

**Continuing Disclosure Report**  
**For the Fiscal Year Ended**  
**September 30, 2020**

**Fredericksburg, Texas**



**SPECIALIZED PUBLIC FINANCE INC.**  
FINANCIAL ADVISORY SERVICES

# Fredericksburg, Texas

## FYE 2020 Continuing Disclosure Report

**TABLE 1 – Valuation, Exemptions, and General Obligation Supported Debt**

2020/2021 Market Valuation Established by Gillespie County Appraisal District (excluding totally exempt property)	\$ 2,428,279,962
Less Exemptions/Reductions at 100% Market Value:	62,023,952
2020/2021 Taxable Assessed Valuation	\$ 2,366,256,010
City Funded Debt Payable from Ad Valorem Taxes (as of 9-30-20)	\$ 6,455,000
Less: Self-Supporting Debt	-
Net Debt Payable from Ad Valorem Taxes	\$ 6,455,000
Interest and Sinking Fund (as of 9-30-20)	\$ 26,420 <sup>(1)</sup>
Ratio Tax Supported Debt to Taxable Assessed Valuation	0.27%

2021 Estimated Population - 11,690  
Per Capita Taxable Assessed Valuation - \$202,417  
Per Capita Net General Obligation Debt Payable from Ad Valorem Taxes - \$552

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(1) Draft figures. Subject to change.

**TABLE 2 – Valuation and General Obligation Supported Debt History**

Fiscal Year Ended 9/30	Estimated Population <sup>(1)</sup>	Taxable Assessed Valuation	Taxable Assessed Valuation Per Capita	Funded Debt Outstanding at End Of Year <sup>(2)</sup>	Ratio of Funded Debt to Taxable Assessed Valuation	Funded Debt Per Capita
2017	11,307	\$ 1,690,137,969	\$ 149,477	\$ 8,735,000	0.52%	\$ 773
2018	11,445	1,868,817,358	163,287	7,810,000	0.42%	682
2019	11,690	2,057,398,752	175,996	7,080,000	0.34%	606
2020	11,690	2,287,170,768	195,652	6,455,000	0.28%	552
2021	11,690	2,366,256,010	202,417	5,815,000 <sup>(3)</sup>	0.25%	497

(1)Source: The Municipal Advisory Council of Texas

(2)Includes self-supporting debt. See "Table 1-Valuation, Exemptions and General Obligation Debt."

(3) Projected.

**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			
2017	\$ 0.2400	\$ 0.2025	\$ 0.0375	\$ 3,893,409	92.87%	99.45%
2018	0.2256	0.1627	0.0629	4,255,938	93.94%	99.20%
2019	0.2256	0.1880	0.0376	4,422,779	92.29%	99.36%
2020	0.2273	0.1897	0.0375	4,913,299	93.32%	98.99%
2021	0.2208	0.1846	0.0362	5,224,102	In Process of Collection	

**TABLE 4 – Ten Largest Taxpayers**

Name of Taxpayer	2020	% of Total
	Taxable Assessed Valuation	Taxable Assessed Valuation
James Avery Craftsman Inc.	\$ 18,102,590	0.77%
Acron Windcrest Village LLC	15,748,430	0.67%
Central Texas Elec. Co-Op Inc.	14,489,410	0.61%
Kenneth K. & Joann Kothe	11,247,191	0.48%
Fredericksburg Inn LP	10,550,735	0.45%
H E Butt Grocery Co.	9,691,140	0.41%
FBG Orchard Grove Apts.	9,558,325	0.40%
Fredericksburg Enterprises Inc.	9,151,250	0.39%
Heritage Hotels Fredericksburg LLC	9,001,675	0.38%
Wal-Mart Real Estate Business Trust	8,775,000	0.37%
	\$ 116,315,746	4.92%

**TABLE 5 – General Obligation Debt Service Requirements**

Fiscal Year Ending 9/30	Outstanding Debt		
	Principal	Interest	Total
2021	\$ 640,000	\$ 172,840	\$ 812,840
2022	655,000	159,251	814,251
2023	670,000	144,781	814,781
2024	330,000	132,474	462,474
2025	340,000	122,630	462,630
2026	350,000	112,492	462,492
2027	360,000	102,060	462,060
2028	370,000	91,334	461,334
2029	380,000	80,315	460,315
2030	390,000	69,001	459,001
2031	400,000	57,394	457,394
2032	420,000	45,346	465,346
2033	215,000	35,950	250,950
2034	220,000	28,875	248,875
2035	230,000	21,000	251,000
2036	240,000	12,775	252,775
2037	245,000	4,288	249,288
	<u>\$ 6,455,000</u>	<u>\$ 1,392,805</u>	<u>\$ 7,847,805</u>

(1) See "Table 1-Valuation, Exemption and General Obligation Debt."

**TABLE 6– Authorized but Unissued: None**

**TABLE 7 – General Fund Revenues and Expenditure History**

	Fiscal Year Ending September 30,				
	2020 <sup>(1)</sup>	2019	2018	2017	2016
<b>Revenues:</b>					
Taxes	\$ 14,255,807	\$ 13,901,169	\$ 12,766,638	\$ 12,560,942	\$ 11,552,259
Licenses and Permits	232,164	266,239	219,427	250,048	248,060
Intergovernmental Revenue and Grants	893,322	675,609	713,793	548,503	483,890
Charges for Services	-	-	-	3,709	1,010
Fines	97,731	108,617	93,076	85,524	90,115
Special Assessments	-	-	-	-	-
Investment Earnings	39,080	291,606	110,289	53,007	24,416
Pavilion and Camping Fees	450,377	530,260	588,956	507,310	403,080
Rentals	107,611	62,320	112,445	21,106	35,684
Miscellaneous	1,661,097	1,632,595	1,035,246	628,830	438,533
<b>Total Revenues</b>	<b>\$ 17,737,189</b>	<b>\$ 17,468,415</b>	<b>\$ 15,639,870</b>	<b>\$ 14,658,978</b>	<b>\$ 13,277,048</b>
<b>Expenditures:</b>					
General Government	\$ 7,444,589	\$ 7,955,841	\$ 7,452,767	\$ 4,206,101	\$ 3,823,513
Public Safety	6,146,710	6,163,031	5,723,191	5,403,387	4,775,051
Parks and Recreation	2,073,277	1,769,533	1,592,594	4,054,372	4,021,365
Debt Service	475,330	404,871	389,937	392,958	275,339
Capital Outlay	1,311,795	1,546,543	1,409,254	1,509,633	2,057,600
<b>Total Expenses</b>	<b>\$ 17,451,701</b>	<b>\$ 17,839,819</b>	<b>\$ 16,567,743</b>	<b>\$ 15,566,451</b>	<b>\$ 14,952,867</b>
Excess (Deficiency) of Revenues over Expenditures	\$ 285,488	\$ (371,404)	\$ (927,873)	\$ (907,473)	\$ (1,675,820)
Budgeted Transfers In	\$ 1,829,700	\$ 1,820,777	\$ 1,785,600	\$ 1,692,600	\$ 1,669,500
Capital-related debt issued	1,042,096	214,185	426,240	348,914	-
Sale of Real and Personal Property	20,460	81,946	726,104	135,417	31,388
Payment to Escrow Agent	-	-	-	-	-
Budgeted Transfers Out	(907,827)	(994,223)	(1,437,123)	(1,189,360)	(1,219,716)
Net Increase (Decrease)	\$ 2,269,917	\$ 751,281	\$ 572,948	\$ 80,098	\$ (1,194,649)
Fund Equity at Beginning of Year	8,099,409	7,348,128	6,775,179	6,695,081	7,889,730
Adjustments to Fund Balance	(117,147)	-	1	-	-
<b>Fund Equity at End of Year</b>	<b>\$ 10,252,179</b>	<b>\$ 8,099,409</b>	<b>\$ 7,348,128</b>	<b>\$ 6,775,179</b>	<b>\$ 6,695,081</b>

Source: City's audited financial statements.

(1) Draft figures. Subject to change.

**TABLE 8 – Municipal Sales Tax History**

Fiscal Year Ended 9/30	Total Collected <sup>(1)</sup>	% of Ad Valorem Tax Levy	Equivalent of Ad Valorem Tax Rate	Per Capita
2017	5,529,686	142.03%	0.3272	489.05
2018	5,987,378	140.68%	0.3204	523.14
2019	6,235,189	140.98%	0.3031	533.38
2020	6,344,922	129.14%	0.2774	542.76
2021	3,504,740 <sup>(2)</sup>	67.09%	0.1481	299.81

(1) Source: the City

(2) Collections through March 31, 2021.

**TABLE 10 – Current Investments**

Investments	Market Value	% of Total
US Treasury Notes	\$ -	0.00%
Cash	33,544,446	98.60%
TexPool	476,061	1.40%
	<u>\$ 34,020,507</u>	<u>100.00%</u>

As of September 30, 2020.