

# TOWN OF ADDISON, TEXAS



## ANALYSIS OF OUTSTANDING DEBT

AS OF:

**SEPTEMBER 30, 2017**

PREPARED:  
OCTOBER 2017

PREPARED BY:



# Town of Addison, Texas

As of September 30, 2017  
Prepared October 2017



Town of Addison, Texas

## Contacts:

David K. Medanich, Vice Chairman, [david.medanich@hilltopsecurities.com](mailto:david.medanich@hilltopsecurities.com)

Laura B. Alexander, Managing Director, [laura.alexander@hilltopsecurities.com](mailto:laura.alexander@hilltopsecurities.com)

Nick Bulaich, Managing Director, [nick.bulaich@hilltopsecurities.com](mailto:nick.bulaich@hilltopsecurities.com)

Adam LanCarte, Assistant Vice President, [adam.lancarte@hilltopsecurities.com](mailto:adam.lancarte@hilltopsecurities.com)

777 Main Street, Suite 1200, Fort Worth, Texas 76102

Phone 817.332.9710 Fax 817.336.5572

Analysis of Outstanding Debt  
As of September 30, 2017



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Town of Addison, Texas

# TAB A: Summary of Outstanding Debt

As of September 30, 2017

Summary of Outstanding Debt



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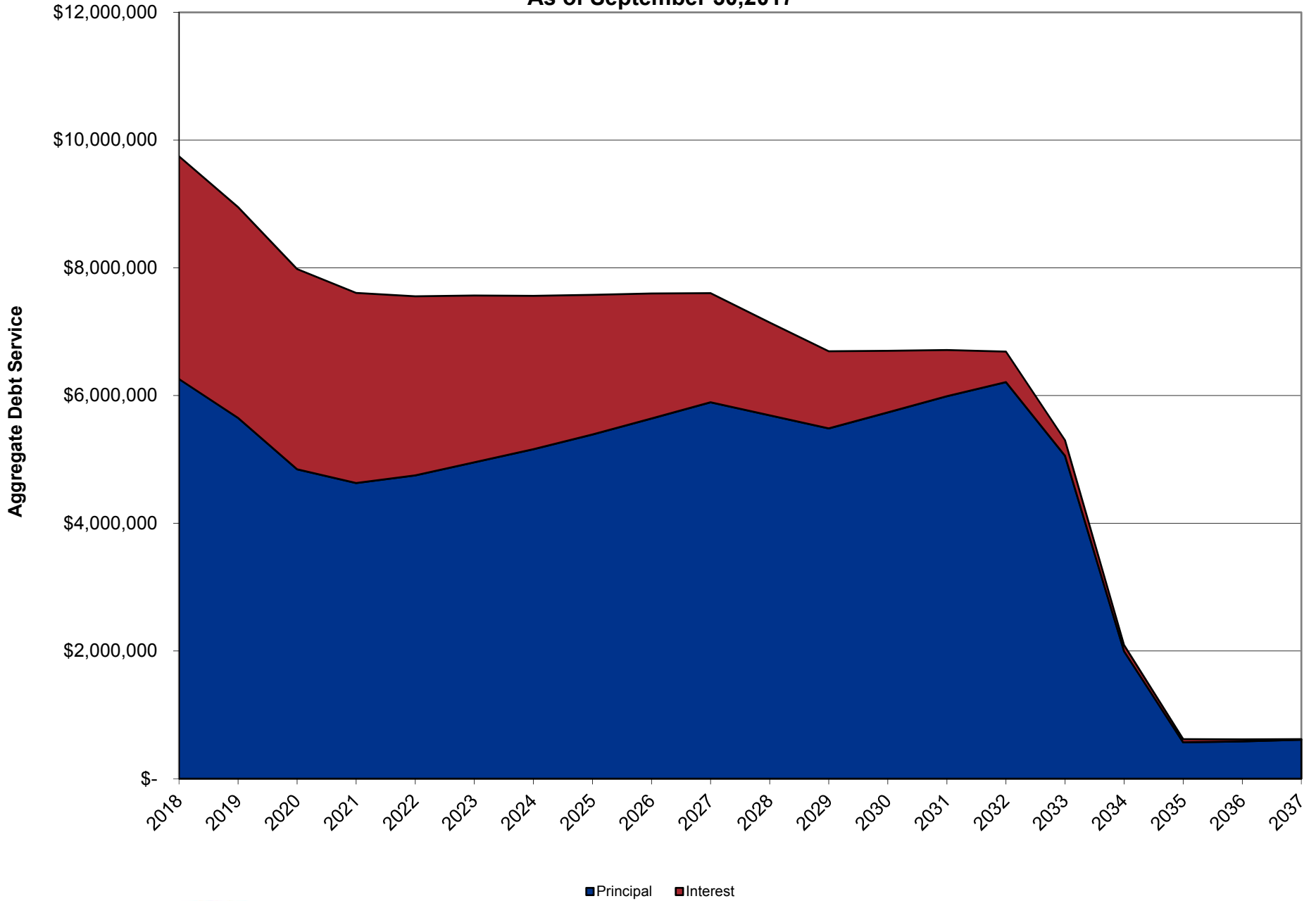
**Town of Addison, Texas**  
 All Outstanding General Obligation Debt  
 As of September 30, 2017  
 (000's)

Year Ending September 30	\$23,560,000 General Obligation Refunding Bonds Series 2016		\$7,565,000 Combination Tax & Revenue Certificates of Obligation Series 2014		\$12,000,000 General Obligation Bonds Tax Exempt Series 2014		\$2,145,000 General Obligation Refunding Bonds Series 2014 (AMT)		\$1,250,000 General Obligation Bonds Taxable Series 2013B		\$1,875,000 General Obligation Bonds Series 2013A (AMT)	
	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon
2018			290	1.250%	470	3.000%	360	1.250%	50	3.750%	70	2.250%
2019	1,250	3.000%	300	1.500%	490	3.000%	370	1.500%	50	3.750%	75	4.125%
2020	1,305	4.000%	315	2.000%	510	3.000%	380	2.000%	50	3.750%	75	4.125%
2021	1,360	4.000%	325	3.000%	530	3.000%			55	3.750%	80	4.125%
2022	1,430	4.000%	340	3.000%	555	4.000%			55	3.750%	85	4.125%
2023	1,495	4.000%	355	3.000%	575	3.000%			60	3.750%	90	4.125%
2024	1,550	4.000%	370	3.000%	600	3.000%			60	5.000%	90	4.250%
2025	1,615	4.000%	385	3.000%	625	3.000%			65	5.000%	95	4.250%
2026	1,695	5.000%	400	3.000%	650	3.000%			65	5.000%	100	4.250%
2027	1,775	5.000%	415	3.125%	675	3.000%			70	5.000%	105	4.250%
2028	1,865	5.000%	430	3.250%	705	3.250%			75	5.000%	110	4.250%
2029	1,485	5.000%	450	3.375%	735	3.375%			75	5.000%	115	4.800%
2030	1,565	5.000%	470	3.500%	760	3.375%			80	5.000%	120	4.800%
2031	1,645	5.000%	485	3.625%	795	3.500%			85	5.000%	125	4.800%
2032	1,715	5.000%	505	4.000%	825	3.625%			90	5.000%	130	4.800%
2033	1,810	5.000%	525	4.000%	860	3.750%			95	5.000%	140	4.800%
2034			550	4.000%	895	3.750%						
2035												
2036												
2037												
<b>TOTALS</b>	<b>23,560</b>		<b>6,910</b>		<b>11,255</b>		<b>1,110</b>		<b>1,080</b>		<b>1,605</b>	
Next Call	2/15/2026 @ Par		2/15/2024 @ Par		2/15/2024 @ Par		Non-Callable		02/15/2023 @ Par		02/15/2023 @ Par	
Adv. Refundable	0%		100%		100%		100%		100%		100%	
Dated Date	5/1/2016		2/15/2014		2/15/2014		2/15/2014		7/15/2013		7/15/2013	
Coupon Dates	February 15	August 15	February 15	August 15	February 15	August 15	February 15	August 15	February 15	August 15	February 15	August 15
Maturity Dates	February 15		February 15		February 15		February 15		February 15		February 15	
Insurer	N/A		N/A		N/A		N/A		N/A		N/A	
Arbitrage Yield	1.8580%		3.1920%		3.1920%		1.2673%		4.7317%		4.3659%	
Paying Agent	The Bank of New York		The Bank of New York		The Bank of New York		The Bank of New York		The Bank of New York		The Bank of New York	
Purpose	Refunding		New Money		New Money		Refunding		New Money		New Money	
<b>Color Legend</b>												
Non-Callable												
Callable and Advance Refundable												
Callable and Partially Advance Refundable												
Callable and Not Advance Refundable												

**Town of Addison, Texas**  
 All Outstanding General Obligation Debt  
 As of September 30, 2017  
 (000's)

Year Ending September 30	\$4,665,000 General Obligation Bonds Tax-Exempt Series 2013		\$10,185,000 Combination Tax & Revenue Certificates of Obligation Series 2013		\$22,590,000 General Obligation Refunding & Improvement Bonds Series 2012		\$14,835,000 Combination Tax & Revenue Certificates of Obligation Series 2012		\$8,890,000 General Obligation Refunding Bonds Series 2011		\$34,500,000 Combination Tax & Revenue Certificates of Obligation Series 2008	
	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon
2018	175	4.000%	390	2.000%	1,740	4.000%	700	2.000%	700	3.000%	1,315	4.000%
2019	180	4.000%	405	3.000%	1,820	4.000%	710	2.000%				
2020	190	4.000%	415	3.000%	885	4.000%	720	2.000%				
2021	195	5.000%	430	4.000%	920	4.000%	735	2.000%				
2022	205	5.000%	450	4.000%	875	4.000%	755	3.000%				
2023	220	5.000%	470	5.000%	910	5.000%	780	4.000%				
2024	230	5.000%	490	5.000%	955	5.000%	815	4.000%				
2025	240	5.000%	515	5.000%	1,010	5.000%	840	3.000%				
2026	255	5.000%	545	5.000%	1,060	5.000%	870	3.000%				
2027	265	5.000%	575	5.000%	1,115	5.000%	900	3.000%				
2028	280	5.000%	600	5.000%	1,170	5.000%	455	3.000%				
2029	295	4.100%	630	4.100%	1,230	5.000%	470	3.000%				
2030	305	4.150%	655	4.150%	1,295	5.000%	485	3.000%				
2031	320	4.250%	685	4.250%	1,350	3.000%	500	3.000%				
2032	330	4.300%	715	4.300%	1,385	3.125%	515	3.125%				
2033	345	4.375%	750	4.375%			530	3.250%				
2034							550	3.250%				
2035							570	3.375%				
2036							585	3.375%				
2037							610	3.375%				
<b>TOTALS</b>	<b>4,030</b>		<b>8,720</b>		<b>17,720</b>		<b>13,095</b>		<b>700</b>		<b>1,315</b>	
Next Call	02/15/2023 @ Par		02/15/2023 @ Par		2/15/2022 @ Par		2/15/2022 @ Par		Non Callable		Non-Callable	
Adv. Refundable	100%		100%		86.1379%		86.1379%		0%		100%	
Dated Date	7/15/2013		7/15/2013		8/15/2012		8/15/2012		10/15/2011		5/1/2008	
Coupon Dates	February 15	August 15	February 15	August 15	February 15	August 15	February 15	August 15	February 15	August 15	February 15	August 15
Maturity Dates	February 15		February 15		February 15		February 15		February 15		February 15	
Insurer	N/A		N/A		N/A		N/A		N/A		N/A	
Arbitrage Yield	3.7243%		3.7243%		2.5266%		2.5266%		1.3142%		4.3245%	
Paying Agent	The Bank of New York		The Bank of New York		The Bank of New York		The Bank of New York		The Bank of New York		The Bank of New York	
Purpose	New Money		New Money		Refunding & New Money		New Money		Refunding		New Money	
Color Legend												
Non-Callable												
Callible and Advance Refundable												
Callible and Partially Advance Refundable												
Callible and Not Advance Refundable												

**Town of Addison, Texas**  
**All Outstanding General Obligation Debt**  
**As of September 30, 2017**



**BOND DEBT SERVICE**

**Town of Addison, Texas  
General Obligation Debt Outstanding  
As of September 30, 2017**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>
09/30/2018	6,260,000	3,487,246.28	9,747,246.28
09/30/2019	5,650,000	3,301,624.40	8,951,624.40
09/30/2020	4,845,000	3,136,730.65	7,981,730.65
09/30/2021	4,630,000	2,976,690.03	7,606,690.03
09/30/2022	4,750,000	2,804,224.40	7,554,224.40
09/30/2023	4,955,000	2,611,258.77	7,566,258.77
09/30/2024	5,160,000	2,401,690.02	7,561,690.02
09/30/2025	5,390,000	2,186,733.77	7,576,733.77
09/30/2026	5,640,000	1,957,490.02	7,597,490.02
09/30/2027	5,895,000	1,708,724.40	7,603,724.40
09/30/2028	5,690,000	1,454,027.53	7,144,027.53
09/30/2029	5,485,000	1,208,151.91	6,693,151.91
09/30/2030	5,735,000	965,007.54	6,700,007.54
09/30/2031	5,990,000	722,323.16	6,712,323.16
09/30/2032	6,210,000	478,810.65	6,688,810.65
09/30/2033	5,055,000	243,181.89	5,298,181.89
09/30/2034	1,995,000	96,287.51	2,091,287.51
09/30/2035	570,000	49,950.01	619,950.01
09/30/2036	585,000	30,459.38	615,459.38
09/30/2037	610,000	10,293.75	620,293.75
	<b>91,100,000</b>	<b>31,830,906.07</b>	<b>122,930,906.07</b>



**BOND DEBT SERVICE**

**Town of Addison, Texas  
General Obligation Debt Outstanding  
As of September 30, 2017**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
02/15/2018	6,260,000	1,793,041.89	8,053,041.89	
08/15/2018		1,694,204.39	1,694,204.39	
09/30/2018				9,747,246.28
02/15/2019	5,650,000	1,694,204.39	7,344,204.39	
08/15/2019		1,607,420.01	1,607,420.01	
09/30/2019				8,951,624.40
02/15/2020	4,845,000	1,607,420.01	6,452,420.01	
08/15/2020		1,529,310.64	1,529,310.64	
09/30/2020				7,981,730.65
02/15/2021	4,630,000	1,529,310.64	6,159,310.64	
08/15/2021		1,447,379.39	1,447,379.39	
09/30/2021				7,606,690.03
02/15/2022	4,750,000	1,447,379.39	6,197,379.39	
08/15/2022		1,356,845.01	1,356,845.01	
09/30/2022				7,554,224.40
02/15/2023	4,955,000	1,356,845.01	6,311,845.01	
08/15/2023		1,254,413.76	1,254,413.76	
09/30/2023				7,566,258.77
02/15/2024	5,160,000	1,254,413.76	6,414,413.76	
08/15/2024		1,147,276.26	1,147,276.26	
09/30/2024				7,561,690.02
02/15/2025	5,390,000	1,147,276.26	6,537,276.26	
08/15/2025		1,039,457.51	1,039,457.51	
09/30/2025				7,576,733.77
02/15/2026	5,640,000	1,039,457.51	6,679,457.51	
08/15/2026		918,032.51	918,032.51	
09/30/2026				7,597,490.02
02/15/2027	5,895,000	918,032.51	6,813,032.51	
08/15/2027		790,691.89	790,691.89	
09/30/2027				7,603,724.40
02/15/2028	5,690,000	790,691.89	6,480,691.89	
08/15/2028		663,335.64	663,335.64	
09/30/2028				7,144,027.53
02/15/2029	5,485,000	663,335.64	6,148,335.64	
08/15/2029		544,816.27	544,816.27	
09/30/2029				6,693,151.91
02/15/2030	5,735,000	544,816.27	6,279,816.27	
08/15/2030		420,191.27	420,191.27	
09/30/2030				6,700,007.54
02/15/2031	5,990,000	420,191.27	6,410,191.27	
08/15/2031		302,131.89	302,131.89	
09/30/2031				6,712,323.16
02/15/2032	6,210,000	302,131.89	6,512,131.89	
08/15/2032		176,678.76	176,678.76	
09/30/2032				6,688,810.65
02/15/2033	5,055,000	176,678.76	5,231,678.76	
08/15/2033		66,503.13	66,503.13	
09/30/2033				5,298,181.89
02/15/2034	1,995,000	66,503.13	2,061,503.13	
08/15/2034		29,784.38	29,784.38	
09/30/2034				2,091,287.51
02/15/2035	570,000	29,784.38	599,784.38	
08/15/2035		20,165.63	20,165.63	
09/30/2035				619,950.01
02/15/2036	585,000	20,165.63	605,165.63	

**BOND DEBT SERVICE**

**Town of Addison, Texas  
 General Obligation Debt Outstanding  
 As of September 30, 2017**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
08/15/2036		10,293.75	10,293.75	
09/30/2036				615,459.38
02/15/2037	610,000	10,293.75	620,293.75	
09/30/2037				620,293.75
	<b>91,100,000</b>	<b>31,830,906.07</b>	<b>122,930,906.07</b>	<b>122,930,906.07</b>

Town of Addison, Texas

# TAB B: Details of General Obligation Debt

As of September 30, 2017

General Obligation Debt



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**BOND DEBT SERVICE**

**Town of Addison, Texas  
\$23,560,000 General Obligation Refunding Bonds, Series 2016**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
02/15/2018		532,725	532,725	
08/15/2018		532,725	532,725	
09/30/2018				1,065,450
02/15/2019	1,250,000	532,725	1,782,725	
08/15/2019		513,975	513,975	
09/30/2019				2,296,700
02/15/2020	1,305,000	513,975	1,818,975	
08/15/2020		487,875	487,875	
09/30/2020				2,306,850
02/15/2021	1,360,000	487,875	1,847,875	
08/15/2021		460,675	460,675	
09/30/2021				2,308,550
02/15/2022	1,430,000	460,675	1,890,675	
08/15/2022		432,075	432,075	
09/30/2022				2,322,750
02/15/2023	1,495,000	432,075	1,927,075	
08/15/2023		402,175	402,175	
09/30/2023				2,329,250
02/15/2024	1,550,000	402,175	1,952,175	
08/15/2024		371,175	371,175	
09/30/2024				2,323,350
02/15/2025	1,615,000	371,175	1,986,175	
08/15/2025		338,875	338,875	
09/30/2025				2,325,050
02/15/2026	1,695,000	338,875	2,033,875	
08/15/2026		296,500	296,500	
09/30/2026				2,330,375
02/15/2027	1,775,000	296,500	2,071,500	
08/15/2027		252,125	252,125	
09/30/2027				2,323,625
02/15/2028	1,865,000	252,125	2,117,125	
08/15/2028		205,500	205,500	
09/30/2028				2,322,625
02/15/2029	1,485,000	205,500	1,690,500	
08/15/2029		168,375	168,375	
09/30/2029				1,858,875
02/15/2030	1,565,000	168,375	1,733,375	
08/15/2030		129,250	129,250	
09/30/2030				1,862,625
02/15/2031	1,645,000	129,250	1,774,250	
08/15/2031		88,125	88,125	
09/30/2031				1,862,375
02/15/2032	1,715,000	88,125	1,803,125	
08/15/2032		45,250	45,250	
09/30/2032				1,848,375
02/15/2033	1,810,000	45,250	1,855,250	
09/30/2033				1,855,250
	23,560,000	9,982,075	33,542,075	33,542,075

**BOND DEBT SERVICE**

**Town of Addison, Texas  
\$7,565,000 Combination Tax & Revenue Certificates of Obligation, Series 2014**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
02/15/2018	290,000	109,518.75	399,518.75	
08/15/2018		107,706.25	107,706.25	
09/30/2018				507,225.00
02/15/2019	300,000	107,706.25	407,706.25	
08/15/2019		105,456.25	105,456.25	
09/30/2019				513,162.50
02/15/2020	315,000	105,456.25	420,456.25	
08/15/2020		102,306.25	102,306.25	
09/30/2020				522,762.50
02/15/2021	325,000	102,306.25	427,306.25	
08/15/2021		97,431.25	97,431.25	
09/30/2021				524,737.50
02/15/2022	340,000	97,431.25	437,431.25	
08/15/2022		92,331.25	92,331.25	
09/30/2022				529,762.50
02/15/2023	355,000	92,331.25	447,331.25	
08/15/2023		87,006.25	87,006.25	
09/30/2023				534,337.50
02/15/2024	370,000	87,006.25	457,006.25	
08/15/2024		81,456.25	81,456.25	
09/30/2024				538,462.50
02/15/2025	385,000	81,456.25	466,456.25	
08/15/2025		75,681.25	75,681.25	
09/30/2025				542,137.50
02/15/2026	400,000	75,681.25	475,681.25	
08/15/2026		69,681.25	69,681.25	
09/30/2026				545,362.50
02/15/2027	415,000	69,681.25	484,681.25	
08/15/2027		63,196.88	63,196.88	
09/30/2027				547,878.13
02/15/2028	430,000	63,196.88	493,196.88	
08/15/2028		56,209.38	56,209.38	
09/30/2028				549,406.26
02/15/2029	450,000	56,209.38	506,209.38	
08/15/2029		48,615.63	48,615.63	
09/30/2029				554,825.01
02/15/2030	470,000	48,615.63	518,615.63	
08/15/2030		40,390.63	40,390.63	
09/30/2030				559,006.26
02/15/2031	485,000	40,390.63	525,390.63	
08/15/2031		31,600.00	31,600.00	
09/30/2031				556,990.63
02/15/2032	505,000	31,600.00	536,600.00	
08/15/2032		21,500.00	21,500.00	
09/30/2032				558,100.00
02/15/2033	525,000	21,500.00	546,500.00	
08/15/2033		11,000.00	11,000.00	
09/30/2033				557,500.00
02/15/2034	550,000	11,000.00	561,000.00	
09/30/2034				561,000.00
	6,910,000	2,292,656.29	9,202,656.29	9,202,656.29

**BOND DEBT SERVICE**

**Town of Addison, Texas  
\$12,000,000 General Obligation Bonds, Tax Exempt Series 2014**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
02/15/2018	470,000	186,431.25	656,431.25	
08/15/2018		179,381.25	179,381.25	
09/30/2018				835,812.50
02/15/2019	490,000	179,381.25	669,381.25	
08/15/2019		172,031.25	172,031.25	
09/30/2019				841,412.50
02/15/2020	510,000	172,031.25	682,031.25	
08/15/2020		164,381.25	164,381.25	
09/30/2020				846,412.50
02/15/2021	530,000	164,381.25	694,381.25	
08/15/2021		156,431.25	156,431.25	
09/30/2021				850,812.50
02/15/2022	555,000	156,431.25	711,431.25	
08/15/2022		145,331.25	145,331.25	
09/30/2022				856,762.50
02/15/2023	575,000	145,331.25	720,331.25	
08/15/2023		136,706.25	136,706.25	
09/30/2023				857,037.50
02/15/2024	600,000	136,706.25	736,706.25	
08/15/2024		127,706.25	127,706.25	
09/30/2024				864,412.50
02/15/2025	625,000	127,706.25	752,706.25	
08/15/2025		118,331.25	118,331.25	
09/30/2025				871,037.50
02/15/2026	650,000	118,331.25	768,331.25	
08/15/2026		108,581.25	108,581.25	
09/30/2026				876,912.50
02/15/2027	675,000	108,581.25	783,581.25	
08/15/2027		98,456.25	98,456.25	
09/30/2027				882,037.50
02/15/2028	705,000	98,456.25	803,456.25	
08/15/2028		87,000.00	87,000.00	
09/30/2028				890,456.25
02/15/2029	735,000	87,000.00	822,000.00	
08/15/2029		74,596.88	74,596.88	
09/30/2029				896,596.88
02/15/2030	760,000	74,596.88	834,596.88	
08/15/2030		61,771.88	61,771.88	
09/30/2030				896,368.76
02/15/2031	795,000	61,771.88	856,771.88	
08/15/2031		47,859.38	47,859.38	
09/30/2031				904,631.26
02/15/2032	825,000	47,859.38	872,859.38	
08/15/2032		32,906.25	32,906.25	
09/30/2032				905,765.63
02/15/2033	860,000	32,906.25	892,906.25	
08/15/2033		16,781.25	16,781.25	
09/30/2033				909,687.50
02/15/2034	895,000	16,781.25	911,781.25	
09/30/2034				911,781.25
	11,255,000	3,642,937.53	14,897,937.53	14,897,937.53

**BOND DEBT SERVICE**

**Town of Addison, Texas**  
**\$2,145,000 General Obligation Refunding Bonds, Series 2014 (AMT)**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
02/15/2018	360,000	8,825	368,825	
08/15/2018		6,575	6,575	
09/30/2018				375,400
02/15/2019	370,000	6,575	376,575	
08/15/2019		3,800	3,800	
09/30/2019				380,375
02/15/2020	380,000	3,800	383,800	
09/30/2020				383,800
	<b>1,110,000</b>	<b>29,575</b>	<b>1,139,575</b>	<b>1,139,575</b>

**BOND DEBT SERVICE**

**Town of Addison, Texas  
\$1,250,000 General Obligation Bonds, Taxable Series 2013B**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
02/15/2018	50,000	25,000.00	75,000.00	
08/15/2018		24,062.50	24,062.50	
09/30/2018				99,062.50
02/15/2019	50,000	24,062.50	74,062.50	
08/15/2019		23,125.00	23,125.00	
09/30/2019				97,187.50
02/15/2020	50,000	23,125.00	73,125.00	
08/15/2020		22,187.50	22,187.50	
09/30/2020				95,312.50
02/15/2021	55,000	22,187.50	77,187.50	
08/15/2021		21,156.25	21,156.25	
09/30/2021				98,343.75
02/15/2022	55,000	21,156.25	76,156.25	
08/15/2022		20,125.00	20,125.00	
09/30/2022				96,281.25
02/15/2023	60,000	20,125.00	80,125.00	
08/15/2023		19,000.00	19,000.00	
09/30/2023				99,125.00
02/15/2024	60,000	19,000.00	79,000.00	
08/15/2024		17,500.00	17,500.00	
09/30/2024				96,500.00
02/15/2025	65,000	17,500.00	82,500.00	
08/15/2025		15,875.00	15,875.00	
09/30/2025				98,375.00
02/15/2026	65,000	15,875.00	80,875.00	
08/15/2026		14,250.00	14,250.00	
09/30/2026				95,125.00
02/15/2027	70,000	14,250.00	84,250.00	
08/15/2027		12,500.00	12,500.00	
09/30/2027				96,750.00
02/15/2028	75,000	12,500.00	87,500.00	
08/15/2028		10,625.00	10,625.00	
09/30/2028				98,125.00
02/15/2029	75,000	10,625.00	85,625.00	
08/15/2029		8,750.00	8,750.00	
09/30/2029				94,375.00
02/15/2030	80,000	8,750.00	88,750.00	
08/15/2030		6,750.00	6,750.00	
09/30/2030				95,500.00
02/15/2031	85,000	6,750.00	91,750.00	
08/15/2031		4,625.00	4,625.00	
09/30/2031				96,375.00
02/15/2032	90,000	4,625.00	94,625.00	
08/15/2032		2,375.00	2,375.00	
09/30/2032				97,000.00
02/15/2033	95,000	2,375.00	97,375.00	
09/30/2033				97,375.00
	1,080,000	470,812.50	1,550,812.50	1,550,812.50



**BOND DEBT SERVICE**

**Town of Addison, Texas  
\$1,875,000 General Obligation Bonds, Series 2013 (AMT)**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
02/15/2018	70,000	34,885.63	104,885.63	
08/15/2018		34,098.13	34,098.13	
09/30/2018				138,983.76
02/15/2019	75,000	34,098.13	109,098.13	
08/15/2019		32,551.25	32,551.25	
09/30/2019				141,649.38
02/15/2020	75,000	32,551.25	107,551.25	
08/15/2020		31,004.38	31,004.38	
09/30/2020				138,555.63
02/15/2021	80,000	31,004.38	111,004.38	
08/15/2021		29,354.38	29,354.38	
09/30/2021				140,358.76
02/15/2022	85,000	29,354.38	114,354.38	
08/15/2022		27,601.25	27,601.25	
09/30/2022				141,955.63
02/15/2023	90,000	27,601.25	117,601.25	
08/15/2023		25,745.00	25,745.00	
09/30/2023				143,346.25
02/15/2024	90,000	25,745.00	115,745.00	
08/15/2024		23,832.50	23,832.50	
09/30/2024				139,577.50
02/15/2025	95,000	23,832.50	118,832.50	
08/15/2025		21,813.75	21,813.75	
09/30/2025				140,646.25
02/15/2026	100,000	21,813.75	121,813.75	
08/15/2026		19,688.75	19,688.75	
09/30/2026				141,502.50
02/15/2027	105,000	19,688.75	124,688.75	
08/15/2027		17,457.50	17,457.50	
09/30/2027				142,146.25
02/15/2028	110,000	17,457.50	127,457.50	
08/15/2028		15,120.00	15,120.00	
09/30/2028				142,577.50
02/15/2029	115,000	15,120.00	130,120.00	
08/15/2029		12,360.00	12,360.00	
09/30/2029				142,480.00
02/15/2030	120,000	12,360.00	132,360.00	
08/15/2030		9,480.00	9,480.00	
09/30/2030				141,840.00
02/15/2031	125,000	9,480.00	134,480.00	
08/15/2031		6,480.00	6,480.00	
09/30/2031				140,960.00
02/15/2032	130,000	6,480.00	136,480.00	
08/15/2032		3,360.00	3,360.00	
09/30/2032				139,840.00
02/15/2033	140,000	3,360.00	143,360.00	
09/30/2033				143,360.00
	1,605,000	654,779.41	2,259,779.41	2,259,779.41

**BOND DEBT SERVICE**

**Town of Addison, Texas  
\$4,665,000 General Obligation Bonds, Series 2013**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
02/15/2018	175,000	91,968.13	266,968.13	
08/15/2018		88,468.13	88,468.13	
09/30/2018				355,436.26
02/15/2019	180,000	88,468.13	268,468.13	
08/15/2019		84,868.13	84,868.13	
09/30/2019				353,336.26
02/15/2020	190,000	84,868.13	274,868.13	
08/15/2020		81,068.13	81,068.13	
09/30/2020				355,936.26
02/15/2021	195,000	81,068.13	276,068.13	
08/15/2021		76,193.13	76,193.13	
09/30/2021				352,261.26
02/15/2022	205,000	76,193.13	281,193.13	
08/15/2022		71,068.13	71,068.13	
09/30/2022				352,261.26
02/15/2023	220,000	71,068.13	291,068.13	
08/15/2023		65,568.13	65,568.13	
09/30/2023				356,636.26
02/15/2024	230,000	65,568.13	295,568.13	
08/15/2024		59,818.13	59,818.13	
09/30/2024				355,386.26
02/15/2025	240,000	59,818.13	299,818.13	
08/15/2025		53,818.13	53,818.13	
09/30/2025				353,636.26
02/15/2026	255,000	53,818.13	308,818.13	
08/15/2026		47,443.13	47,443.13	
09/30/2026				356,261.26
02/15/2027	265,000	47,443.13	312,443.13	
08/15/2027		40,818.13	40,818.13	
09/30/2027				353,261.26
02/15/2028	280,000	40,818.13	320,818.13	
08/15/2028		33,818.13	33,818.13	
09/30/2028				354,636.26
02/15/2029	295,000	33,818.13	328,818.13	
08/15/2029		27,770.63	27,770.63	
09/30/2029				356,588.76
02/15/2030	305,000	27,770.63	332,770.63	
08/15/2030		21,441.88	21,441.88	
09/30/2030				354,212.51
02/15/2031	320,000	21,441.88	341,441.88	
08/15/2031		14,641.88	14,641.88	
09/30/2031				356,083.76
02/15/2032	330,000	14,641.88	344,641.88	
08/15/2032		7,546.88	7,546.88	
09/30/2032				352,188.76
02/15/2033	345,000	7,546.88	352,546.88	
09/30/2033				352,546.88
	4,030,000	1,640,669.53	5,670,669.53	5,670,669.53

**BOND DEBT SERVICE**

**Town of Addison, Texas  
\$10,185,000 Certificates of Obligation, Series 2013**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
02/15/2018	390,000	186,516.25	576,516.25	
08/15/2018		182,616.25	182,616.25	
09/30/2018				759,132.50
02/15/2019	405,000	182,616.25	587,616.25	
08/15/2019		176,541.25	176,541.25	
09/30/2019				764,157.50
02/15/2020	415,000	176,541.25	591,541.25	
08/15/2020		170,316.25	170,316.25	
09/30/2020				761,857.50
02/15/2021	430,000	170,316.25	600,316.25	
08/15/2021		161,716.25	161,716.25	
09/30/2021				762,032.50
02/15/2022	450,000	161,716.25	611,716.25	
08/15/2022		152,716.25	152,716.25	
09/30/2022				764,432.50
02/15/2023	470,000	152,716.25	622,716.25	
08/15/2023		140,966.25	140,966.25	
09/30/2023				763,682.50
02/15/2024	490,000	140,966.25	630,966.25	
08/15/2024		128,716.25	128,716.25	
09/30/2024				759,682.50
02/15/2025	515,000	128,716.25	643,716.25	
08/15/2025		115,841.25	115,841.25	
09/30/2025				759,557.50
02/15/2026	545,000	115,841.25	660,841.25	
08/15/2026		102,216.25	102,216.25	
09/30/2026				763,057.50
02/15/2027	575,000	102,216.25	677,216.25	
08/15/2027		87,841.25	87,841.25	
09/30/2027				765,057.50
02/15/2028	600,000	87,841.25	687,841.25	
08/15/2028		72,841.25	72,841.25	
09/30/2028				760,682.50
02/15/2029	630,000	72,841.25	702,841.25	
08/15/2029		59,926.25	59,926.25	
09/30/2029				762,767.50
02/15/2030	655,000	59,926.25	714,926.25	
08/15/2030		46,335.00	46,335.00	
09/30/2030				761,261.25
02/15/2031	685,000	46,335.00	731,335.00	
08/15/2031		31,778.75	31,778.75	
09/30/2031				763,113.75
02/15/2032	715,000	31,778.75	746,778.75	
08/15/2032		16,406.25	16,406.25	
09/30/2032				763,185.00
02/15/2033	750,000	16,406.25	766,406.25	
09/30/2033				766,406.25
	8,720,000	3,480,066.25	12,200,066.25	12,200,066.25

**BOND DEBT SERVICE**

**Town of Addison, Texas**  
**\$22,590,000 General Obligation Refunding & Improvement Bonds, Series 2012**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
02/15/2018	1,740,000	385,315.63	2,125,315.63	
08/15/2018		350,515.63	350,515.63	
09/30/2018				2,475,831.26
02/15/2019	1,820,000	350,515.63	2,170,515.63	
08/15/2019		314,115.63	314,115.63	
09/30/2019				2,484,631.26
02/15/2020	885,000	314,115.63	1,199,115.63	
08/15/2020		296,415.63	296,415.63	
09/30/2020				1,495,531.26
02/15/2021	920,000	296,415.63	1,216,415.63	
08/15/2021		278,015.63	278,015.63	
09/30/2021				1,494,431.26
02/15/2022	875,000	278,015.63	1,153,015.63	
08/15/2022		260,515.63	260,515.63	
09/30/2022				1,413,531.26
02/15/2023	910,000	260,515.63	1,170,515.63	
08/15/2023		237,765.63	237,765.63	
09/30/2023				1,408,281.26
02/15/2024	955,000	237,765.63	1,192,765.63	
08/15/2024		213,890.63	213,890.63	
09/30/2024				1,406,656.26
02/15/2025	1,010,000	213,890.63	1,223,890.63	
08/15/2025		188,640.63	188,640.63	
09/30/2025				1,412,531.26
02/15/2026	1,060,000	188,640.63	1,248,640.63	
08/15/2026		162,140.63	162,140.63	
09/30/2026				1,410,781.26
02/15/2027	1,115,000	162,140.63	1,277,140.63	
08/15/2027		134,265.63	134,265.63	
09/30/2027				1,411,406.26
02/15/2028	1,170,000	134,265.63	1,304,265.63	
08/15/2028		105,015.63	105,015.63	
09/30/2028				1,409,281.26
02/15/2029	1,230,000	105,015.63	1,335,015.63	
08/15/2029		74,265.63	74,265.63	
09/30/2029				1,409,281.26
02/15/2030	1,295,000	74,265.63	1,369,265.63	
08/15/2030		41,890.63	41,890.63	
09/30/2030				1,411,156.26
02/15/2031	1,350,000	41,890.63	1,391,890.63	
08/15/2031		21,640.63	21,640.63	
09/30/2031				1,413,531.26
02/15/2032	1,385,000	21,640.63	1,406,640.63	
09/30/2032				1,406,640.63
	17,720,000	5,743,503.27	23,463,503.27	23,463,503.27

**BOND DEBT SERVICE**

**Town of Addison, Texas**  
**\$14,835,000 Combination Tax & Revenue Certificate of Obligation, Series 2012**

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
02/15/2018	700,000	195,056.25	895,056.25	
08/15/2018		188,056.25	188,056.25	
09/30/2018				1,083,112.50
02/15/2019	710,000	188,056.25	898,056.25	
08/15/2019		180,956.25	180,956.25	
09/30/2019				1,079,012.50
02/15/2020	720,000	180,956.25	900,956.25	
08/15/2020		173,756.25	173,756.25	
09/30/2020				1,074,712.50
02/15/2021	735,000	173,756.25	908,756.25	
08/15/2021		166,406.25	166,406.25	
09/30/2021				1,075,162.50
02/15/2022	755,000	166,406.25	921,406.25	
08/15/2022		155,081.25	155,081.25	
09/30/2022				1,076,487.50
02/15/2023	780,000	155,081.25	935,081.25	
08/15/2023		139,481.25	139,481.25	
09/30/2023				1,074,562.50
02/15/2024	815,000	139,481.25	954,481.25	
08/15/2024		123,181.25	123,181.25	
09/30/2024				1,077,662.50
02/15/2025	840,000	123,181.25	963,181.25	
08/15/2025		110,581.25	110,581.25	
09/30/2025				1,073,762.50
02/15/2026	870,000	110,581.25	980,581.25	
08/15/2026		97,531.25	97,531.25	
09/30/2026				1,078,112.50
02/15/2027	900,000	97,531.25	997,531.25	
08/15/2027		84,031.25	84,031.25	
09/30/2027				1,081,562.50
02/15/2028	455,000	84,031.25	539,031.25	
08/15/2028		77,206.25	77,206.25	
09/30/2028				616,237.50
02/15/2029	470,000	77,206.25	547,206.25	
08/15/2029		70,156.25	70,156.25	
09/30/2029				617,362.50
02/15/2030	485,000	70,156.25	555,156.25	
08/15/2030		62,881.25	62,881.25	
09/30/2030				618,037.50
02/15/2031	500,000	62,881.25	562,881.25	
08/15/2031		55,381.25	55,381.25	
09/30/2031				618,262.50
02/15/2032	515,000	55,381.25	570,381.25	
08/15/2032		47,334.38	47,334.38	
09/30/2032				617,715.63
02/15/2033	530,000	47,334.38	577,334.38	
08/15/2033		38,721.88	38,721.88	
09/30/2033				616,056.26
02/15/2034	550,000	38,721.88	588,721.88	
08/15/2034		29,784.38	29,784.38	
09/30/2034				618,506.26
02/15/2035	570,000	29,784.38	599,784.38	
08/15/2035		20,165.63	20,165.63	
09/30/2035				619,950.01
02/15/2036	585,000	20,165.63	605,165.63	

**BOND DEBT SERVICE**

**Town of Addison, Texas  
 \$14,835,000 Combination Tax & Revenue Certificate of Obligation, Series 2012**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
08/15/2036		10,293.75	10,293.75	
09/30/2036				615,459.38
02/15/2037	610,000	10,293.75	620,293.75	
09/30/2037				620,293.75
	<b>13,095,000</b>	<b>3,857,031.29</b>	<b>16,952,031.29</b>	<b>16,952,031.29</b>

**BOND DEBT SERVICE**

**Town of Addison, Texas  
\$8,890,000 General Obligation Refunding Bonds, Series 2011**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
<b>02/15/2018 09/30/2018</b>	<b>700,000</b>	<b>10,500</b>	<b>710,500</b>	<b>710,500</b>
	<b>700,000</b>	<b>10,500</b>	<b>710,500</b>	<b>710,500</b>

**BOND DEBT SERVICE**

**Town of Addison, Texas  
\$34,500,000 Combination Tax and Revenue Certificates of Obligation, Series 2008**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
<b>02/15/2018 09/30/2018</b>	<b>1,315,000</b>	<b>26,300</b>	<b>1,341,300</b>	<b>1,341,300</b>
	<b>1,315,000</b>	<b>26,300</b>	<b>1,341,300</b>	<b>1,341,300</b>



Town of Addison, Texas

# TAB C: Miscellaneous

As of September 30, 2017

Miscellaneous



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Town of Addison, Texas

# TAB C1: Rating Reports

As of September 30, 2017

Rating Reports



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## CREDIT OPINION

26 April 2016

New Issue

Rate this Research >>

### Contacts

**Kenneth R Surgenor** 214-979-6848  
Associate Analyst  
kenneth.surgenor@moodys.com

**Roger S Brown** 214-979-6840  
VP-Senior Analyst/  
Manager  
roger.brown@moodys.com

## Addison (Town of), TX

New Issue: Moody's assigns Aa1 to Addison's (TX) \$24.7M General Obligation Refunding Bonds, Series 2016

### Summary Rating Rationale

Moody's Investors Service has assigned a Aa1 rating to the Town of Addison's (TX) \$24.7 million General Obligation Refunding Bonds, Series 2016. Concurrently, we have maintained the Aa1 rating on the town's \$81.5 million in outstanding general obligation debt, all rated by Moody's.

Assignment of the Aa1 reflects the Town's growing tax base and service as a major commercial economic center, strong financial management, and favorable socio-economic indicators. The rating also considers the Town's above average debt burden with below average principal amortization and minimal future debt plans.

### Credit Strengths

- » Serves as major commercial economic center
- » Strong financial management
- » Favorable socio-economic indicators

### Credit Challenges

- » Above average debt burden
- » Below average principal amortization

### Rating Outlook

Moody's does not usually assign outlooks to local government credits with this amount of debt outstanding.

### Factors that Could Lead to an Upgrade

- » Substantial tax base growth
- » Reduced debt burden
- » Significant growth of reserve position

### Factors that Could Lead to a Downgrade

- » Trend of tax base contraction

» Erosion of reserve position

## Key Indicators

Exhibit 1

### Addison (Town of), TX

Addison (Town of) TX	2011	2012	2013	2014	2015
Economy/Tax Base					
Total Full Value (\$000)	\$ 3,058,774	\$ 3,028,043	\$ 3,134,895	\$ 3,490,008	\$ 3,805,581
Full Value Per Capita	\$ 234,209	\$ 221,025	\$ 240,111	\$ 229,908	\$ 250,697
Median Family Income (% of US Median)	94.8%	103.5%	106.3%	112.1%	N/A
Finances					
Operating Revenue (\$000)	\$ 33,120	\$ 36,409	\$ 37,298	\$ 39,985	\$ 40,088
Fund Balance as a % of Revenues	36.7%	38.6%	42.5%	43.3%	31.4%
Cash Balance as a % of Revenues	29.4%	37.4%	41.1%	44.3%	33.2%
Debt/Pensions					
Net Direct Debt (\$000)	\$ 54,978	\$ 80,329	\$ 86,038	\$ 92,607	\$ 86,689
Net Direct Debt / Operating Revenues (x)	1.7x	2.2x	2.3x	2.3x	2.2x
Net Direct Debt / Full Value (%)	1.8%	2.7%	2.7%	2.7%	2.3%
Moody's - adjusted Net Pension Liability (3-yr average) to Revenues (x)	N/A	0.7x	0.9x	0.9x	1.3x
Moody's - adjusted Net Pension Liability (3-yr average) to Full Value (%)	N/A	0.9%	1.0%	1.1%	1.4%

Source: Moody's Investors Service; Town of Addison audited financial statements fiscal years 2011-2015

## Detailed Rating Considerations

### Economy and Tax Base: Growing Tax Base Serves as Major Commercial Economic Center

The Town of Addison, centrally located within the Dallas/Fort Worth metroplex (DFW), serves as a major commercial economic center with more than 12 million square feet of office space, 22 hotels, more than 180 restaurants, and one of the largest general aviation municipal airports in the country. Additionally, the Town is headquarters to a number of large companies including Mary Kay Cosmetics, Palm Harbor Homes, Jani-King, and Martinaire Aviation, LLC and [Bank of America Corporation](#) (Baa1 stable), the town's largest employer with approximately 3,400 employees. The Town's residential population approximates 15,000 while the daytime population significantly increases to an estimated 200,000 as individuals travel into the Town for employment.

Addison's \$4.0 billion tax base is expected to continue to experience modest annual growth given the demand for commercial space and ongoing redevelopment projects. Over the past five years, the Town's full value has expanded 5.7% on average annually, including 11.3% in fiscal 2014, 9.0% in fiscal 2015, and 6.1% in fiscal 2016. Approximately 62% of the tax base is comprised of commercial and industrial taxable property. The ten largest taxpayers total 22.5% of assessed valuation (AV) and are concentrated in commercial office buildings. Given the concentration in commercial office space, the Town's occupancy rates are a leading indicator of the Town's economic health. According to CoStar, occupancy equaled 86.8% in September 2015 compared with 86.1% a year earlier and outpaced the occupancy average for DFW by 1.1%.

Future development is expected to continue within Vitruvian Park, as Phase IV of development will break ground in the next few months and add approximately 350 apartments. Additionally, a recently vacated Sam's Club is slated for redevelopment into 178 town homes and 330 apartments that will add approximately \$120 million to the tax base. Wealth levels in the town, as indicated by the 2014 American Community Survey, are strong with a per capita income and median family income equal to 174.6% and 112.1% of the US, respectively. Moody's believes the town's favorable location in the Metroplex will continue to drive tax base growth for the medium to long term.

This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on [www.moody's.com](http://www.moody's.com) for the most updated credit rating action information and rating history.

### Financial Operations and Reserves: Strong Financial Management with Solid Reserve Position

Town officials have generally employed conservative financial management practices and utilized long-term planning to ensure General Fund reserves remain sufficient to finance contingencies. Officials have a policy to maintain a minimum of 25% of expenditures in the General Fund balance and over the last five fiscal years, the General Fund balance has exceeded the policy. In fiscal 2014, the \$16.1 million total fund balance was 50.1% of General Fund revenues.

In fiscal 2015, the Town created an Infrastructure Investment Fund (IIF) within the Capital Project Fund with a \$4 million transfer from the General Fund. Operationally, the General Fund posted a modest surplus, but after the transfer and a sales tax payback to the State Comptrollers, fund balance declined to \$11.6 million; a still healthy 36.2% of revenues. Going forward, a portion of the Town's property tax revenues will fund the IIF and will allow the Town to cash fund future capital projects. Moody's notes the Town does not currently have formal policies regarding the percentage of property taxes that will fund the IIF in the future, but the Town did not violate its internal fund balance policy of 25% of expenditures to create the fund and will not do so in the future.

Fiscal 2015 General Fund revenues were primarily dependent on sales taxes at 40.6% and property taxes at 35.5%. The reliance on sales tax revenues is mitigated by the healthy fund balance reserve and conservative budgeting of this revenue source. At the midpoint of fiscal 2016, officials report sales tax collections are currently 53% of budgeted revenues.

#### LIQUIDITY

The Town ended fiscal 2015 with \$12.8 million in available cash consisting of \$12.0 million in the General Fund and \$834,000 in the Debt Service Fund representing a healthy 32% of operating revenues.

### Debt & Pensions: Debt Burden Slightly Elevated, Yet Manageable

Inclusive of the current refunding, the Town's net direct and overall debt ratios are slightly elevated, when compared to similarly rated credits, at 2.1% and 5.1%, respectively, both expressed as a percent of full value and net of debt supported by utility and stormwater revenues. The debt ratios include general obligation debt historically supported by revenues of the hotel and airport funds. Although Moody's does not back out debt for nonessential services (hotel and airport), when accounting for the debt supported by these other funds, the Town's debt ratios would decline to 2.0% net and 5.0% overall. Debt issuances have been manageable and most major infrastructure projects are complete. Payout of debt is below average with 52.9% of principal paid within ten years. The Town has \$32 million of authorized but unissued debt approved by voters, but does not expect any further issuance over the near term.

#### DEBT STRUCTURE

All of the Town's debt is fixed rate and matures over the long-term (final maturity 2037).

#### DEBT-RELATED DERIVATIVES

The Town is not party to any derivative or swap agreements.

#### PENSIONS AND OPEB

The Town provides pension benefits for employees through a nontraditional, joint contributory, hybrid defined benefit plan in the state-wide Texas Municipal Retirement System (TMRS), an agent multi-employer public employee retirement system. In fiscal 2015, the Town contributed \$1.78 million, about 4.4% of operating expenditures. Moody's adjusted net pension liability (ANPL) for the Town, under our methodology for adjusting reported pension data, equals \$85.1 million, or an elevated 2.12 times fiscal 2015 operating revenues. The three-year average ANPL is slightly elevated at 1.33 times operating revenues and 1.4% of full valuation. Fixed costs, comprised of debt service (\$8.9 million) and pension contributions (\$1.78 million), equaled 24.2% of operating expenditures in fiscal 2015.

Moody's ANPL reflects certain adjustments we make to improve comparability of reported pension liabilities. The adjustments are not intended to replace Addison's reported liability information, but to improve comparability with other rated entities. For more information on Moody's insights on employee pensions and the related credit impact on companies, governments, and other entities across the globe please visit Moody's on Pensions at [www.moody.com/pensions](http://www.moody.com/pensions).

### Management and Governance

Texas cities have an institutional framework score of "Aa," or strong. Cities rely on stable property taxes for 30% -40% of their operating revenues, while 25%-35% comes from economically sensitive sales taxes, resulting in moderate predictability overall. Cities

maintain moderate flexibility under the state-mandated cap (\$25 per \$1,000 of AV, with no more than \$15 for debt) to raise property taxes as most cities are well below the cap. Expenditures primarily consist of personnel costs, which are highly predictable. Cities have high flexibility to reduce expenditures given no union presence.

### Legal Security

The bonds constitute direct obligations of the Town, payable from an annual ad valorem tax levied, within the limits prescribed by law, on all taxable property located within the Town.

### Use of Proceeds

Proceeds from the bonds will be used to refund a portion of the Town's Combination Tax Revenue Certificates of Obligation, Series 2008 for estimated net present savings of 8.4% with no extension of maturity.

### Obligor Profile

The Town of Addison is centrally located within the Dallas/Fort Worth metroplex (DFW) and serves as a major commercial economic center. The Town's residential population approximates 15,000 and the daytime population significantly increases to an estimated 200,000 as individuals travel into the Town for employment opportunities.

### Methodology

The principal methodology used in this rating was US Local Government General Obligation Debt published in January 2014. Please see the Ratings Methodologies page on [www.moodys.com](http://www.moodys.com) for a copy of this methodology.

### Ratings

Exhibit 2

#### Addison (Town of) TX

Issue	Rating
General Obligation Refunding Bonds, Series 2016	Aa1
Rating Type	Underlying LT
Sale Amount	\$24,695,000
Expected Sale Date	05/11/2016
Rating Description	General Obligation Limited Tax

Source: Moody's Investors Service

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REPORT NUMBER 1022819

## Contacts

Kenneth R Surgenor  
*Associate Analyst*  
kenneth.surgenor@moodys.com

214-979-6848

Roger S Brown  
*VP-Senior Analyst/  
Manager*  
roger.brown@moodys.com

214-979-6840

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## Summary:

# Addison, Texas; General Obligation

### **Primary Credit Analyst:**

Sarah L Smaardyk, Dallas (1) 214-871-1428; sarah.smaardyk@standardandpoors.com

### **Secondary Contact:**

Ann M Richardson, Dallas (214) 765-5878; ann.richardson@standardandpoors.com

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Rationale

Outlook

Related Criteria And Research

## Summary:

# Addison, Texas; General Obligation

Credit Profile		
US\$24.695 mil GO rfdg bnds ser 2016		
<i>Long Term Rating</i>	AAA/Stable	New
Addison GO		
<i>Long Term Rating</i>	AAA/Stable	Affirmed
<b>Addison GO</b>		
<i>Unenhanced Rating</i>	AAA(SPUR)/Stable	Affirmed

## Rationale

Standard & Poor's Ratings Services assigned its 'AAA' long-term rating to Addison, Texas' series 2016 general obligation (GO) refunding bonds. At the same time, Standard & Poor's affirmed its 'AAA' long-term rating and underlying rating (SPUR) on the town's existing GO parity debt. The outlook on all ratings is stable.

The GO bonds are secured by the town's levy of an annual ad valorem tax on all taxable property in Addison. The maximum allowable rate in Texas is \$2.50 per \$100 of assessed value (AV) for all purposes, with the portion dedicated to debt service limited to \$1.50. The town's levy is well below the maximum, at 57.92 cents, 20.24 cents of which is dedicated to debt service. Despite the limitations imposed by the state levy limit law, we did not make a rating distinction for the limited-tax GO pledge, given the town's flexibility under the levy limit. The series 2014 combination tax and revenue certificates of obligation are further secured by a limited pledge subordinate lien on the net revenues of the town's waterworks and sanitary sewer system in an amount not to exceed \$1,000. Despite the dual pledge, we rate to the strength of our rating on the town's GO bonds. Officials plan to use bond proceeds to refund certain series of bonds for an estimated net present value savings of roughly 9.5%.

Addison's GO bonds are eligible to be rated above the sovereign because we believe the town can maintain better credit characteristics than the U.S. in a stress scenario. Under our criteria "Ratings Above The Sovereign: Corporate And Government Ratings—Methodology And Assumptions" (published Nov. 19, 2013, on RatingsDirect), the town has a predominantly locally derived revenue base, with 40% of general fund revenue derived from property taxes with independent taxing authority and our view that pledged revenue supporting debt service on the bonds is at limited risk of negative sovereign intervention.

The rating reflects our assessment of the following factors for the town:

- Very strong economy, with access to a broad and diverse metropolitan statistical area (MSA);
- Very strong management, with "strong" financial policies and practices under our financial management assessment (FMA) methodology;
- Strong budgetary performance, with operating surpluses in the general fund and at the total governmental fund level in fiscal 2014;

- Very strong budgetary flexibility, with an available fund balance in fiscal 2014 of 53% of operating expenditures;
- Very strong liquidity, with total government available cash at 2.3x total governmental fund expenditures and 11.9x governmental debt service, and access to external liquidity we consider strong;
- Very weak debt and contingent liability position, with debt service carrying charges at 19.2% of expenditures and net direct debt that is 153.8% of total governmental fund revenue; and
- Strong institutional framework score.

### **Very strong economy**

We consider Addison's economy very strong. The town, with an estimated population of 15,530, is located in Dallas County in the Dallas-Fort Worth-Arlington, TX MSA, which we consider to be broad and diverse. The town has a projected per capita effective buying income of 171% of the national level and per capita market value of \$259,931. Overall, the town's market value grew by 6.1% over the past year to \$4.0 billion in 2016. The county unemployment rate was 5.4% in 2014.

Addison is located on about 4.4 square miles along the Dallas North Tollway, 12 miles north of downtown Dallas' central business district. Addison is essentially an alternate employment center to the central business district, and it contains more than 10 million square feet of office space, 22 hotels, and more than 160 restaurants. The town is home to corporate headquarters, including:

- Bank of America (3,500 employees);
- Mary Kay Cosmetics Inc. (1,200);
- Hilton Worldwide, Incorporated (616); and
- Rexel (500).

Given the presence of one of the state's busiest general aviation airports and the town's focus on quality-of-life and entertainment events, the transient population is also a significant economic contributor. There are 4,000 hotel rooms, more than 291 corporate and private aircraft, and 160 restaurants based in the town. Recent developments include construction of a 200,000-square foot office building and two new hotels. The appraisal district indicates that the town will increase by 5% in fiscal 2017 and 3% in fiscal 2018. As such, we expect the town's economy to remain very strong over the next two years.

### **Very strong management**

We view the town's management as very strong, with "strong" financial policies and practices under our FMA methodology, indicating financial practices are strong, well embedded, and likely sustainable.

Addison has adopted a comprehensive set of financial and budgeting policies. Highlights of the town's financial policies include: a minimum fund balance requirement for the general fund and a limit on the use of reserve funds; and using 10-years' worth of historical trends as well as external trends from the Federal Reserve, state of Texas, and the North Central Texas Council of Governments.

Management prepares monthly budget reports and provides budget status reports to the elected officials, and amends the operating budget as needed. The town has adopted a debt management policy that is reviewed annually as part of the budget process. The council annually adopts a five-year rolling capital improvement plan with funding sources identified, primarily through debt issuance. Management prepares a five-year financial forecasts that it presents to the

town council annually. The town council has adopted an investment management policy that it reviews annually, and management provides the council with quarterly investment reports on holdings and returns.

### **Strong budgetary performance**

Addison's budgetary performance is strong in our opinion. The town had operating surpluses of 7.1% of expenditures in the general fund and of 11.5% across all governmental funds in fiscal 2014. Our assessment accounts for the fact that we expect budgetary results could deteriorate somewhat from 2014 results in the near term. General fund operating results of the town have been stable over the past three years, with a result of 5.7% in 2013 and a result of 7.4% in 2012.

Unaudited results for fiscal 2015 reflect a deficit in the general fund; however, the deficit is attributed to the use of reserves to establish an infrastructure investment fund. However, we expect to see improvement in fiscal 2016, as officials have no plans to draw reserves down. Sales taxes (41%) and property taxes (40%) are the town's primary revenue sources. The fiscal 2016 adopted budget is balanced without the use of reserves. Historically, the town has ended the year with better-than-budgeted results and we expect that trend to continue. Revenues are currently trending ahead of budgeted and officials expect them to outperform the budget. As such, we expect the town will maintain its strong budgetary performance.

### **Very strong budgetary flexibility**

Addison's budgetary flexibility is very strong, in our view, with an available fund balance in fiscal 2014 of 53% of operating expenditures, or \$15.8 million. We expect the available fund balance to remain above 30% of expenditures for the current and next fiscal years, which we view as a positive credit factor.

The town has a history of conservative budgeting practices and has historically exceeded budgeted projections. The town has a predominantly locally derived revenue base, has demonstrated a broad and well-embedded culture of fiscal discipline, and has very little dependence on the federal government for revenue composition.

Unaudited results for fiscal 2015 reflect a \$4 million draw down of general fund reserves to establish an infrastructure investment fund, bringing the available general fund balance to a projected \$11.3 million or what we consider a very strong 35.5% of expenditures. The adopted fiscal 2016 budget reflects a budgeted surplus of roughly \$1.5 million due to tight expenditure controls. Due to the town's historically conservative budgeting practices, we expect the reserve levels will remain very strong.

### **Very strong liquidity**

In our opinion, Addison's liquidity is very strong, with total government available cash at 2.3x total governmental fund expenditures and 11.9x governmental debt service in 2014. In our view, the town has strong access to external liquidity if necessary.

The town has issued GO debt regularly and for the past 20 years, which we consider a demonstration of exceptional access to liquidity.

Addison's strong access to external liquidity is supported by the town's regular issuance of tax-supported obligations. The town's investments are not aggressive, in our view, as they are primarily invested in investment pools, agency debt, certificates of deposit, and municipal bonds. They are available and liquid within a year. Addison does not have any

current contingent liabilities that could lead to an unexpected deterioration from its currently very strong levels.

### **Very weak debt and contingent liability profile**

In our view, Addison's debt and contingent liability profile is very weak. Total governmental fund debt service is 19.2% of total governmental fund expenditures, and net direct debt is 153.8% of total governmental fund revenue.

At this time, the town has no plans to issue additional debt in the next 12 to 24 months.

Addison's combined required pension and actual other postemployment benefits (OPEB) contributions totaled 4.6% of total governmental fund expenditures in 2014. The town made its full annual required pension contribution in 2014.

The town provides pension benefits for all full-time employees through a nontraditional, joint contributory, hybrid defined-benefit plan administered by the statewide Texas Municipal Retirement System Plan. It has contributed 100% of the annual required contribution (ARC) in each of the past three years. The town does not anticipate these costs will increase substantially in the near term. The town's pension liability is 98.6% funded, and the unfunded actuarial accrued liability is about \$3.4 million. Addison provides postemployment benefits to retirees and contributed about 93% of its annual required contribution.

### **Strong institutional framework**

The institutional framework score for Texas municipalities is strong.

## **Outlook**

The stable outlook reflects our view of Addison's very strong budgetary flexibility and strong budgetary performance, which is supported by very strong management. We do not expect to change the rating over the two-year outlook period because we believe the town will maintain very strong reserve levels and balanced operations. Although we view it as unlikely within the outlook, we could lower the rating if the town's budgetary performance were to weaken, reserves fell to levels that we no longer viewed as very strong, and the town's economic profile were to deteriorate to levels we view as weak.

## **Related Criteria And Research**

### **Related Criteria**

- USPF Criteria: Local Government GO Ratings Methodology And Assumptions, Sept. 12, 2013
- USPF Criteria: Financial Management Assessment, June 27, 2006
- USPF Criteria: Debt Statement Analysis, Aug. 22, 2006
- USPF Criteria: Limited-Tax GO Debt, Jan. 10, 2002
- USPF Criteria: Assigning Issue Credit Ratings Of Operating Entities, May 20, 2015
- Ratings Above The Sovereign: Corporate And Government Ratings—Methodology And Assumptions, Nov. 19, 2013
- Criteria: Use of CreditWatch And Outlooks, Sept. 14, 2009

### **Related Research**

- S&P Public Finance Local GO Criteria: How We Adjust Data For Analytic Consistency, Sept. 12, 2013
- Institutional Framework Overview: Texas Local Governments

Ratings Detail (As Of April 21, 2016)		
Addison GO		
<i>Long Term Rating</i>	AAA/Stable	Affirmed
Addison GO		
<i>Long Term Rating</i>	AAA/Stable	Affirmed
Addison GO		
<i>Long Term Rating</i>	AAA/Stable	Affirmed
<b>Addison GO</b>		
<i>Unenhanced Rating</i>	AAA(SPUR)/Stable	Affirmed

Many issues are enhanced by bond insurance.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at [www.standardandpoors.com](http://www.standardandpoors.com) for further information. Complete ratings information is available to subscribers of RatingsDirect at [www.globalcreditportal.com](http://www.globalcreditportal.com). All ratings affected by this rating action can be found on Standard & Poor's public Web site at [www.standardandpoors.com](http://www.standardandpoors.com). Use the Ratings search box located in the left column.

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Town of Addison, Texas

# TAB C2: Texas Municipal Report

As of September 30, 2017

Texas Municipal Report



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FINANCIAL STATEMENT

FINANCIAL STATEMENT (As of March 01, 2016)

Table with columns for item and amount. Includes Net Taxable Assessed Valuation, New Debt, Outstanding Debt, Total General Obligation Debt, Less: Self-Supporting (a), GO Debt payable from Ad Valorem Taxes, and Net Debt.

(a) The May 13, 2016 Official Statement reports the following General Obligation Debt being paid from revenues other than ad valorem taxes; thus considered self-supporting.

Net Debt Per Net Taxable Assessed Valuation - 1.30%
Net Debt Per Sq mile - \$11,800,733.41

Net Debt Per Capita - \$3,366.21
Net Taxable Assessed Valuation Per Capita - \$259,930.70

Bureau of Census Pop: 2000 - 14,166
Bureau of Census Pop: 2010 - 13,056
2016 Estimated Population - 15,530

Area: 4.43 Sq mile

PAYMENT RECORD: Never defaulted.

TAX DATA

Table with columns: Tax Year, A.V., Tax Rate, Adjusted Levy, % Collections Current, % Collections Total, Year Ended. Rows for years 2010 through 2015.

\* Reflects refund of prior year's tax collections.
\*\* Collections through March 1, 2016.

Table with columns: Tax Rate Distribution, 2015, 2014, 2013, 2012. Rows for Operations, I&S, and Totals.

Tax Rate Limitation: Article XI, Section 5 of Texas Constitution, applicable to cities of more than 5,000 population: \$2.50 per \$100 assessed valuation. City operates under a Home Rule Charter which adopts the constitutional provisions.

SALES TAX

Municipal Sales Tax: The City has adopted the provisions of Municipal Sales and Use Tax Act V.T.C.A., Tax Code, Chapter 321, which grants the City power to

impose and levy a 1% 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 bonds in this report. Net allocations on calendar year basis are as follows:

Table with columns: Calendar Year, Rate, Total Collected, % of Ad Val Tax Levy, Equiv of Ad Val Tax Rate. Rows for years 2012 through 2015.

DETAILS OF OUTSTANDING DEBT

Details of Limited Tax Debt (Outstanding 3/1/2016)

Comb Tax & Rev C/O Ser 2008

Tax Treatment: Tax Exempt
Original Issue Amount \$34,500,000.00
Dated Date: 05/01/2008
Sale Date: 05/13/2008
Delivery Date: 06/18/2008
Sale Type: Competitive
TIC: 4.4968%
Record Date: MSRB
Bond Form: BE
Denomination \$5,000
Interest pays Semi-Annually: 08/15, 02/15
1st Coupon Date: 02/15/2009

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
Bond Counsel: Vinson & Elkins L.L.P.
Financial Advisor: First Southwest Company, Fort Worth, TX
Lead Manager: Morgan Stanley

Security : Limited Tax and a subordinate lien on the surplus revenues of the Waterworks & Sewer system not to exceed \$1,000.

Water & Sewer 23.64%

Use of Proceeds: Water, Sewer & Drainage, Streets & Sidewalks, Park.

Table with columns: Maturity, Amount, Coupon, Orig Reoffering Price/Yield. Rows for 02/15/2017 and 02/15/2018.

Call Option: Non-callable

Refunded Notes: Maturities refunded by GO Ref Bds Ser 2016

Table with columns: Refunded Amount, Mat Date, Coupon, Price, Sched Call. Rows for various maturity dates from 2019 to 2033.

GO Ref Bds Ser 2011

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Tax Treatment: Bank Qualified
Original Issue Amount \$8,890,000.00
Dated Date: 10/15/2011
Sale Date: 10/25/2011
Delivery Date: 11/22/2011
Sale Type: Negotiated
Record Date: MSRB
Bond Form: BE
Denomination \$5,000
Interest pays Semi-Annually: 08/15, 02/15
1st Coupon Date: 02/15/2012

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
Bond Counsel: Vinson & Elkins L.L.P.
Financial Advisor: First Southwest Company, Fort Worth, TX
Lead Manager: Stifel Nicolaus & Company, Inc.
Underwriter's Counsel: Fulbright & Jaworski L.L.P.

Hotel 52.98%

Use of Proceeds: Refunding.

Refunding Notes: This issue defeased mty(s) 2/15/2013 of GO Ref Bds Ser 2001 @ par.
This issue defeased mty(s) 2/15/2014-2/15/2017 of GO Ref & Imp Bds Ser 2002 @ par.
This issue defeased mty(s) 2/15/2014-2/15/2018 of Comb Tax & Rev C/O Ser 2003 @ par.

Table with 4 columns: Maturity, Amount, Coupon, Orig Reoffering Price/Yield. Rows for 02/15/2017 and 02/15/2018, total \$2,605,000.00.

Call Option: Non Callable

Comb Tax & Rev C/O Ser 2012

Tax Treatment: Tax Exempt
Original Issue Amount \$14,835,000.00
Dated Date: 08/15/2012
Sale Date: 08/16/2012
Delivery Date: 09/18/2012
Sale Type: Negotiated
Record Date: MSRB
Bond Form: BE
Denomination \$5,000
Interest pays Semi-Annually: 08/15, 02/15
1st Coupon Date: 02/15/2013

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
Bond Counsel: Bracewell & Giuliani LLP
Financial Advisor: First Southwest Company, Fort Worth, TX
Lead Manager: Stifel Nicolaus & Company, Inc.
Co-Manager: BOSC, Inc.
Co-Manager: SAMCO Capital Markets, Inc.
Underwriter's Counsel: Fulbright & Jaworski L.L.P.

Security : Limited Tax and a subordinate lien on the surplus net revenues of the Waterworks & Sewer system not to exceed \$1,000.

Use of Proceeds: Public Improvements.

Table with 4 columns: Maturity, Amount, Coupon, Orig Reoffering Price/Yield. Rows for 02/15/2017 to 02/15/2020.

Table with 4 columns: Maturity, Amount, Coupon, Price/Yield. Rows for 02/15/2021 to 02/15/2037T, total \$13,775,000.00.

Call Option: Bonds maturing on 02/15/2023 to 02/15/2032 and term bonds maturing on 02/15/2034 and 02/15/2037 callable in whole or in part on any date beginning 02/15/2022 @ par.

Table with 3 columns: Mandatory Redemption Date, Principal Amount. Rows for 02/15/2033 and 02/15/2034.

Table with 3 columns: Mandatory Redemption Date, Principal Amount. Rows for 02/15/2035, 02/15/2036, and 02/15/2037.

GO Ref & Imp Bds Ser 2012

Tax Treatment: Tax Exempt
Original Issue Amount \$22,590,000.00
Dated Date: 08/15/2012
Sale Date: 08/16/2012
Delivery Date: 09/18/2012
Sale Type: Negotiated
Record Date: MSRB
Bond Form: BE
Denomination \$5,000
Interest pays Semi-Annually: 08/15, 02/15
1st Coupon Date: 02/15/2013

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
Bond Counsel: Bracewell & Giuliani LLP
Financial Advisor: First Southwest Company, Fort Worth, TX
Lead Manager: Stifel Nicolaus & Company, Inc.
Co-Manager: BOSC, Inc.
Co-Manager: SAMCO Capital Markets, Inc.
Underwriter's Counsel: Fulbright & Jaworski L.L.P.

Use of Proceeds: Refunding, Road & Utilities, Streets & Drainage, Communications, Park, Cost of Issuance.

Refunding Notes: This issue defeased mty(s) 2/15/2015-2/15/2019 of GO Bds Ser 2004 @ par.
This issue defeased mty(s) 02/15/2017, 02/15/2019, 02/15/2021 and \$100,000.00 of 2/15/2014, \$100,000.00 of 2/15/2015 of GO Ref & Imp Bds Ser 2005 @ par.

Table with 4 columns: Maturity, Amount, Coupon, Orig Reoffering Price/Yield. Rows for 02/15/2017 to 02/15/2024.

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02/15/2025	1,010,000.00	5.0000%	2.360%
02/15/2026	1,060,000.00	5.0000%	2.440%
02/15/2027	1,115,000.00	5.0000%	2.510%
02/15/2028	1,170,000.00	5.0000%	2.580%
02/15/2029	1,230,000.00	5.0000%	2.650%
02/15/2030	1,295,000.00	5.0000%	2.720%
02/15/2031	1,350,000.00	3.0000%	3.210%
02/15/2032	1,385,000.00	3.1250%	3.270%
-----\$19,410,000.00			

Call Option: Bonds maturing on 02/15/2023 to 02/15/2032 callable in whole or in part on any date beginning 02/15/2022 @ par.

Comb Tax & Rev C/O Ser 2013

Tax Treatment:	Tax Exempt
Original Issue Amount	\$10,185,000.00
Dated Date:	07/15/2013
Sale Date:	07/15/2013
Delivery Date:	08/20/2013
Sale Type:	Negotiated
Record Date:	MSRB
Bond Form:	BE
Denomination	\$5,000
Interest pays	Semi-Annually: 08/15, 02/15
1st Coupon Date:	02/15/2014

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX  
 Bond Counsel: Bracewell & Giuliani LLP  
 Financial Advisor: First Southwest Company, Fort Worth, TX  
 Lead Manager: Stifel Nicolaus & Company, Inc.  
 Co-Manager: BOSCO, Inc.  
 Underwriter's Counsel: Fulbright & Jaworski LLP

Security : Limited Tax and a subordinate lien on the surplus net revenues of the Waterworks & Sewer system not to exceed \$1,000.

Airport 28.56%  
Drainage 71.44%

Use of Proceeds: Public Improvements.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2017	385,000.00	2.0000%	1.300%
02/15/2018	390,000.00	2.0000%	1.650%
02/15/2019	405,000.00	3.0000%	2.000%
02/15/2020	415,000.00	3.0000%	2.300%
02/15/2021	430,000.00	4.0000%	2.600%
02/15/2022	450,000.00	4.0000%	2.850%
02/15/2023	470,000.00	5.0000%	3.050%
02/15/2024	490,000.00	5.0000%	3.250%
02/15/2025	515,000.00	5.0000%	3.500%
02/15/2026	545,000.00	5.0000%	3.650%
02/15/2027	575,000.00	5.0000%	3.800%
02/15/2028	600,000.00	5.0000%	3.920%
02/15/2029	630,000.00	4.1000%	4.250%
02/15/2030	655,000.00	4.1500%	4.320%
02/15/2031	685,000.00	4.2500%	4.400%
02/15/2032	715,000.00	4.3000%	4.450%
02/15/2033	750,000.00	4.3750%	4.500%
-----\$9,105,000.00			

Call Option: Bonds maturing on 02/15/2024 to 02/15/2033 callable in whole or in part on any date beginning 02/15/2023 @ par.

GO Bds Ser 2013A (AMT)

Tax Treatment:	Alt. Min. Tax
Original Issue Amount	\$1,875,000.00
Dated Date:	07/15/2013

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Sale Date:	07/15/2013
Delivery Date:	08/20/2013
Sale Type:	Negotiated
Record Date:	MSRB
Bond Form:	BE
Denomination	\$5,000
Interest pays	Semi-Annually: 08/15, 02/15
1st Coupon Date:	02/15/2014

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX  
 Bond Counsel: Bracewell & Giuliani LLP  
 Financial Advisor: First Southwest Company, Fort Worth, TX  
 Lead Manager: Stifel Nicolaus & Company, Inc.  
 Co-Manager: BOSCO, Inc.  
 Underwriter's Counsel: Fulbright & Jaworski LLP

Use of Proceeds: Airport.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2017	70,000.00	2.0000%	1.900%
02/15/2018	70,000.00	2.2500%	2.300%
02/15/2023T	405,000.00	4.1250%	3.600%
02/15/2028T	500,000.00	4.2500%	4.400%
02/15/2033T	630,000.00	4.8000%	4.900%
-----\$1,675,000.00			

Call Option: Term bonds maturing on 02/15/2028 and 02/15/2033 callable in whole or in part on any date beginning 02/15/2023 @ par.

Term Call: Term bonds maturing on 02/15/2023:

Mandatory Redemption Date	Principal Amount
02/15/2019	\$75,000
02/15/2020	\$75,000
02/15/2021	\$80,000
02/15/2022	\$85,000
02/15/2023	\$90,000

Term bonds maturing on 02/15/2028:

Mandatory Redemption Date	Principal Amount
02/15/2024	\$90,000
02/15/2025	\$95,000
02/15/2026	\$100,000
02/15/2027	\$105,000
02/15/2028	\$110,000

Term bonds maturing on 02/15/2033:

Mandatory Redemption Date	Principal Amount
02/15/2029	\$115,000
02/15/2030	\$120,000
02/15/2031	\$125,000
02/15/2032	\$130,000
02/15/2033	\$140,000

GO Bds Tax-Exempt Ser 2013

Tax Treatment:	Tax Exempt
Original Issue Amount	\$4,665,000.00
Dated Date:	07/15/2013
Sale Date:	07/15/2013
Delivery Date:	08/20/2013
Sale Type:	Negotiated
Record Date:	MSRB
Bond Form:	BE
Denomination	\$5,000
Interest pays	Semi-Annually: 08/15, 02/15
1st Coupon Date:	02/15/2014

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX  
 Bond Counsel: Bracewell & Giuliani LLP  
 Financial Advisor: First Southwest Company, Fort Worth, TX



Lead Manager: Stifel Nicolaus & Company, Inc.  
 Co-Manager: BOSCO, Inc.  
 Underwriter's Counsel: Fulbright & Jaworski LLP

Use of Proceeds: Airport, Streets.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2017	170,000.00	3.0000%	1.300%
02/15/2018	175,000.00	4.0000%	1.650%
02/15/2019	180,000.00	4.0000%	2.000%
02/15/2020	190,000.00	4.0000%	2.300%
02/15/2021	195,000.00	5.0000%	2.600%
02/15/2022	205,000.00	5.0000%	2.850%
02/15/2023	220,000.00	5.0000%	3.050%
02/15/2024	230,000.00	5.0000%	3.250%
02/15/2025	240,000.00	5.0000%	3.500%
02/15/2026	255,000.00	5.0000%	3.650%
02/15/2027	265,000.00	5.0000%	3.800%
02/15/2028	280,000.00	5.0000%	3.920%
02/15/2029	295,000.00	4.1000%	4.250%
02/15/2030	305,000.00	4.1500%	4.320%
02/15/2031	320,000.00	4.2500%	4.400%
02/15/2032	330,000.00	4.3000%	4.450%
02/15/2033	345,000.00	4.3750%	4.500%
-----\$4,200,000.00			

Call Option: Bonds maturing on 02/15/2024 to 02/15/2033 callable in whole or in part on any date beginning 02/15/2023 @ par.

**GO Bds Taxable Ser 2013B**

Tax Treatment: Taxable  
 Original Issue Amount \$1,250,000.00  
 Dated Date: 07/15/2013  
 Sale Date: 07/15/2013  
 Delivery Date: 08/20/2013  
 Sale Type: Negotiated  
 Record Date: MSRB  
 Bond Form: BE  
 Denomination \$5,000  
 Interest pays Semi-Annually: 08/15, 02/15  
 1st Coupon Date: 02/15/2014

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX  
 Bond Counsel: Bracewell & Giuliani LLP  
 Financial Advisor: First Southwest Company, Fort Worth, TX  
 Lead Manager: Stifel Nicolaus & Company, Inc.  
 Co-Manager: BOSCO, Inc.  
 Underwriter's Counsel: Fulbright & Jaworski LLP

Use of Proceeds: Airport.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2023T	365,000.00	3.7500%	100.00%
02/15/2033T	760,000.00	5.0000%	100.00%
-----\$1,125,000.00			

Call Option: Term bonds maturing on 02/15/2033 callable in whole or in part on any date beginning 02/15/2023 @ par.

Term Call: Term bonds maturing on 02/15/2023:

Mandatory Redemption Date	Principal Amount
02/15/2014	\$35,000
02/15/2015	\$45,000
02/15/2016	\$45,000
02/15/2017	\$45,000
02/15/2018	\$50,000
02/15/2019	\$50,000

02/15/2020	\$50,000
02/15/2021	\$55,000
02/15/2022	\$55,000
02/15/2023	\$60,000

Term bonds maturing on 02/15/2033:

Mandatory Redemption Date	Principal Amount
02/15/2024	\$60,000
02/15/2025	\$65,000
02/15/2026	\$65,000
02/15/2027	\$70,000
02/15/2028	\$75,000
02/15/2029	\$75,000
02/15/2030	\$80,000
02/15/2031	\$85,000
02/15/2032	\$90,000
02/15/2033	\$95,000

**Comb Tax & Rev C/O Ser 2014**

Tax Treatment: Tax Exempt  
 Original Issue Amount \$7,565,000.00  
 Dated Date: 02/15/2014  
 Sale Date: 02/25/2014  
 Delivery Date: 03/27/2014  
 Sale Type: Competitive  
 TIC: 3.2872%  
 Record Date: MSRB  
 Bond Form: BE  
 Denomination \$5,000  
 Interest pays Semi-Annually: 08/15, 02/15  
 1st Coupon Date: 02/15/2015

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX  
 Bond Counsel: Bracewell & Giuliani LLP  
 Financial Advisor: First Southwest Company, Fort Worth, TX  
 Lead Manager: Citigroup Global Markets Inc.  
 Co-Manager: Comerica Securities  
 Co-Manager: JPMorgan Chase Bank  
 Co-Manager: Ramirez & Co., Inc.  
 Co-Manager: Stifel Nicolaus & Company, Inc.  
 Co-Manager: UBS Securities LLC

Security : Limited Tax and a Subordinate lien on the surplus Surplus revenues of the Water & Sewer system not to exceed \$1,000.

Water & Sewer 100.00%

Use of Proceeds: Water & Sewer.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2017	280,000.00	1.0000%	0.550%
02/15/2018	290,000.00	1.2500%	0.850%
02/15/2019	300,000.00	1.5000%	1.170%
02/15/2020	315,000.00	2.0000%	1.600%
02/15/2021	325,000.00	3.0000%	1.970%
02/15/2022	340,000.00	3.0000%	2.300%
02/15/2023	355,000.00	3.0000%	2.540%
02/15/2024	370,000.00	3.0000%	2.700%
02/15/2025	385,000.00	3.0000%	2.890%
02/15/2026	400,000.00	3.0000%	3.050%
02/15/2027	415,000.00	3.1250%	3.240%
02/15/2028	430,000.00	3.2500%	3.386%
02/15/2029	450,000.00	3.3750%	3.527%
02/15/2030	470,000.00	3.5000%	3.600%
02/15/2031	485,000.00	3.6250%	3.705%
02/15/2032	505,000.00	4.0000%	3.700%
02/15/2033	525,000.00	4.0000%	3.780%
02/15/2034	550,000.00	4.0000%	3.830%
-----\$7,190,000.00			

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Call Option: Bonds maturing on 02/15/2025 to 02/15/2034 callable in whole or in part on any date beginning 02/15/2024 @ par.

GO Bds Tax-Exempt Ser 2014

Tax Treatment: Tax Exempt
Original Issue Amount \$12,000,000.00
Dated Date: 02/15/2014
Sale Date: 02/25/2014
Delivery Date: 03/27/2014
Sale Type: Competitive
TIC: 3.2878%
Record Date: MSRB
Bond Form: BE
Denomination \$5,000
Interest pays Semi-Annually: 08/15, 02/15
1st Coupon Date: 02/15/2015

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
Bond Counsel: Bracewell & Giuliani LLP
Financial Advisor: First Southwest Company, Fort Worth, TX
Lead Manager: Piper Jaffray & Co.

Use of Proceeds: Road & Utilities, Streets.

Table with columns: Maturity, Amount, Coupon, Price/Yield. Lists bond terms from 02/15/2017 to 02/15/2034T with amounts up to \$1,755,000.00.

Call Option: Bonds maturing on 02/15/2025 to 02/15/2032 and term bonds maturing on 02/15/2034 callable in whole or in part on any date beginning 02/15/2024 @ par.

Table with columns: Mandatory Redemption Date, Principal Amount. Shows dates 02/15/2033 and 02/15/2034 with amounts \$860,000 and \$895,000.

GO Ref Bds Ser 2014 (AMT)

Tax Treatment: Alt. Min. Tax
Original Issue Amount \$2,145,000.00
Dated Date: 02/15/2014
Sale Date: 02/25/2014
Delivery Date: 03/27/2014
Sale Type: Competitive
TIC: 1.4621%
Record Date: MSRB
Bond Form: BE
Denomination \$5,000
Interest pays Semi-Annually: 02/15, 08/15
1st Coupon Date: 08/15/2014

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
Bond Counsel: Bracewell & Giuliani LLP
Financial Advisor: First Southwest Company, Fort Worth, TX
Lead Manager: Citigroup Global Markets Inc.
Co-Manager: Comerica Securities
Co-Manager: JPMorgan Chase Bank
Co-Manager: Ramirez & Co., Inc.
Co-Manager: Stifel Nicolaus & Company, Inc.
Co-Manager: UBS Securities LLC

Airport 100.00%

Use of Proceeds: Refunding.

Refunding Notes: This bond refunded maturities from the following issues:
Comb Tax & Rev C/O Ser 2004

Table with columns: Refunded Amount, Mat Date, Sched Call, Price. Lists refunded amounts from 315,000.00 to 390,000.00.

Orig Reoffering Price/Yield

Table with columns: Maturity, Amount, Coupon, Price/Yield. Lists maturity dates from 02/15/2017 to 02/15/2020 with amounts up to \$380,000.00.

Call Option: Non Callable

GO Ref Bds Ser 2016

Tax Treatment: Tax Exempt
Original Issue Amount \$23,560,000.00
Dated Date: 05/01/2016
Sale Date: 05/13/2016
Delivery Date: 06/09/2016
Sale Type: Negotiated
NIC: 2.6722%
Record Date: MSRB
Bond Form: BE
Denomination \$5,000
Interest pays Semi-Annually: 02/15, 08/15
1st Coupon Date: 08/15/2016

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
Bond Counsel: Bracewell LLP, Dallas, TX
Financial Advisor: FirstSouthwest, a Division of Hilltop Securities Inc., Fort Worth, TX
Lead Manager: Citigroup Global Markets Inc.
Co-Manager: Piper Jaffray & Co.
Underwriter's Counsel: McCall, Parkhurst & Horton L.L.P., Dallas, TX

Water & Sewer 23.64%

Use of Proceeds: Refunding.

Refunding Notes: This bond refunded maturities from the following issues:

Table with columns: Comb Tax & Rev C/O Ser 2008, Refunded Amount, Mat Date, Coupon, Price, Sched Call. Lists refunded amounts from 1,380,000.00 to 1,820,000.00.

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Table with columns: Amount, Maturity, Coupon, Price/Yield, and Orig Reoffering. Lists bond details for various years from 2019 to 2033.

Table with columns: Maturity, Amount, Coupon, Price/Yield, and Orig Reoffering. Summary of bond debt service details.

Call Option: Bonds maturing on 02/15/2027 to 02/15/2033 callable in whole or in part on any date beginning 02/15/2026 @ par.

Grand Total =====> \$98,030,000.00

Bond Debt Service

Table with columns: Period Ending, Principal, Interest, and Debt Service. Shows amortization schedule from 09/30/16 to 09/30/37.

COMPUTED ON BASIS OF MANDATORY REDEMPTION

Debt Amortization Rates

% of Principal

Table with columns: Period Ending, Principal, and Retired. Shows principal and retired amounts from 09/30/2016 to 09/30/2037.

DEBT SERVICE FUND MANAGEMENT INDEX

Table showing G.O. Debt Service Requirements for fiscal year ending 09/30/2016, including I&S Fds, 2015 I&S Fund Tax Levy, Water & Sewer, Hotel, Airport, and Drainage.

\* Excludes \$488,542 in the Hotel Debt Service Fund for System GO debt.

OPERATING STATEMENT

OPERATING EXPERIENCES The following condensed statements have been compiled using accounting principles customarily employed in the determination of net revenues available for debt service, and in all instances exclude depreciation, transfers, debt service payments and expenditures identified as capital.

Table for AIRPORT showing Revenues (Rent Revenue, Other) and Expenses for Fiscal Year Ended 09-30-2015, 09-30-2014, 09-30-2013, and 09-30-2012.

Table for HOTEL OCCUPANCY TAX showing Revenues (Hotel Occ Tax, Other) and Expenses for Fiscal Year Ended 09-30-2015, 09-30-2014, 09-30-2013, and 09-30-2012.

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Available For Debt Service \$2,057,137 \$6,118,193 \$5,343,545 \$5,738,734

DRAINAGE

Fiscal Year Ended 09-30-2015 09-30-2014 09-30-2013

Revenues \$1,769,141 \$1,665,051 \$1,310,602

Expenses \$584,259 \$530,779 \$82,787

Available For Debt Service \$1,184,882 \$1,134,272 \$1,227,815

WATER & SEWER

Fiscal Year Ended 09-30-2015 09-30-2014 09-30-2013 09-30-2012

Revenues: Charges for Services \$10,114,364 \$9,841,946 \$10,695,308 \$11,033,655 Other 126,827 2,950 48,406 35,269

Total Revenues \$10,241,191 \$9,844,896 \$10,743,714 \$11,068,924

Expenses: Water Purchased \$3,223,750 \$2,933,034 \$3,032,183 \$2,859,454 Sewer Contract 2,496,828 2,480,657 2,146,382 2,063,043 Other 3,046,128 2,974,949 4,040,559 2,606,993

Total Expenses \$8,766,706 \$8,388,640 \$9,219,124 \$7,529,490

Available For Debt Service \$1,474,485 \$1,456,256 \$1,524,590 \$3,539,434

SYSTEM DESCRIPTION AND PERTINENT CONTRACTS

WATER SUPPLY The Town operates and maintains its own water and sewer utility system. The Town purchases water from the City of Dallas and delivers its sewage to the City of Dallas treatment facilities or at the Trinity River Authority's northern region treatment plant.

TRINITY RIVER AUTHORITY - REGIONAL WASTEWATER SYSTEM CONTRACT (See TMR #5861 for additional information including all contracting parties)

Date of Contract: October 1995, as amended Length of Contract: Life of the Bonds Amount Outstanding: \$853,565,000 as of November 30, 2015

Payments made by the Town constitute operating and maintenance expenses of its waterworks and sewer system pursuant to Articles 1109i and 1113, VACS and Chapter 25, Texas Water Code.

Nature of Contract: TRA issued Revenues Bonds (and used federal construction grants) to construct and improve a central regional wastewater system for the contracting cities. Each contracting city has agreed to pay TRA a share of operation and maintenance expenses of the System and debt service requirements on the Bonds.

FARMERS BRANCH SEWER TUNNEL PROJECT (See TMR #1488 CITY OF FARMERS BRANCH ASSESSMENT & UTILITY SYSTEM)

Date of Interlocal Sanitary Sewer Interceptor Agreement: March 18, 1991 Length of Contract: 30 years

Nature of Contract: The Town and the City of Farmers Branch created the North Dallas Water Supply Corporation in 1991 for the purpose of issuing bonds to construct and operate a joint sanitary sewer interceptor project. The Town will pay its proportionate share to construct, own, operate, and maintain the Project. The Project was substantially complete on September 30, 1996.

RATES, FEES AND OPERATING DATA

WATER RATES Historical rate changes were effective October 1, 2011, October 1, 2013 and August 25, 2015

Old Rates (Effective October 1, 2013)

Residential Gallons Rate First 2,000 \$ 10.66(Min) Over 2,000 2.33/M

Small Commercial Gallons Rate First 5,000 \$ 17.64(Min) Over 5,000 2.33/M

New Rates (Effective August 25, 2015)

Residential Gallons Rate First 2,000 \$ 11.42(Min) Over 2,000 2.71/M

Small Commercial Gallons Rate First 5,000 \$ 19.54(Min) Over 5,000 2.71/M

SEWER RATES Historical rate changes were effective October 1, 2012, October 1, 2013 and September 23, 2014.

Old Rates (Effective October 1, 2013)

Residential Gallons Rate First 2,000 \$ 13.34(Min) Over 2,000 4.62/M

Small Commercial Gallons Rate First 5,000 \$ 26.45(Min) Over 5,000 4.62/M

New Rates (Effective September 23, 2014)

Residential Gallons Rate First 2,000 \$ 13.35(Min) Over 2,000 4.38/M\*

\* Maximum 8,000

Small Commercial Gallons Rate First 5,000 \$ 26.48(Min) Over 5,000 4.38/M

AUTHORIZED BUT UNISSUED

GENERAL OBLIGATION BONDS AUTHORIZED BUT UNISSUED\*

Table with 5 columns: Election Date, Purpose, Amount Authorized, Issued To Date, and Unissued. Rows include Street, Road Utilities, Airport, Parking Garage, Communication Sys, and Park.

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Total: \$55,000,000 \$29,000,000 \$26,000,000

\* Excludes authorizations from the following election propositions(s) because the remaining authorization is deemed too small or too old:

10/17/1981 - \$1,000,000 Library  
 10/17/1981 - \$3,225,000 Water Sys Impr  
 10/17/1981 - \$445,000 Sewer Impr

**PENSION FUND LIABILITY**

All qualified employees of the City are members of the Texas Municipal Retirement System. The City employees also participate in the U.S. Social Security program.

Changes in Texas Municipal Retirement System (TMRS) Actuarial Method and Plan Assumptions

In early 2007, TMRS informed each of the member cities that the current actuarial assumptions did not take into account updated service credits or cost of living increases which are granted to retirees. These benefits, which some cities adopted, have been historically funded on a pay-as-you-go basis. This has led to regular increases in member cities' rates and a decrease in the overall funding of the retirement system. TMRS announced that it intended to study the impact of these benefit components and make potential changes in the way benefits are being funded.

After careful deliberation, the TMRS board approved several changes at its November and December meetings to the actuarial methods and plan assumptions. The board changed the actuarial method from unit credit to projected unit credit. Projected unit credit will allow the actuaries to consider the future financial impact of updated service credits and cost of living increases, and these benefits will begin to be pre-funded instead of funded on a pay-as-you-go basis. To mitigate the impact of this change, the board approved an eight year transition period. During this time, cities will be able to phase in the higher contribution rates instead of being required to fund these new rates immediately. Also, the board changed the amortization period from a 25-year open period to a 30-year closed period. Under a closed amortization period, contribution rates are higher, but a greater percentage of the unfunded balance is paid off each year. Finally, the board approved changes to the investment policy. TMRS has historically invested solely in fixed income investments. The board authorized the selection of an investment advisor to begin shifting a portion of investments into equity securities as a way to diversify the portfolio's holdings and earn higher returns than could be obtained with fixed income investments.

Required Contribution Rates (Percentage of gross covered salary)

	2017	2016
Employee:	7.00%	7.00%
Maximum Rate:	15.50%	15.50%
City:	10.00%(a)	9.50%

(a) The City has elected a phase-in rate. See Explanation in paragraphs above. The City's Grand Total Rate without Maximum or Phase-in for 2017 was 10.44%.

Actuarial Valuation as of	12/31/2015	12/31/2014
Assets	\$111,498,184	\$106,668,330
Accrued Liabilities	\$116,040,243	\$109,118,472

(Unfunded)/Overfunded Liab. (\$4,542,059) (\$2,450,142)

Funded Ratio	96.09%	97.75%
Annual Covered Payroll	\$18,857,782	\$17,479,153
(Unfunded)/Overfunded Liability as a % of Covered Payroll	(24.09)%	(14.02)%

2015 Source: Texas Municipal Retirement System 12/31/2015 CAFR  
 2014 Source: City of Addison 09/30/2015 CAFR

SCHEDULE OF CHANGES IN NET POSITION LIABILITY AND RELATED RATIOS

	12-31-2014
Pension Liability - Beginning	\$124,907,757
Pension Liability -Ending (a)	\$130,206,861
Contributions Employer	1,789,255
Contributions Employee	\$ 1,224,976
Plan Fiduciary Net Position - Beg	\$107,639,477
Plan Fiduciary Net Position - End (b)	\$111,548,026
Net Pension Liability (a) - (b)	\$18,658,835
Plan Fiduciary Net Position as a % of Total Pension Liability	85.67%
Covered Employee Payroll	\$ 17,479,153
Net Pension Liability as a % of Covered Payroll	106.75%
Membership data for the pension plans are as follows:	
Inactive employees or beneficiaries currently receiving benefits	169
Inactive employees entitled to but not yet receiving benefits	179
Active employees	256
Total	604

Source: Comprehensive Annual Financial Report dated September 30, 2015.

POST EMPLOYMENT HEALTH BENEFITS: GASB STATEMENT 45 GASB released the Statement of Governmental Accounting Standards No. 45 (GASB 45), Accounting and Financial Reporting by Employers for Post Employment Benefits Other Than Pensions (OPEB), in June 2004. The City has implemented GASB 45 for the fiscal year beginning October 1, 2009. GASB 45 sets forth standards for measurement, recognition, and display of post-employment benefits, other than pensions, such as health and life insurance for current and future retirees.

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligations were as follows:

Fiscal Year Ended	Annual OPEB Costs	Cost Contributed	% of Annual OPEB Cost Contributed	Net OPEB Obligation
2013	\$183,625	\$155,383	84.6%	\$414,784
2014	\$189,313	\$175,107	92.5%	\$428,990
2015	\$201,225	\$164,742	81.9%	\$465,473

As of December 31, 2014, the most recent actuarial valuation date, the actuarial accrued liability for benefits was \$2,137,029, all of which was unfunded. The covered payroll was \$16,603,192 and the ratio of the unfunded actuarial accrued liability to the covered payroll was 12.9%.

Source: Comprehensive Annual Financial Report dated September 30, 2015.

**NON FUNDED DEBT**

NON-FUNDED DEBT PAYABLE (As of September 30, 2015)

The City reports additional debt in the principal amount of \$1,448,000 under Business Activities and \$19,000,000 under Govt Activities as follows:

Amount Outstanding	Int Rate	Next Year's Requirements	Reported Under
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Note	\$365,000	0.00%	\$62,500	Business Activities
Net Pension Oblgn	\$1,025,000	N/A	N/A	Business Activities
OPEB*	\$58,000	N/A	N/A	Business Activities
Compensated Absences	\$901,000	N/A	N/A	Govt Activities
Net Pension Oblgn	\$17,634,000	N/A	N/A	Govt Activities
OPEB*	\$465,000	N/A	N/A	Govt Activities

\* See PENSION FUND LIABILITY section for details of this obligation.

OVERLAPPING DEBT

ESTIMATED OVERLAPPING DEBT STATEMENT

Taxing Body	Debt Amount	As Of	%Ovlp	Ovlp Amt
Carrollton-Farmers Branch ISD	\$265,849,891	08/31/15	1.34	\$3,562,389
Dallas Co	80,008,759	06/30/15	2.22	1,776,194
Dallas Co CCD	425,630,000 *	05/31/16	2.22	9,448,986
Dallas Co Hosp Dist	713,947,070	12/31/15	2.22	15,849,625
Dallas County Schools	54,700,000 *	05/31/16	2.22	1,214,340
Dallas ISD	3,019,458,394	06/30/15	2.92	88,168,185
Total Overlapping Debt:				\$120,019,719
Addison, Town of		03/01/16		\$52,277,249
Total Direct and Overlapping Debt:				\$172,296,968
Total Direct and Overlapping Debt % of A.V.:				4.27%
Total Direct and Overlapping Debt per Capita:				\$11.094

\* Gross Debt

ECONOMIC BACKGROUND

The Town of Addison, located in the "platinum corridor of North Dallas", is a retail, business and aviation center located 12 miles north of downtown Dallas, adjoining the Cities of Dallas, Farmers Branch, and Carrollton. Addison is bounded on the east by the extension of the Dallas North Tollway and is bisected east to west by Belt Line Road. The Town's 2010 population was 13,056, decreasing 7.84% since 2000. The Town is the location of an airport, as well as manufacturers and suppliers associated with the aviation industry.

COUNTY CHARACTERISTICS: Dallas County was created in 1846 from Nacogdoches and Robertson Counties and named for the U.S. Vice-President, George Mifflin Dallas. The north central Texas county is the major component of the Dallas Primary Metropolitan Statistical Area.

Dallas County is a national center for insurance, banking, electronics, conventions, aircraft manufacturing, and trade shows.

As one of the nation's leading convention centers, as well as trade and market centers, Dallas County receives an estimated 1,000,000 visitors annually. The Dallas Market Center attracts over 500,000 retail store buyers alone. Also located in the County is the World Trade Center, an international market center with 1.4 million square feet. Tourism is an important industry. Dallas County attractions include the Texas State Fair, Hall of State, Dallas Museum of Art, Museum of Natural History, SMU, Dallas Zoo, West End Historic District, and The Cotton Bowl.

COUNTY SEAT: Dallas

2010 census: 2,368,139 increasing 6.7 % since 2000
2000 census: 2,218,899 increasing 19.8 % since 1990
1990 census: 1,852,810

ECONOMIC BASE

Mineral: sand, gravel and gas.

Industry: manufacturing, government, data processing and conventions.

Agricultural: wheat, soybeans, horticulture, horses, hay, crops and corn.

OIL AND GAS - 2015

The gas production for this county accounts for 0.14% of the total state production. The county ranks 78 out of all the counties in Texas for gas production.

GAS WELL PRODUCTION (Texas Railroad Commission)

Year	Description	Volume	% Change From Previous Year
2012	GW Gas	7,205,969 MCF	-37.48
2013	GW Gas	6,968,277 MCF	-3.30
2014	GW Gas	10,129,427 MCF	45.36
2015	GW Gas	7,587,992 MCF	-25.09

PARKS (Texas Parks & Wildlife)

Year	Description	Volume
2012	Cedar Hill State Park	287,055 Visitors
2013	Cedar Hill State Park	279,263 Visitors
2014	Cedar Hill State Park	287,298 Visitors

RETAIL SALES & EFFECTIVE BUYING INCOME (The Nielsen Company)

Year	2014	2013	2012
Retail Sales	\$32.8B	\$30.6B	\$30.1B
Effective Buying Income (EBI)	\$52.1B	\$52.0B	\$48.4B
County Median Household Income	\$41,097	\$39,836	\$40,388
State Median Household Income	\$50,464	\$48,646	\$47,613
% of Households with EBI below \$25K	13.7 %	14.8 %	14.4 %
% of Households with EBI above \$25K	65.5 %	64.8 %	65.0 %

EMPLOYMENT DATA (Texas Workforce Commission)

	2015	2014	2013			
	Employed	Earnings	Employed	Earnings	Employed	Earnings
1st Q:	1,566,775	\$26.5B	1,507,426	\$25.1B	1,463,474	\$23.1B
2nd Q:	1,596,640	\$24.0B	1,536,788	\$22.4B	1,488,499	\$21.4B
3rd Q:	1,615,960	\$24.3B	1,554,418	\$23.1B	1,503,304	\$21.8B
4th Q:	1,640,231	\$27.4B	1,583,208	\$25.4B	1,524,719	\$23.7B

MAJOR COLLEGES AND UNIVERSITIES: University of Texas at Dallas, University of North Texas at Dallas, University of Dallas, The University of Texas Southwestern Medical at Dallas, Southern Methodist University, Paul Quinn College, Dallas County Community College District, Dallas Baptist University, Amberton University

COLLEGES AND UNIVERSITIES

Year	Total	Fall Enrollment
2015	9	122,461
2014	9	120,332
2013	9	120,594
2012	7	113,008
2011	7	115,250
2010	7	111,524
2009	7	102,779
2008	7	70,766

TOP 10 EMPLOYERS

Major Employers(a)	# Employees
Bank of America MBNA Finance	3,500
Mary Kay Cosmetics, Inc. Cosmetics	1,200
Hilton Worldwide, Incorporated Hospitality	616
Rexel Industrial Electrical Supplies	500
Intercontinental Hotel Hospitality	450

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Barnett Daffin Frappier Turner & Engel Mortgage	400
Concentra Medical	400
United Surgical Partners International Medical	379
USAA Financial Planning Services Finance	374
Zurich Business Insurance	300

(a) Source: Comprehensive Annual Financial Report dated September 30, 2015.

TOP 10 TAXPAYERS

Principal Taxpayers	2015 A.V.	% of A.V.
1. FPG Colonnade LP Office Building	\$193,098,000	4.78%
2. Post Addison Circle Apartment	126,253,640	3.13%
3. Fiori LLC Apartment	77,839,310	1.93%
4. 5100 Belt Line Rd Investors LLC Commercial	75,195,140	1.86%
5. COP Spectrum Center LLC Office Building	72,898,250	1.81%
6. Gaedeke Holdings IX LLC Office Building	68,200,000	1.69%
7. Real Pink Limited Office Building	65,275,000	1.62%
8. Savoye 2 LLC Apartment	55,571,490	1.38%
9. Savoye LLC Apartment	54,950,620	1.36%
10. SIR Properties Office Building	51,572,280	1.28%
Total:	\$840,853,730	20.84%

FINANCE CONNECTED OFFICIALS

Mayor  
Todd Meier  
5300 Belt Line Road  
Addison, TX 75254-7606  
Phone: 972-400-7299  
Fax: 972-450-7043  
tmeier@addisontx.gov

City Manager  
Wesley Pierson  
5300 Belt Line Road  
Addison, TX 75254-7606  
Phone: 972-450-7037  
Fax: 972-450-7043  
wpierson@addisontx.gov

City Secretary  
Laura M. Bell  
5300 Belt Line Road  
Addison, TX 75254-7606  
Phone: 972-450-7017  
Fax: 972-450-7043  
lbell@addisontx.gov

Interim Finance Director  
Scott Neils  
5300 Belt Line Road

Addison, TX 75254-7606  
Phone: 972-450-7050  
Fax: 972-450-4096  
sneils@addisontx.gov

Tax Assessor/Collector  
Dr. John R. Ames  
Dallas County Tax Office  
Records Bldg., 500 Elm St.  
Dallas, TX 75202  
Phone: 214-653-7630  
Fax: 214-653-7887  
jrames@dallascounty.org

Chief Appraiser  
Ken Nolan  
Dallas Central Appraisal District  
2949 North Stemmons Freeway  
Dallas, TX 75247-6195  
Phone: 214-631-0520  
Fax: 214-634-2518  
nolank@dcad.org

EGB

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