation leave policies apply to all full and part-time employees and the liability is recorded as follows: All employees are entitled to be paid up to 30 days (90 days with 20 years of continuous service) of accumulated vacation at separation.

Sick leave payout applies to sworn civil service employees based on accumulated balance up to 90 days. The number of hour in a day is based on an 8 hour work day (max 720 hours) with the exception of firefighters assigned to shift who work a 24 hour shift and have 12 hour workdays (maximum of 1,080 hours).

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(1) Summary of significant accounting policies (continued)

Assets, liabilities, fund balance, and net position (continued)

Long-term obligations

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

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund balance classification

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- **Nonspendable:** This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. Nonspendable items are not expected to be converted to cash or are not expected to be converted to cash within the next year.
- **Restricted:** This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.
- **Committed:** This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by court resolution of the City Council, the City's highest level of decision making authority. These amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same type of action that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.
- **Assigned:** This classification includes amounts that are constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the City Council.
- **Unassigned:** This classification includes the residual fund balance for the general fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of assigned fund balance amounts.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(1) Summary of significant accounting policies (continued)

Assets, liabilities, fund balance, and net position (continued)

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned.

Net position

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

Estimates

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

Comparative data/reclassifications

Comparative total data for the prior year have been presented in order to provide an understanding of the changes in the financial position and operations. Also, certain amounts presented in the prior year have been reclassified in order to be consistent with the current year's presentation.

Deferred outflows and deferred inflows of resources

When applicable, the statement of financial position and the balance sheet will report a separate section for deferred outflows of resources. The deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and that, therefore, will not be recognized as an outflow of resources (expense or expenditure) until that time. Conversely, deferred inflows of resources represents inflows of resources (acquisition of net assets) that apply to future period(s) and that, therefore, are not recognized as an inflow of resources (revenue) until that time.

Pensions

For purposes of measuring the net pension liability, deferred outflows 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 compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(1) Summary of significant accounting policies (continued)

Other postemployment benefits

The other postemployment benefit liabilities of the Texas Municipal Retirement System (TMRS) Supplemental Death Benefits Fund (SDBF) and retiree healthcare plan have been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes for purposes of measuring the net other postemployment benefit (OPEB) liabilities, deferred outflows of resources, and deferred inflows of resources related to the other postemployment benefits, OPEB expenses, and information about additions to/deductions from the TMRS and retiree health care OPEB’s fiduciary net positions. Benefit payments are recognized when due and payable in accordance with the benefit terms. Contributions are utilized to fund active member deaths on a pay-as-you-go basis; any excess contributions and investment income over payments become net position available for benefits.

Implementation of new accounting standard

Effective October 1, 2024, the City adopted GASB Statement No. 101 *Compensated Absences*, which supersedes GASB Statement No. 16, *Accounting for Compensated Absences*. Under GASB Statement No. 101, the liability for compensated absences is recognized in the government-wide financial statements (which use the economic resources measurement focus) and includes the estimated amount of unused leave amounts earned to date by employees that are more likely than not to be used or otherwise paid/settled, and leave that has been used but not paid or settled. Salary-related payments (such as payroll taxes and employer retirement contributions) that are directly and incrementally associated with the leave are also required to be included in the measurement.

(2) Reconciliation of government-wide and fund financial statements

Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position

The governmental fund balance sheet includes a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. One element of that reconciliation explains, “Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.” The details of this \$295,829,324 difference are as follows:

General obligation bonds	\$(229,861,000)
Right to use SBITA payable	(1,528,120)
Leases payable	(7,090,001)
Premium on bonds	(10,703,020)
Discount on bonds	424,502
Accrued interest payable	(1,091,539)
Compensated absences	(12,469,361)
Deferred loss on refunding	669,354
Net pension liability, net of related deferred inflows and outflows of resources	(27,005,829)
OPEB liabilities, net of related deferred inflows and outflows of resources	<u>(7,174,310)</u>
Net adjustment to reduce fund balance -	
Total government funds to arrive at net position –governmental activities	<u><u>\$(295,829,324)</u></u>

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(2) Reconciliation of government-wide and fund financial statements (continued)

Explanation of certain differences between the governmental fund statement of revenues, expenditures and changes in fund balances and the government-wide statement of activities

The governmental fund statement of revenues, expenditures and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental fund and changes in net position of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains, “Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$8,467,794 difference are as follows:

Capital outlay	\$ 23,272,764
Contributed capital	5,472,000
Gain on disposal	704,357
Depreciation expense	<u>(20,981,327)</u>
Net adjustment to increase net changes in fund balances -	
Total governmental funds to arrive at changes in net position of governmental activities	<u>\$ 8,467,794</u>

Another element of that reconciliation states, “Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the funds.” The detail of this \$56,488 difference is as follows:

Property taxes	\$ 56,488
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Another element of that reconciliation states, “The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to government funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.” The details of this \$18,393,303 difference are as follows:

Debt issued or incurred:	
Issuance of general obligation bonds	\$ (28,110,000)
Premium on bond issuance	(1,216,469)
SBITA payable	(1,130,498)
Leases payable	(3,068,429)
Principal repayments:	
General obligation debt	12,966,000
SBITA payable	214,046
Leases payable	<u>1,952,047</u>
Net adjustment to decrease net changes in fund balances -	
Total governmental funds to arrive at changes in net position of governmental activities	<u>\$ (18,393,303)</u>

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(2) Reconciliation of government-wide and fund financial statements (continued)

Another element of that reconciliation states, “Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.” The details of this \$1,930,799 difference are as follows:

Net change in compensated absences	\$ (2,597,163)
Accrued interest	(57,832)
Amortization of deferred charge on refunding	(67,065)
Amortization of bond premiums	<u>791,261</u>
Net adjustment to increase net changes in fund balances -	
Total governmental funds to arrive at changes in net position of governmental activities	<u>\$ (1,930,799)</u>

Another element of that reconciliation states, “The change in the net pension liability, other postemployment benefit liabilities, and the related deferred inflows and outflows does not consume current financial resources and therefore are not reported as expenditures in governmental funds.” The details of this \$1,330,871 difference are as follows:

Net pension liability	(59,428)
Other postemployment benefit liability – death benefits	(557,027)
Other postemployment benefit liability – health benefits	<u>(714,416)</u>
Net adjustment to increase net changes in fund balances -	
Total governmental funds to arrive at changes in net position of governmental activities	<u>\$ (1,330,871)</u>

(3) Stewardship, compliance and accountability

Budgetary information

The City Charter prescribes certain requirements for adoption of an annual operating budget by the City Council. The Council must have a public hearing on the budget and may not adopt the budget until 14 days after the hearing. The budget is to be adopted at least 15 days before the beginning of the fiscal year to which it applies.

The amounts of proposed expenditures become appropriated to the objects and purposes named in the budget upon the effective date after adoption. The total estimated expenditures of the general fund shall not exceed the total estimated resources of the fund (prospective income plus cash on hand).

The City budget may be amended and appropriations may be altered in cases of public necessity, as declared by the City Council. The City Manager has the ability to reallocate funds from one line item to another within the various budget categories within departments in the same fund (i.e., personnel services, other charges, contracted services, etc.), but City Council approval is required for budget adjustments between funds.

The budget ordinance states that expenditures should not exceed the budget in the various departments (general government, human resources, finance, etc.) within an individual fund. The City’s appropriation ordinance approves items as detailed in the approved budget. Budgeted amounts reported are based on the budget ordinance originally adopted and as amended by the City Council throughout the year.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(3) Stewardship, compliance and accountability (continued)

Formal budgetary accounting is employed for all funds of the City, excluding Public Safety Grants, PARD Recreation Programs, the Public Improvement Fund, Library Memorial, PARD Special Contributions, TIRZ, Opioid Settlement, Lone Star Rail Fund, Miscellaneous Grants, Community Enhancement Fund, Tow Forfeiture, Municipal Court Jury Fee Fund, Consolidated Court Security and Technology Fund, Fee in Lieu of Trees, Parkland Development Fee, and Capital Projects. Annual operating budgets are prepared and presented for the general fund, debt service fund, and all other special revenue funds. All annual appropriations lapse at fiscal year-end.

Budgets for the governmental fund types are prepared and adopted on the GAAP basis. Budgets for expenses used for managerial control have been prepared for the enterprise funds on a non-GAAP basis, which excludes depreciation, but includes capital outlay and total debt service.

The City Council made several supplemental budgetary appropriations throughout the year. The supplemental budgetary appropriations were not considered material.

(4) Detailed notes on all funds

Deposits and investments

As of September 30, 2025, the carrying amount of the City's cash and cash equivalents on the government-wide financial statements is \$62,438,964 which includes \$21,752,569 in an escrow fund, \$9,225 of cash on hand, and deposits of \$40,677,170 with a bank balance of \$43,134,133. All deposits are insured by Federal depository insurance and/or collateralized with securities held by the City's agent in the City's name.

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

In compliance with the Public Fund Investment Act, the City has adopted a deposit and investment policy. That policy does address the following risks:

1. *Custodial credit risk – deposits*: In the case of deposits, this is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. State statutes require that all deposits in financial institutions be fully collateralized by U.S. Government Obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a fair value of not less than the principal amount of deposits. As of September 30, 2025, the City's bank balance was fully collateralized with securities held by independent third party financial institutions.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Deposits and investments (continued)

2. *Credit risk* – It is the City’s policy to limit investments to investment types with an investment quality rating no lower than AAA (regular funds) and A (reserved funds) or an equivalent rating by at least one nationally recognized rating service or no lower than investment grade by at least one nationally recognized rating service with a weighted average maturity no greater than 360 days for regular funds and 18 months for reserved funds. The City’s investment pool was rated AAAM by Standard & Poor’s Investors Services.
3. *Interest rate risk* – In accordance with the City’s investment policy, the City manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to 360 days or less for regular funds and 18 months for reserved funds, dependent on market conditions. The City’s exposure to interest rate risk at September 30, 2025 in the table on page 38 is the weighted average days to maturity and is reviewed quarterly.
4. *Concentration of credit risk* – The government’s investment policy states the maximum percentage allowed for each different investment instrument that can be used to make up the portfolio. The City’s portfolio is 27% invested in U.S. agencies securities and 19% invested in money market funds as of September 30, 2025. The remaining 54% of the City’s investments are invested in external investment pools and money market funds.

The City maintains money market mutual funds at Wells Fargo and Goldman Sachs Government Funds money market. The money market funds are rated AAAM by Standard & Poors.

Texas Local Government Investment Pool (TexPool) is a public funds investment pool and is rated as AAAM by Standards & Poors under the TexPool Participation Agreement. Administration and investment services to TexPool are provided by Federated Investors, Inc. through an agreement with the State of Texas Comptroller of Public Accounts. The State of Texas Comptroller of Public Accounts is the sole officer, director, and shareholder of the Texas Treasury Safekeeping Trust Company authorized to operate TexPool.

Local Government Investment Cooperative (LOGIC) operates as a public fund investment pool and is organized as a business trust under the laws of the State of Texas with all participant funds and all investment assets held and managed in trust by a Board of Trustees for the benefit of the participants. The pool is co-administered by Hilltop Securities, Inc. and JP Morgan Investment Management Inc. by providing investment management, custody and fund accounting services. The pool is rated AAAM by Standard & Poor’s.

TexasTERM Local Government Investment Pool (Pool), rating of AAAM by Standard & Poor’s, is a public funds investment pool established by the TexasTERM Advisory Board pursuant to provisions of the TexasTERM Common Investment Contract that established the Pool and the series known as TexasDAILY. TexasDAILY was organized in conformity with the Interlocal Cooperation Act, Chapter 791 and the Public Funds Investment Act, Chapter 2256, both of the Texas Government Code. An advisory board composed of participants and non-participant members elected by the participant shareholders of TexasTERM is responsible for the overall management of the Pool, including formulation and implementation of its investment and operating policies. In addition, the advisory board members select and oversee the activities of the investment advisor and custodian of TexasTERM and monitor investment performance and the method of valuing the shares. The Pool does not have any limitations or restrictions on withdrawals.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Deposits and investments (continued)

TexPool, TexasTERM, LOGIC and the money market fund use amortized cost to value portfolio assets and follows the criteria for GASB Statement No. 79 for use of amortized cost. Those investments do not place any limitations or restrictions such as notice periods or maximum transaction amounts on withdrawals.

TexPool, TexasTERM, and LOGIC are rated AAAM by Standard & Poors. Investments in this rating category meet the highest standards for credit quality, conservative investment policies, and safety of principal. TexPool, Texas Term, and Logic invests in a high quality portfolio of debt securities investments that are legally permissible for local governments in the state.

Texas Short Term Asset Reserve Program (TexSTAR) is co-administrated by Hilltop Securities and JP Investment Management, Inc. through an agreement with the TexSTAR board of directors to provide investment and participant services for this pool. JP Morgan Chase Bank or its subsidiary JP Morgan Investor Services Co. provides the custodial, transfer, agency, fund accounting, and depository services for this pool. The pool is rated AAAM by Standard & Poor's. The fair values of the investments in this type have been determined using the NAV per share of the investments.

The Texas Fixed Income Trust (TexFIT) Cash Pool is rated AAAf/S1 by Fitch. TexFIT is a short-term investment pool designed to add diversification with multiple asset classes and a competitive yield to other cash alternatives. The pool is governed by an eight-member Board of Trustees and managed by Deep Blue Investment Advisors as a dollar-in/dollar-out product and has a floating net asset value.

Texas Cooperative Liquid Assets Securities Systems ("Texas CLASS") is a local government investment pool specifically tailored to meet Texas state and local government investment objectives of preservation of principal, daily liquidity and competitive yield. The fund is rated AAAM by Standard & Poor's and maintains a maturity of 60 days or less. The fund seeks to maintain a constant dollar objective and fulfills all requirements of the Texas PFIA for local government investment pools. The fund invests in U.S. Treasuries, agencies, state and local governmental obligations, collateralized certificates of deposit, repurchase agreements (REPOs), and highly rated commercial paper. The fair values of the investments in this type have been determined using the NAV per share of the investments.

Lone Star Investment Pool is a local government investment pool that seeks to provide its participants with the highest possible rate of return for invested funds while preserving the safety of principal, liquidity and yield. Lone Star offers three investment strategies participants can invest in: Government Overnight Fund, Corporate Overnight Fund, and the Corporate Overnight Plus Fund. The City has elected to only invest in the Corporate Overnight Fund during the fiscal year. The pool is rated AAAM by Standard and Poor's and holds a weighted average maturity 60 days or fewer. The pool is administered by First Public, LLC. The fair values of the investments in this type have been determined using the NAV per share of the investments.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Deposits and investments (continued)

The City's investments at September 30, 2025, are shown below:

DESCRIPTION	CARRYING AMOUNT	RATING	RATING ORGANIZATION	WEIGHTED AVERAGE MATURITY (DAYS)
Local Government Investment Pools:				
Texas-Range Texas Daily	\$ 6,338,152	AAAmf	Standard & Poor's	47
TexPool	41,608	AAAm	Standard & Poor's	41
LOGIC	173,862,498	AAAm	Standard & Poor's	54
TexSTAR	102,846	AAAm	Standard & Poor's	49
TxFIT	24,345,349	AAAf/S1	Fitch	31
Lone Star Liquidity Fund	47,112	AAAm	Standard & Poor's	46
Texas CLASS	21,733,306	AAAm	Standard & Poor's	84
Money Market Mutual Funds	81,464,984	AAAm	Standard & Poor's	1
U.S. Agencies	<u>114,917,701</u>	AA+	Standard & Poor's	467
 Total fair value	 <u>\$ 422,853,556</u>			
 Portfolio weighted average maturity (days)				 156

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Deposits and investments (continued)

The City categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of assets. The City's investments for all funds at fiscal year-end are listed below at fair value, net of accruals. The City has the following recurring fair value measurements as of September 30, 2025:

	September 30, 2025	Level 1	Level 2	Level 3
Investments by Fair Value Level:				
Money Market Mutual Funds				
Goldman FS	\$ 81,464,984	\$ 81,464,984	\$ -	\$ -
Federated Government Obligations	-	-	-	-
Wells Fargo	-	-	-	-
Total money market mutual funds	<u>81,464,984</u>	<u>81,464,984</u>	<u>-</u>	<u>-</u>
Debt Securities				
Federal Home Loan Mortgage Corporation	10,034,867	-	10,034,867	-
Municipal Coupon Securities	14,677,624	-	14,677,624	-
Federal National Mortgage Association	9,823,649	-	9,823,649	-
Federal Farm Credit Bank	51,226,798	-	51,226,798	-
Federal Home Loan Bank	<u>29,154,763</u>	<u>-</u>	<u>29,154,763</u>	<u>-</u>
Total debt securities	<u>114,917,701</u>	<u>-</u>	<u>114,917,701</u>	<u>-</u>
Total investments measured by fair value level	<u>196,382,685</u>	<u>\$ 81,464,984</u>	<u>\$ 114,917,701</u>	<u>\$ -</u>
Investments Measured at Amortized Cost:				
External Investment Pools				
TexPool	41,608			
Logic	173,862,498			
Texas Term Texas Daily	<u>6,338,152</u>			
Total investments measured at amortized cost	<u>180,242,258</u>			
Investments Measured at Net Asset Value:				
External Investment Pools				
Texas CLASS	21,733,306			
TexSTAR	102,846			
Texas FIT	24,345,349			
Lone Star Liquidity Fund	<u>47,112</u>			
Total investments measured at net asset value	<u>46,228,613</u>			
Total	<u>\$ 422,853,556</u>			

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Receivables

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

	<u>GENERAL</u>	<u>CAPITAL PROJECTS</u>	<u>DEBT SERVICE</u>	<u>OTHER GOVERNMENTAL</u>
Receivables				
Taxes	\$ 1,179,105	\$ -	\$ 596,312	\$ 820,684
Accounts	4,708,784	30,956	1,869,332	1,040,559
Due from other governments	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,286,858</u>
Gross receivables	5,887,889	30,956	2,465,644	4,148,101
Less allowance for uncollectibles	<u>(108,931)</u>	<u>-</u>	<u>(52,600)</u>	<u>(37,612)</u>
Net total receivables	<u>\$ 5,778,958</u>	<u>\$ 30,956</u>	<u>\$ 2,413,044</u>	<u>\$ 4,110,489</u>

	<u>ELECTRIC</u>	<u>WATER/ WASTEWATER</u>	<u>STORMWATER DRAINAGE</u>	<u>NONMAJOR ENTERPRISE</u>	<u>INTERNAL SERVICE</u>	<u>TOTAL</u>
Receivables						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,596,101
Accounts	11,217,211	9,457,207	1,314,697	2,297,457	3,486	31,939,689
Due from other governments	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,286,858</u>
Gross receivables	11,217,211	9,457,207	1,314,697	2,297,457	3,486	36,822,648
Less allowance for uncollectibles	<u>(978,197)</u>	<u>(821,997)</u>	<u>(121,173)</u>	<u>(269,292)</u>	<u>-</u>	<u>(2,389,802)</u>
Net total receivables	<u>\$ 10,239,014</u>	<u>\$ 8,635,210</u>	<u>\$ 1,193,524</u>	<u>\$ 2,028,165</u>	<u>\$ 3,486</u>	<u>\$ 34,432,846</u>

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Receivables (continued)

Governmental funds report deferred inflows of resources in connection with receivables for revenue that is not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of deferred inflows of revenue and unearned revenue reported in the governmental funds were as follows:

	DEFERRED INFLOWS	UNEARNED
Delinquent property taxes receivable (general fund)	\$ 1,020,817	\$ -
Grant drawdown (general fund)	-	689,917
Hotel LLC escrow (general fund)	-	1,500,000
Delinquent property taxes receivable (debt service)	524,759	-
Grant drawdowns (nonmajor governmental)	-	1,939,276
Total deferred/unearned revenue for governmental funds	\$ 1,545,576	\$ 4,129,193

Lease receivables

The City has entered into agreements with individuals and organizations for the use of airport facilities. The terms of these various agreements include a fixed minimum payment based on square footage and types of facilities rented.

For the year ended September 30, 2025, the City received \$293,790 in lease revenue, and \$142,370 in lease interest revenues. Future payments due to the City under non-cancelable agreements are as follows for the years ending September 30, 2025.

FISCAL YEAR	BUSINESS-TYPE ACTIVITIES		
	PRINCIPAL	INTEREST	TOTAL
2026	\$ 280,937	\$ 146,626	\$ 427,563
2027	272,789	140,281	413,070
2028	267,631	133,825	401,456
2029	234,258	127,909	362,167
2030	251,095	122,029	373,124
2031-2035	1,131,192	518,313	1,649,505
2036-2040	1,192,923	366,313	1,559,236
2041-2045	884,983	222,389	1,107,372
2046-2050	885,303	129,645	1,014,948
2051-2055	715,134	117,185	832,319
	\$ 6,116,245	\$ 2,024,515	\$ 8,140,760

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Capital assets

Capital asset activity for the year ended September 30, 2025, was as follows:

	BEGINNING BALANCE AS RESTATED	INCREASES	DECREASES	ENDING BALANCE
Governmental Activities				
Capital assets not being depreciated				
Land	\$ 35,174,832	\$ 39,340	\$ -	\$ 35,214,172
Construction in progress	<u>80,579,667</u>	<u>14,547,250</u>	<u>(30,113,601)</u>	<u>65,013,316</u>
Total capital assets not being depreciated	<u>115,754,499</u>	<u>14,586,590</u>	<u>(30,113,601)</u>	<u>100,227,488</u>
Capital assets being depreciated				
Buildings	62,447,273	8,140,922	-	70,588,195
Machinery and equipment	47,651,279	4,072,487	(266,407)	51,457,359
Improvements other than buildings	238,311,594	22,760,898	-	261,072,492
Infrastructure	58,932,741	5,472,000	-	64,404,741
Right to use asset - equipment	7,279,424	2,694,970	(920,109)	9,054,285
Right to use asset - SBITAs	<u>2,655,183</u>	<u>1,130,498</u>	<u>(578,294)</u>	<u>3,207,387</u>
Total capital assets being depreciated	<u>417,277,494</u>	<u>44,271,775</u>	<u>(1,764,810)</u>	<u>459,784,459</u>
Less accumulated depreciation:				
Buildings	(16,960,327)	(1,283,782)	-	(18,244,109)
Machinery and equipment	(38,904,602)	(2,505,264)	266,407	(41,143,459)
Improvements other than buildings	(143,788,395)	(11,934,321)	-	(155,722,716)
Infrastructure	(29,454,093)	(2,236,904)	-	(31,690,997)
Right to use asset - equipment	(1,960,599)	(1,721,374)	911,092	(2,770,881)
Right to use asset - SBITAs	<u>(1,515,737)</u>	<u>(1,299,682)</u>	<u>1,291,668</u>	<u>(1,523,751)</u>
Total accumulated depreciation	<u>(232,583,753)</u>	<u>(20,981,327)</u>	<u>2,469,167</u>	<u>(251,095,913)</u>
Total capital assets being depreciated - net	<u>184,693,741</u>	<u>23,290,448</u>	<u>704,357</u>	<u>208,688,546</u>
Governmental activities capital assets - net	<u>\$ 300,448,240</u>	<u>\$ 37,877,038</u>	<u>\$ (29,409,244)</u>	<u>\$ 308,916,034</u>
Business-Type Activities				
Capital assets not being depreciated				
Land	\$ 7,306,265	\$ -	\$ -	\$ 7,306,265
Construction in progress	<u>249,548,661</u>	<u>26,248,929</u>	<u>(28,173,809)</u>	<u>247,623,781</u>
Total assets not being depreciated	<u>256,854,926</u>	<u>26,248,929</u>	<u>(28,173,809)</u>	<u>254,930,046</u>
Capital assets being depreciated				
Buildings	38,979,338	-	-	38,979,338
Machinery and equipment	23,605,474	3,681,442	(9,875)	27,277,041
Improvements other than buildings	292,586,250	26,908,609	-	319,494,859
Right to use asset - equipment	2,922,920	1,101,352	(259,594)	3,764,678
Right to use asset - SBITAs	<u>1,103,352</u>	<u>1,505,093</u>	<u>(1,027,249)</u>	<u>1,581,196</u>
Total capital assets being depreciated	<u>359,197,334</u>	<u>33,196,496</u>	<u>(1,296,718)</u>	<u>391,097,112</u>
Less accumulated depreciation:				
Buildings	(5,742,159)	(779,201)	-	(6,521,360)
Machinery and equipment	(17,053,499)	(1,933,336)	9,875	(18,976,960)
Improvements other than buildings	(203,450,478)	(10,628,821)	-	(214,079,299)
Right to use asset - equipment	(695,733)	(713,463)	199,890	(1,209,306)
Right to use asset - SBITAs	<u>(836,408)</u>	<u>(912,622)</u>	<u>1,027,249</u>	<u>(721,781)</u>
Total accumulated depreciation	<u>(227,778,277)</u>	<u>(14,967,443)</u>	<u>1,237,014</u>	<u>(241,508,706)</u>
Total capital assets being depreciated - net	<u>131,419,057</u>	<u>18,229,053</u>	<u>(59,704)</u>	<u>149,588,406</u>
Business-type capital assets - net	<u>\$ 388,273,983</u>	<u>\$ 44,477,982</u>	<u>\$ (28,233,513)</u>	<u>\$ 404,518,452</u>

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Capital assets (continued)

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

Governmental Activities		
General government	\$	15,611,014
Public safety		3,416,258
Community services		<u>1,954,055</u>
Total depreciation expense - governmental activities	\$	<u>20,981,327</u>
Business-Type Activities		
Electric	\$	4,016,422
Water and wastewater		8,947,074
Stormwater drainage		1,693,063
Airport		209,971
Transit		84,891
Resource recovery		<u>16,022</u>
Total depreciation expense - business-type activities	\$	<u>14,967,443</u>

Interfund receivables, payables and transfers

The composition of interfund balances as of September 30, 2025, is as follows:

Due to/from other funds:

RECEIVABLE FUND	PAYABLE FUND	AMOUNT
General fund	Nonmajor governmental funds	\$ 523,157
Water wastewater utility	Nonmajor enterprise	<u>260,631</u>
		<u>\$ 783,788</u>

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

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Interfund receivables, payables and transfers (continued)

Interfund transfers

	TRANSFERS IN					TOTAL
	CAPITAL PROJECTS	DEBT SERVICE	NONMAJOR GOVERNMENTAL	STORMWATER DRAINAGE	NONMAJOR ENTERPRISE	
Transfers out:						
General	\$ 6,774,330	\$ 551,810	\$ 241,638	\$ -	\$ 1,039,294	\$ 8,607,072
Debt service	-	-	-	265,000	-	265,000
Nonmajor governmental	-	1,185,969	-	-	-	1,185,969
Capital projects	-	-	11,111	12,950,000	-	12,961,111
Water and wastewater	-	-	-	-	25,000	25,000
Totals	<u>\$ 6,774,330</u>	<u>\$ 1,737,779</u>	<u>\$ 252,749</u>	<u>\$ 13,215,000</u>	<u>\$ 1,064,294</u>	<u>\$ 23,044,152</u>

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund as debt service payments become due, and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

Long-term liabilities

Lease purchase agreements

The City has various lease purchase agreements for equipment in the general fund, capital projects fund, water/wastewater, electric, and drainage funds.

The assets acquired through lease purchase agreements are as follows:

	Governmental Activities	Business-Type Activities
Assets:		
Equipment	\$ 4,397,759	\$ 6,234,171
Less accumulated depreciation	<u>3,749,121</u>	<u>3,433,814</u>
Total	<u>\$ 648,638</u>	<u>\$ 2,800,357</u>

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Long-term liabilities (continued)

Lease purchase agreements (continued)

Principal and interest requirements to maturity as of September 30, 2025 are as follows:

FISCAL YEAR	GOVERNMENTAL ACTIVITIES			BUSINESS-TYPE ACTIVITIES		
	PRINCIPAL	INTEREST	TOTAL	PRINCIPAL	INTEREST	TOTAL
2026	\$ 275,842	\$ 11,706	\$ 287,548	\$ 843,460	\$ 141,414	\$ 984,874
2027	181,808	6,563	188,371	872,032	112,843	984,875
2028	74,451	1,879	76,330	742,534	83,171	825,705
2029	78,054	-	78,054	640,772	54,681	695,453
2030	-	-	-	667,656	27,821	695,477
2031	-	-	-	-	-	-
	<u>\$ 610,155</u>	<u>\$ 20,148</u>	<u>\$ 630,303</u>	<u>\$ 3,766,454</u>	<u>\$ 419,930</u>	<u>\$ 4,186,384</u>

Notes payable

On July 20, 2016, Guadalupe-Blanco River Authority (GBRA) authorized the issuance of Contract Revenue Refunding Bonds, Series 2016 (San Marcos Water Treatment Plant Project) in the amount of \$4,850,000. Proceeds from the sale of the bonds were used to refund the City's outstanding Waterworks and Waste Water System Revenue Bonds, Series 2006 and Taxable Series 2006A, in the amount of \$4,910,000. The original proceeds from the Series 2006 and 2006A were used to expand the capacity of the existing water treatment plant located in San Marcos, Texas. The City will make the principal and interest payments to GBRA to fund the Series 2016 bonds. Annual debt service requirements as of September 30, 2025 for this note payable is as follows:

YEAR ENDING SEPTEMBER 30,	BUSINESS-TYPE ACTIVITIES	
	PRINCIPAL	INTEREST
2026	\$ 110,000	\$ 155,181
2027	115,000	151,881
2028	120,000	149,006
2029	120,000	146,006
2030	125,000	146,006
2031-2035	2,830,000	538,030
2036	<u>635,000</u>	<u>58,907</u>
	<u>\$ 4,055,000</u>	<u>\$ 1,345,017</u>

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Long-term liabilities (continued)

General obligation bonds and combination tax and revenue bonds

The City issued combination tax and revenue bonds, combination tax and surplus bonds and special assessment revenue bonds during the year to provide funds for the acquisition and construction of major capital facilities. These debt issues have been issued for both governmental and business-type activities. These bonds are reported in the proprietary funds if they are expected to be repaid from proprietary fund revenue. During the year, the City issued the following:

- Combination Tax and Revenue Certificates of Obligation, Series 2025 of \$37,065,000 with interest rates ranging from 4.00% – 5.00% that matures August 15, 2045.
- Waterworks and Wastewater System Revenue Bonds, Series 2025 of \$30,025,000 with interest rates ranging from 4.00% – 5.00% that matures August 15, 2045.
- Water and Wastewater System Revenue Bonds, Series 2025 of \$1,000,000 with interest rates ranging from 4.00% - 5.00% that matures August 15, 2045.

General obligation bonds are direct obligations and pledge the full faith and credit of the government. Combination tax and revenue bonds constitute direct obligations of the City and are payable from a combination of the levy of ad valorem taxes and a limited pledge of surplus revenues of the City’s water and wastewater system. Both bonds generally are issued as 20-year serial bonds with equal amounts of principal maturing each year. Bonds currently outstanding are as follows:

PURPOSE	INTEREST RATES	AMOUNT
Governmental activities	3.50 - 5.00%	\$ 194,671,000
Governmental activities - refunding	2.00 - 5.375%	35,190,000
Business-type activities	3.50 - 5.00%	231,224,725
Business-type activities - refunding	2.00 - 5.00%	51,905,000
		\$ 512,990,725

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Long-term liabilities (continued)

General obligation bonds

Annual debt service requirements to maturity for general obligation bonds are as follows:

YEAR ENDING SEPTEMBER 30,	GOVERNMENTAL ACTIVITIES								
	BONDS PAYABLE			PRIVATELY PLACED DEBT			TOTAL		
	PRINCIPAL	INTEREST	TOTAL	PRINCIPAL	INTEREST	TOTAL	PRINCIPAL	INTEREST	TOTAL
2026	\$ 12,991,000	\$ 9,435,976	\$ 22,426,976	\$ 620,000	\$ 96,337	\$ 716,337	\$ 13,611,000	\$ 9,532,313	\$ 23,143,313
2027	13,289,000	8,552,157	21,841,157	650,000	70,977	720,977	13,939,000	8,623,134	22,562,134
2028	13,463,000	8,107,426	21,570,426	675,000	44,298	719,298	14,138,000	8,151,724	22,289,724
2029	14,630,000	7,575,601	22,205,601	95,000	16,383	111,383	14,725,000	7,591,984	22,316,984
2030	14,710,000	6,975,514	21,685,514	95,000	15,110	110,110	14,805,000	6,990,624	21,795,624
2031-2035	60,472,000	27,462,111	87,934,111	505,000	53,503	558,503	60,977,000	27,515,614	88,492,614
2036-2040	52,881,000	16,236,440	69,117,440	325,000	11,739	336,739	53,206,000	16,248,179	69,454,179
2041-2045	32,370,000	7,326,170	39,696,170	-	-	-	32,370,000	7,326,170	39,696,170
2046-2050	11,225,000	1,819,197	13,044,197	-	-	-	11,225,000	1,819,197	13,044,197
2051	865,000	38,925	903,925	-	-	-	865,000	38,925	903,925
	<u>\$ 226,896,000</u>	<u>\$ 93,529,517</u>	<u>\$ 320,425,517</u>	<u>\$ 2,965,000</u>	<u>\$ 308,347</u>	<u>\$ 3,273,347</u>	<u>\$ 229,861,000</u>	<u>\$ 93,837,864</u>	<u>\$ 323,698,864</u>

Revenue bonds

Annual debt service requirements to maturity for revenue bonds are as follows:

YEAR ENDING SEPTEMBER 30,	BUSINESS-TYPE ACTIVITIES								
	BONDS PAYABLE			PRIVATELY PLACED DEBT			TOTAL		
	PRINCIPAL	INTEREST	TOTAL	PRINCIPAL	INTEREST	TOTAL	PRINCIPAL	INTEREST	TOTAL
2026	\$ 18,145,000	\$ 10,190,507	\$ 28,335,507	\$ 1,378,263	\$ 283,145	\$ 1,661,408	\$ 19,523,263	\$ 10,473,652	\$ 29,996,915
2027	19,750,000	8,978,472	28,728,472	1,393,809	267,940	1,661,749	21,143,809	9,246,412	30,390,221
2028	16,785,000	8,360,684	25,145,684	1,419,606	247,621	1,667,227	18,204,606	8,608,305	26,812,911
2029	17,450,000	7,699,082	25,149,082	1,435,438	226,662	1,662,100	18,885,438	7,925,744	26,811,182
2030	18,195,000	6,985,461	25,180,461	1,451,533	205,119	1,656,652	19,646,533	7,190,580	26,837,113
2031-2035	85,705,000	25,339,060	111,044,060	3,009,128	760,296	3,769,424	88,714,128	26,099,356	114,813,484
2036-2040	66,625,000	11,652,296	78,277,296	1,780,965	413,493	2,194,458	68,405,965	12,065,789	80,471,754
2041-2044	27,585,000	2,835,907	30,420,907	1,020,983	108,736	1,129,719	28,605,983	2,944,643	31,550,626
	<u>\$ 270,240,000</u>	<u>\$ 82,041,469</u>	<u>\$ 352,281,469</u>	<u>\$ 12,889,725</u>	<u>\$ 2,513,012</u>	<u>\$ 15,402,737</u>	<u>\$ 283,129,725</u>	<u>\$ 84,554,481</u>	<u>\$ 367,684,206</u>

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Long-term liabilities (continued)

Changes in long-term liabilities

Long-term liability activity for the year ended September 30, 2025, was as follows:

	BALANCE AS RESTATED	ADDITIONS	REDUCTIONS	ENDING BALANCE	DUE WITHIN ONE YEAR
Governmental Activities					
General obligation bonds	\$ 211,152,000	\$ 28,110,000	\$ (12,366,000)	\$ 226,896,000	\$ 12,991,000
General obligation bonds - privately placed	3,565,000	-	(600,000)	2,965,000	620,000
Premium on bonds	10,294,139	1,216,469	(807,588)	10,703,020	869,013
Discount on bonds	(440,829)	-	16,327	(424,502)	(16,327)
Lease purchase agreements	549,436	373,459	(312,740)	610,155	275,842
Right to use - lease payable	5,424,183	2,694,970	(1,639,307)	6,479,846	1,856,949
Right to use - SBITA payable	611,668	1,130,498	(214,046)	1,528,120	654,140
Compensated absences	9,872,198	2,597,163	-	12,469,361	2,553,683
TMRS net pension liability	43,214,184	-	(5,033,772)	38,180,412	-
OPEB liability - TMRS SDBF	1,636,400	-	(722)	1,635,678	408,920
OPEB liability - retiree healthcare	3,212,772	1,095,216	-	4,307,988	1,076,997
GOVERNMENTAL ACTIVITY LONG-TERM LIABILITIES	\$ 289,091,151	\$ 37,217,775	\$ (20,957,848)	\$ 305,351,078	\$ 21,290,217
Business-Type Activities					
Bonds payable					
Revenue bonds	\$ 247,830,000	\$ 38,980,000	\$ (16,570,000)	\$ 270,240,000	\$ 18,145,000
Revenue bonds - privately placed	13,257,679	1,000,000	(1,367,954)	12,889,725	1,378,263
Premium on bonds	19,168,676	1,690,662	(1,831,619)	19,027,719	1,842,321
Lease purchase agreements	4,582,308	-	(815,854)	3,766,454	843,460
Note payable	4,165,000	-	(110,000)	4,055,000	110,000
Right to use - lease payable	2,269,138	1,100,397	(742,012)	2,627,523	736,406
Right to use - SBITA payable	116,823	1,101,550	(449,864)	768,509	269,876
Compensated absences	1,145,528	94,774	-	1,240,302	699,080
TMRS net pension liability	9,510,646	-	(1,107,751)	8,402,895	-
OPEB liability - TMRS SDBF	364,654	-	(169)	364,485	91,121
OPEB liability - retiree healthcare	712,968	240,413	-	953,381	238,346
BUSINESS-TYPE ACTIVITY LONG-TERM LIABILITIES	\$ 303,123,420	\$ 44,207,796	\$ (22,995,223)	\$ 324,335,993	\$ 24,353,873

For governmental activities, TMRS net pension liability, OPEB liabilities, and compensated absences are generally liquidated by the general fund.

Bonds outstanding that are considered defeased as a result of prior year refunding's total \$-0-.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Long-term liabilities (continued)

Changes in long-term liabilities (continued)

Right to use lease payable

At September 30, 2025, the City was obligated under right to use leases for various equipment and facilities. Future minimum lease payments on these leases are as follows:

FISCAL YEAR	GOVERNMENTAL ACTIVITIES			BUSINESS-TYPE ACTIVITIES		
	PRINCIPAL	INTEREST	TOTAL	PRINCIPAL	INTEREST	TOTAL
2026	\$ 1,856,949	\$ 151,427	\$ 2,008,376	\$ 736,406	\$ 60,446	\$ 796,852
2027	1,795,557	102,905	1,898,462	701,319	41,819	743,138
2028	1,406,469	57,726	1,464,195	642,759	23,494	666,253
2029	891,860	26,265	918,125	461,055	8,422	469,477
2030	239,065	11,051	250,116	85,984	6,041	92,025
2031-2035	208,450	24,975	233,425	-	-	-
2036-2040	56,772	10,146	66,918	-	-	-
2041-2042	24,724	3,378	28,102	-	-	-
	<u>\$ 6,479,846</u>	<u>\$ 387,873</u>	<u>\$ 6,867,719</u>	<u>\$ 2,627,523</u>	<u>\$ 140,222</u>	<u>\$ 2,767,745</u>

Right to use Subscription-Based Information Technology Arrangements (SBITAs) payable

At September 30, 2025, the City was obligated under right to use SBITAs. Future minimum lease payments on these leases are as follows:

FISCAL YEAR	GOVERNMENTAL ACTIVITIES			BUSINESS-TYPE ACTIVITIES		
	PRINCIPAL	INTEREST	TOTAL	PRINCIPAL	INTEREST	TOTAL
2026	\$ 654,140	\$ 62,047	\$ 716,187	\$ 269,876	\$ 22,241	\$ 292,117
2027	660,519	46,188	706,707	226,882	14,215	241,097
2028	213,461	28,968	242,429	137,214	7,698	144,912
2029	-	-	-	130,303	3,750	134,053
2030	-	-	-	4,234	47	4,281
	<u>\$ 1,528,120</u>	<u>\$ 137,203</u>	<u>\$ 1,665,323</u>	<u>\$ 768,509</u>	<u>\$ 47,951</u>	<u>\$ 816,460</u>

Other information

Benefits management

The City offers a medical, dental, vision and voluntary life insurance plans to eligible employees and qualified dependents. Plan benefits are designed to provide competitive benefits to attract and retain a qualified workforce.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other information (continued)

Benefits management (continued)

The City offers a medical, dental, vision and voluntary life insurance plans to eligible employees and qualified dependents. Plan benefits are designed to provide competitive benefits to attract and retain a qualified workforce.

The medical plan is funded by contributions made by the City and enrolled employees. These contributions go into a fund which pays claims and associated plan costs such as the plan administration, network expenses, programs, and services to provide an effective and comprehensive health plan. Excess insurance (stop-loss) coverage is purchased to cover claims in excess of the \$150,000 attachment point as well as aggregate insurance. This excess insurance covers medical and pharmacy claims. Features of the medical plan include a preferred provider network, specialty networks, and pharmacy benefits which includes a tiered co-pay structure and various techniques to provide incentives to utilize lower cost drugs, over the counter alternatives, and to manage utilization based on therapeutic equivalencies. The stop-loss contract establishes the aggregate attachment point based on census and aggregate factors defined in the contract. Funding levels are based on maximum plan exposure as calculated and recommended by an employee benefits specialty firm.

Projected claim costs are based on claims experience, lag studies, industry trends, census, aggregate factors, and other fixed costs. A liability for claims is established based on estimated incurred but not reported outstanding claims, and anticipated insurance and administrative costs.

Employees are incentivized to participate in an on-site annual health screening. This screening informs employees about the state of their health and provides an individual roadmap for the employee. A report is provided to the City with aggregate data which is used to develop future programs and services. These programs and services are implemented to improve plan participant's health, to develop a focus on early detection and prevention and to mitigate future claims. An annual benefit and wellness fair is hosted to increase employee awareness of their health and their benefit offerings.

In December 2025, the City entered into a contract with Frontier Direct Care to operate an employee health clinic. This clinic is designed to provide convenient, high-quality primary care services to employees and their eligible dependents. Benefits of the health clinic include:

- Unlimited access to primary care without copays or deductibles.
- Same-day or next-day appointments for urgent needs.
- Direct communication with providers via phone, text, or email.
- Preventive care and wellness services to support early detection and overall health.
- Cost savings by reducing reliance on emergency rooms and urgent care facilities.
- Improved employee health outcomes through proactive and continuous care.

The City continues to identify and implement features to look for best cost/benefit alternatives and minimizes the need for healthcare to provide a sustainable benefit program.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other information (continued)

Benefits management (continued)

A reconciliation of changes in the aggregate liabilities of the two prior years and current year is presented below:

YEAR ENDED SEPTEMBER 30,	BEGINNING LIABILITY	CURRENT YEAR CLAIMS AND CHANGES IN ESTIMATE	CLAIM PAYMENTS	ENDING LIABILITY
2023	\$ 643,148	\$ 8,353,465	\$ 8,385,803	\$ 610,810
2024	610,810	10,659,865	10,329,930	940,745
2025	940,745	12,939,718	12,645,824	1,234,639

Risk and safety management

The City of San Marcos maintains a risk management program to prevent and mitigate financial loss. Components of the program include the identification of exposure to loss and the selection, implementation, and monitoring of risk management techniques. Prevention measures include activities such as training, annual review of assets and exposures, drug testing programs, safety awareness events, and the "Safety Coach" Safety Leadership Development Program. Post incident measures designed to mitigate losses include incident investigation, post-accident training and management of all claims through final disposition. A cornerstone of our commitment to managing workers' compensation claims is a return-to-work program. In rating a workers' compensation program, an underwriter begins at 100% which represents an average employer. This is 'modified' based on a specific employer's claims history. During this reporting period, the City has a 30% premium modifier.

The City participates in the National Safety Council Annual Awards Program, which presents awards for occupational health and safety. In 2025, twenty-one departments were recognized for maintaining a perfect record or a reduction in frequency of lost time injuries.

Contingent liabilities

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the government expects such amounts, if any, to be immaterial.

There are currently several claims and lawsuits pending against the City. It is the opinion of the City Attorney and City Staff that there is no pending litigation against the City that, if decided against the City, would have a material adverse effect upon the operations of the City or that would exceed the contingency amounts set aside for such purpose.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other information (continued)

Commitments

The City purchases electric power at wholesale rates from The Lower Colorado River Authority for its own use to resell to customers of its electric distribution system. The initial term of the purchased-power agreement ends in 2041, with successive renewal periods of 10 years.

The capital improvements programs (CIP) for fiscal years 2018–2027 recognizes City Council priorities and demonstrates a commitment to address the growth-related challenges facing the community. Growth issues, the economy, and the quality of life of the citizens are all impacted by the effectiveness of the City’s thoroughfare system, and the CIP reflects a focus on future financial resources toward streets, and drainage projects. Past CIPs have indicated a strong City Council commitment to upgrading and building the City’s water and wastewater systems and building new facilities to provide better services to the public. These and other past projects, such as the construction of a new library, fire station, and activity center have been part of City Council’s commitment to the CIP program.

Estimated costs to complete construction in progress at year-end totals approximately \$40,576,405 for governmental capital assets, \$88,063,333 for water and wastewater, \$32,070,044 for electric, and \$46,133,105 for drainage.

Alliance Regional Water Authority

The Alliance Regional Water Authority (Agency) and Sponsoring Public Entities which includes the cities of Buda, Kyle and San Marcos and the Canyon Regional Water Authority have entered into a Regional Water Supply Contract dated January 15, 2008 as amended by amendment No. 1. The Agency agreed to design, finance, construct, own, acquire, maintain and operate the Project in a manner that will allow the Agency to deliver water to the Sponsoring Public Entities which includes the City. The City agreed to pay its share (35.86%) of the Project Costs and to make payments to or on behalf of the Agency in amount sufficient to meet all of the Agency’s obligations under the Contract including its share of the Project Costs to allow the Agency own, operate and maintain the Project. For the period ending September 30, 2025, the City paid \$8,979,621 under the water supply contract.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other information (continued)

Defined benefit pension plans

Texas Municipal Retirement System

Plan description

The City of San Marcos participates as one of 934 plans in the defined benefit cash-balance pension 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 employees of Texas participating cities. The TMRS Act places the general administration and management of the system 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 annual comprehensive financial report (Annual Report) that can be obtained at www.tmr.com.

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

Benefits provided

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

At retirement, the Member's benefit is calculated based on the sum of the Member's contributions, with interest, and the city-financed monetary credits with interest. The retiring Member may select one of seven monthly benefit payment options. Members may also choose to receive a portion of their 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. Members are eligible to retire at age sixty (60) and above with five (5) or more years of service or with twenty-five (25) years of service regardless of age. A member is vested after five (5) years. The contribution rate for the employees is 5%, and the City matching percent is currently 2 to 1.

Employees covered by benefit terms

At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	443
Inactive employees entitled to but not yet receiving benefits	418
Active employees	<u>855</u>
Total	<u>1,716</u>

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Texas Municipal Retirement System (continued)

Contributions

Member contribution rates in TMRS are either 5%, 6%, or 7% of the member's total compensation, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the entry age normal (EAN) actuarial cost method. The City's contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time.

Employees for the City were required to contribute 7% of their annual compensation during the fiscal year. The contribution rates for the City were 19.00% and 18.86% for calendar years 2024 and 2025, respectively. The City's total contributions to TMRS for the years ended September 30, 2024 and 2025 were \$12,711,751 and \$13,741,480, which were equal to the required contributions.

Net pension liability

The City's net pension liability (NPL) was measured as of December 31, 2024, 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, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% 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 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled.

The rates are projected on a fully generational basis by the most recent Scale MP2021 to account for future mortality improvements subject to the 3% floor.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Texas Municipal Retirement plans (continued)

Net pension liability (continued)

Actuary assumptions (continued)

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 real rates of return for each major asset class in fiscal year 2025 are summarized in the following table:

ASSET CLASS	TARGET ALLOCATION	LONG-TERM EXPECTED REAL RATE OF RETURN (ARITHMETIC)
Global Equity	35.0%	7.10%
Core Fixed Income	6.0%	5.00%
Non-Core Fixed Income	6.0%	6.80%
Hedge funds	5.0%	6.40%
Private Equity	13.0%	8.50%
Private Debt	13.0%	8.20%
Real Estate	12.0%	6.70%
Infrastructure	6.0%	6.00%
Other Private Markets	4.0%	7.30%
Total	100.0%	

Discount rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that 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.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Texas Municipal Retirement plans (continued)

Net pension liability (continued)

Changes in the net pension liability

	Total Pension Liability (a)	Increase (Decrease) Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at December 31, 2023	\$ 316,954,926	\$ 264,230,546	\$ 52,724,380
Changes for the year:			
Service cost	12,816,294	-	12,816,294
Interest	21,370,277	-	21,370,277
Change of benefit terms	-	-	-
Difference between expected and actual experience	5,090,569	-	5,090,569
Changes of assumptions	-	-	-
Contributions - employer	-	13,241,413	(13,241,413)
Contributions - employee	-	4,878,415	(4,878,415)
Net investment income	-	27,478,580	(27,478,580)
Benefit payments, including refunds of employee contributions	(13,532,756)	(13,532,756)	-
Administrative expense	-	(176,078)	176,078
Other changes	-	(4,117)	4,117
Net changes	<u>25,744,384</u>	<u>31,885,457</u>	<u>(6,141,073)</u>
Balance at December 31, 2024	<u>\$ 342,699,310</u>	<u>\$ 296,116,003</u>	<u>\$ 46,583,307</u>

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%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
<u>\$ 96,715,295</u>	<u>\$ 46,583,307</u>	<u>\$ 5,538,872</u>

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the schedule of changes in fiduciary net position, by participant city. The report may be obtained at www.tmr.com.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Texas Municipal Retirement plans (continued)

Net pension liability (continued)

Pension expense and deferred outflows of resources and deferred inflows of resources related to pensions

For the year ended September 30, 2025, the City recognized pension expense of \$14,610,894.

At September 30, 2025, 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	\$ 7,904,589	\$ -
Changes in actuarial assumptions	-	1,026,035
Difference between projected and actual investment earnings	-	3,212,568
Contributions subsequent to the measurement date	9,967,942	-
Total	\$ 17,872,531	\$ 4,238,603

The City reported \$9,967,942 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date, and will be recognized as a reduction of the net pension liability for the year ending September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

September 30,		
2026	\$	3,016,868
2027		4,845,335
2028		(3,044,140)
2029		(1,152,077)
2030		-
Thereafter		-
Total	\$	3,665,986

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other postemployment benefits (OPEB)

Supplemental death benefit fund – Texas Municipal Retirement System

Plan description

The City participates in a single-employer defined benefit plan, which operates like a group-term life insurance plan operated by TMRS known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired members. The City 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

The death benefit for active members provides a lump-sum payment approximately equal to the member’s annual salary (calculated based on the employee’s actual earnings, for the 12-month period preceding the month of death); retired members are insured for \$7,500; this coverage is an “other postemployment benefit” or OPEB. As the SDBF covers both active and retiree members, with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e., no assets are accumulated).

Contributions

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. 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. There is a one year delay between the actuarial valuation that serves as the basis for the City’s contribution rate and the calendar year when the rate goes into effect. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees’ entire careers.

The contribution rate for the City was 0.26% and 0.21% for calendar years 2025 and 2024. The City’s contributions to TMRS for the SDBF program for the year ended September 30, 2025 and 2024 were \$141,563 and \$162,628 and were equal to the required contributions.

Employees covered by benefit terms

At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	340
Inactive employees entitled to but not yet receiving benefits	128
Active employees	<u>855</u>
	<u><u>1,323</u></u>

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other postemployment benefits (OPEB) (continued)

Supplemental death benefit fund – Texas Municipal Retirement System (continued)

OPEB liability

The City’s total OPEB liability of \$2,000,163 was measured as of December 31, 2024, and was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The total OPEB liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Salary increases	3.5% to 11.50% including inflation
Discount rate*	4.08%
Retirees' share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence)
Mortality rates - disabled retirees	2019 Municipal Retires of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by scale UMP to account for future mortality improvements subject to the floor.
Other information	There were no benefit changes during the year.

* The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2024.

The actuarial assumptions used in the December 31, 2024 valuation were based on the results of an actuarial experience study for the period December 31, 2022.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other postemployment benefits (OPEB) (continued)

Supplemental death benefit fund – Texas Municipal Retirement System (continued)

Changes in total OPEB liability

Balance at December 31, 2023	\$	2,001,054
Changes for the year:		
Service cost		90,599
Interest on the total OPEB liability		76,097
Changes of benefit terms		-
Difference between expected and actual experience		2,006
Change of assumptions		(113,840)
Benefit payments		<u>(55,753)</u>
Net changes		<u>(891)</u>
Balance at December 31, 2024	\$	<u><u>2,000,163</u></u>

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 4.08%, as well as what the City's total OPEB liabilities would be if it were calculated using a discount rate that is 1-percentage-point lower (3.08) or 1-percentage-point higher (5.08%) than the current rate:

<u>1% Decrease in Discount Rate (3.08%)</u>	<u>Discount Rate (4.08%)</u>	<u>1% Increase in Discount Rate (5.08%)</u>
\$ <u>2,401,189</u>	\$ <u>2,000,163</u>	\$ <u>1,686,840</u>

OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB

For the year ended September 30, 2025, the City recognized OPEB expense of \$105,568.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other postemployment benefits (OPEB) (continued)

Supplemental death benefit fund – Texas Municipal Retirement System (continued)

At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual economic experience	\$ 31,842	\$ 30,540
Changes in actuarial assumptions	196,983	619,551
Difference between projected and actual investment earnings	-	-
Contributions subsequent to the measurement date	110,990	-
Total	\$ 339,815	\$ 650,091

The City reported \$110,990 as deferred outflows of resources related to the OPEB resulting from contributions subsequent to the measurement date which will be recognized as a reduction of the OPEB liability for the year ended September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

September 30,		
2026	\$	(84,804)
2027		(132,660)
2028		(154,920)
2029		(27,968)
2030		(18,184)
Thereafter		(2,730)
Total	\$	(421,266)

Postemployment health care coverage

Plan description and benefits provided

The City provides medical insurance benefits through the City of San Marcos Retiree Health Care Plan, a single employer benefit OPEB plan. This plan provides benefits for full-time and part-time employees in eligible classes. In compliance with Texas Local Government Code Chapter 175, the City of San Marcos provides employees who are eligible for retirement with our elected retirement system, the Texas Municipal Retirement System (TMRS), the right to purchase continued coverage if elected on the date of retirement and maintaining continuous coverage as outlined in the statute and in the City of San Marcos Medical Plan Book. The same level of benefit is provided for eligible retirees as to active employees. Retirees pay the full blended rate for coverage (the employer and employee contribution for active employees).

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other postemployment benefits (OPEB) (continued)

Postemployment health care coverage (continued)

The Texas Municipal Retirement System provides a variety of retirement options. The City of San Marcos has elected service retirement with 20 years of service at any age or age 60 with at least 5 years of service. Retirees pay contributions for coverage in the OPEB programs.

Retirees are eligible for medical and prescription benefits as provided in the plan document. Upon the death of active employee or a covered retiree, covered dependents are eligible for coverage continuation through COBRA only.

Retirees are eligible for benefits immediately upon service retirement with the Texas Municipal Retirement System; however, this is a one-time election. If retiree opts out of coverage, the retiree is not eligible for re-enrollment at any other time.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

Contributions

The City contributes to the blended Medical Plan as approved through the annual approved budget. Retirees also contribute the equivalent of the City's contribution for active employees and the active employee contribution as reflected in the table below. The retiree medical contribution rates as of January 1, 2025 were as follows:

Medical plan monthly rates:

Retiree only	\$ 697
Retiree + spouse	\$1,468
Retiree + child(ren)	\$1,429
Retiree + family	\$2,196

Contributions for postemployment benefits were recognized on a pay-as-you-go basis in the past. Contributions paid by retirees during the fiscal years ended September 30, 2025 and 2024 were \$282,259 and \$323,475, respectively.

Employees covered by benefit terms

At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Retirees and beneficiaries	22
Inactive, nonretired members	0
Active members	<u>840</u>
	<u>862</u>

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other postemployment benefits (OPEB) (continued)

Postemployment health care coverage (continued)

OPEB liability

The City's total OPEB liability of \$5,261,369 was measured as of December 31, 2024, and was determined by an actuarial valuation as of December 31, 2024.

Actuarial valuation information:

Actuarial assumptions and other inputs - The total OPEB liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Actuarial cost method	Individual entry-age normal
Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Discount rate*	4.08% as of December 31, 2024
Demographic assumptions	Based on the 2023 experience study conducted for the Texas Municipal Retirement System (TMRS).
Mortality	For healthy retirees, the gender-distinct 2019 Municipal Retirees of Texas mortality tables are used, with male rates multiplied by 103% and female rates multiplied by 105%. The rates are projected on a fully generational basis using the ultimate mortality improvement rates in the MP-2021 table to account for future mortality improvements.
Health care trend rates	Initial rate of 7.50% declining to an ultimate rate of 4.25% after 15 years.
Participation rates	It was assumed that 25% of employees retiring between the ages of 50 and 64 would choose to receive retiree health care benefits through the City. No employees retiring prior to age 50 for reasons other than disability or after age 65 were assumed to choose to receive health care benefits through the City.
Other information: Notes	The discount rate changed from 3.77% as of December 31, 2023 to 4.08% as of December 31, 2024. Additionally, the health care trend rates were updated to reflect the plan's anticipated experience.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other postemployment benefits (OPEB) (continued)

Postemployment health care coverage (continued)

Changes in the total OPEB liability

Balance at December 31, 2023	\$ 3,925,740
Changes for the year:	
Service cost	415,375
Interest on the total OPEB liability	153,055
Changes of benefit terms	-
Difference between expected and actual experience	685,391
Change of assumptions	229,020
Benefit payments	<u>(147,212)</u>
Net changes	<u>1,335,629</u>
Balance at December 31, 2024	<u>\$ 5,261,369</u>

Sensitivity of the total OPEB liability to changes in the discount rate and healthcare cost trend rates:

The following presents the total OPEB liability of the City, calculated using the discount rate of 4.08%, 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 (3.08%) or 1 percentage point higher (5.08%) than the current rate.

1% Decrease in Discount Rate (3.08%)	Discount Rate (4.08%)	1% Increase in Discount Rate (5.08%)
\$ 5,762,131	\$ 5,261,369	\$ 4,806,249

The following presents the total OPEB liability of the City, calculated using the current healthcare cost trend rates as well as what the City's total OPEB liability would be if it were calculated using the trend rates that are 1 percentage point lower or 1 percentage point higher than the current trend rates.

1% Decrease	Current Health Cost Trend Rate Assumption	1% Increase
\$ 4,653,500	\$ 5,261,369	\$ 5,981,448

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other postemployment benefits (OPEB) (continued)

Postemployment health care coverage (continued)

OPEB expense and deferred outflows of resources and deferred inflows of resources as related to OPEB

For the year ended September 30, 2025, the City recognized OPEB expense of \$147,212.

As of September 30, 2025, the deferred inflows and outflows of resources are as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual economic experience	\$ 777,589	\$ 1,057,837
Changes in actuarial assumptions	690,706	1,568,195
Difference between projected and actual investment earnings	-	-
Net refunds subsequent to the measurement date	(2,618)	-
Total	\$ 1,465,677	\$ 2,626,032

The City reported \$2,618 as deferred outflows of resources related to the OPEB resulting from net refunds subsequent to the measurement date which will be recognized as an increase of the OPEB liability for the year ended September 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

September 30,		
2026	\$	(89,677)
2027		(127,873)
2028		(238,067)
2029		(273,404)
2030		(288,142)
Thereafter		(140,574)
Total	\$	(1,157,737)

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Other postemployment benefits (OPEB) (continued)

Postemployment health care coverage (continued)

Summary of other postemployment benefit plans

	OPEB TMRS - SDBF	OPEB RETIREE HEALTHCARE	TOTAL
Total OPEB liability	\$ 2,000,163	\$ 5,261,369	\$ 7,261,532
Plan fiduciary net position	-	-	-
Net OPEB liability	\$ 2,000,163	\$ 5,261,369	\$ 7,261,532
Total deferred outflows of resources	\$ 339,815	\$ 1,465,677	\$ 1,805,492
Total deferred inflows of resources	650,091	2,626,032	3,276,123
Contributions/Refunds subsequent to the measurement date	110,990	(2,618)	108,372
Total OPEB expense	105,568	479,456	585,024

Tax abatements and economic incentives

The City enters into economic development agreements designed to promote development and redevelopment within the City, spur economic improvement, stimulate commercial activity, generate additional sales tax and enhance the property tax base and economic vitality of the City. These programs abate or rebate property taxes and sales tax, and also include incentive payments and reductions in fees that are not tied to taxes.

The City's economic development agreements are authorized under Chapter 380 of the Texas Local Government Code and Chapter 311 (Tax Increment Financing Act) and 312 (Property Redevelopment and Tax Abatement Act) of the Texas Tax Code. Recipients may be eligible to receive economic assistance based on the employment impact, economic impact or community impact of the project requesting assistance. Recipients receiving assistance generally commit to building or expanding operations, renewing facility leases, or bringing targeted businesses to the City. Agreements generally contain recapture provisions which may require repayment or termination if recipients do not meet the required provisions of the economic incentives.

CITY OF SAN MARCOS, TEXAS
NOTES TO FINANCIAL STATEMENTS

September 30, 2025

(4) Detailed notes on all funds (continued)

Tax abatements and economic incentives (continued)

The City has paid the following tax abatements and economic incentives during the current year:

<u>Economic Development</u>	<u>Tax Type</u>	<u>2025 Actual</u>
<u>380 Agreement</u>		
Amazon.com.kydc, LLC	Personal, Real, & Sales Taxes	\$ 901,498
Humpty Dumpty SSM, Ltd	Real & Sales Taxes	<u>337,437</u>
		<u>1,238,935</u>
<u>Tax Increment Reinvestment Zone</u>		
TIRZ #3-Conference Center	TRZ	141,396
TIRZ#4-Kissing Tree	TRZ	1,494,895
TIRZ #5-Downtown	TRZ	1,214,225
TRZ Loop 110	TRZ	<u>2,875,597</u>
		<u>5,726,113</u>
Total economic development payments		<u>\$ 6,965,048</u>

(5) Restatements of beginning balances

In accordance with GASB Statement No. 100, *Accounting Changes and Error Corrections*, the below items have been adjusted through a restatement of beginning net position and fund balance as of October 1, 2024.

Change in accounting principle

Effective for the fiscal year beginning October 1, 2024, the City implemented GASB Statement No. 101, *Compensated Absences*, which revises the recognition and measurement guidance for compensated absences. The implementation of GASB Statement No. 101 was applied retroactively, as required by the standard. As a result, beginning net position as of October 1, 2024 was restated as follows:.

	<u>GOVERNMENTAL ACTIVITIES</u>	<u>BUSINESS-TYPE ACTIVITIES</u>				<u>TOTAL</u>
		<u>ELECTRIC</u>	<u>WATER AND WASTEWATER</u>	<u>STORMWATER DRAINAGE</u>	<u>OTHER ENTERPRISE</u>	
Beginning net position	\$ 172,383,867	\$ 113,854,115	\$ 203,604,667	\$ 36,675,311	\$ 7,792,081	\$ 361,926,174
Implementation of GASB 101	<u>(1,508,743)</u>	<u>(140,965)</u>	<u>(146,186)</u>	<u>(22,824)</u>	<u>(24,732)</u>	<u>(334,707)</u>
Beginning balance, as restated	<u>\$ 170,875,124</u>	<u>\$ 113,713,150</u>	<u>\$ 203,458,481</u>	<u>\$ 36,652,487</u>	<u>\$ 7,767,349</u>	<u>\$ 361,591,467</u>



APPENDIX C

FORM OF BOND COUNSEL'S OPINION



[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 SAN MARCOS, TEXAS, COMBINATION TAX AND REVENUE
CERTIFICATES OF OBLIGATION, SERIES 2026
IN THE AGGREGATE PRINCIPAL AMOUNT OF \$_____**

AS BOND COUNSEL FOR THE CITY OF SAN MARCOS, TEXAS (the "City") 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 specified in the text of the Certificates, until maturity or redemption, at the rates and payable on the dates specified in the text of the Certificates and in the Ordinance of the City adopted on _____, 2026 authorizing the issuance of the Certificates (the "Ordinance").

WE HAVE EXAMINED the applicable and pertinent provisions of the Constitution and laws of the State of Texas, and a transcript of certified copies of the pertinent proceedings of the City, and other pertinent instruments authorizing and relating to the issuance of the Certificates, including one of the executed Certificates (Certificate Number R-1).

BASED ON SAID EXAMINATION, IT IS OUR OPINION that said Certificates have been duly authorized, issued and delivered in accordance with law; and that said Certificates, except as the enforceability thereof may be limited by laws relating to governmental immunity, bankruptcy, insolvency, reorganization, moratorium, liquidation and other similar laws now or hereafter enacted related to creditors' rights generally or by general principle of equity which permit the exercise of judicial discretion, the Certificates constitute valid and legally binding obligations of the City; 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, on all taxable property within the City and the Certificates are additionally secured by and payable from a limited pledge of surplus revenue of the City's water and waste water system all as provided in the Ordinance.

IT IS FURTHER OUR OPINION, except as discussed below, that the interest on the Certificates is excludable from the gross income of the owners thereof 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 individual 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 by the City 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 a failure by the City 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 City as the taxpayer. We observe that the City 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 City, and, in that capacity, we have been engaged by the City 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. 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 City, 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 City as to the current outstanding indebtedness of the City and the assessed valuation of taxable property within the City and the sufficiency of the revenues pledged by the City. Our role in connection with the City's Official Statement prepared for use in connection with the sale of the Certificates has been limited as described therein.

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.

Respectfully,