

TOWN OF ADDISON, TEXAS



ANALYSIS OF OUTSTANDING DEBT

AS OF:

SEPTEMBER 30, 2021

**PREPARED:
AUGUST 2021**

PREPARED BY:



Analysis of Outstanding Debt

Town of Addison, Texas

As of September 30, 2021
Prepared August 2021



Town of Addison, Texas

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Analysis of Outstanding Debt
As of September 30, 2021



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Town of Addison, Texas

TAB A: Summary of Outstanding Debt

As of September 30, 2021

Summary of Outstanding Debt



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Town of Addison, Texas
 All Outstanding General Obligation Debt
 As of September 30, 2021
 (000's)

Year Ending September 30	\$14,850,000 General Obligation Bonds Series 2021		\$10,960,000 General Obligation Refunding Bonds Taxable Series 2021		\$13,635,000 General Obligation Bonds Series 2020		\$13,205,000 General Obligation Refunding Bonds Taxable Series 2020		\$16,220,000 Combination Tax & Revenue Certificates of Obligation Series 2019		\$13,115,000 Combination Tax & Revenue Certificates of Obligation Series 2018	
	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon
2022	540	4.000%	205	3.000%	520	3.000%	275	0.300%	635	4.000%	490	4.000%
2023	525	4.000%	200	3.000%	535	3.000%	1,160	0.350%	665	4.000%	510	3.000%
2024	540	4.000%	995	1.000%	550	4.000%	1,225	0.400%	690	4.000%	525	3.000%
2025	570	4.000%	1,005	1.000%	575	4.000%	1,240	1.000%	720	4.000%	540	3.000%
2026	590	5.000%	1,025	1.000%	600	4.000%	1,250	1.000%	750	4.000%	560	4.000%
2027	620	5.000%	1,035	1.000%	620	4.000%	1,260	0.850%	775	3.000%	580	4.000%
2028	650	5.000%	1,040	1.150%	655	5.000%	1,275	1.000%	800	3.000%	610	5.000%
2029	685	5.000%	1,065	1.400%	685	5.000%	1,285	1.150%	825	3.000%	645	5.000%
2030	725	5.000%	1,070	1.500%	720	4.000%	1,300	1.200%	850	3.000%	670	4.000%
2031	750	3.000%	1,090	1.600%	690	4.000%	1,320	1.350%	875	3.000%	700	4.000%
2032	775	3.000%	1,100	1.700%	715	2.000%	1,335	1.450%	900	3.000%	725	4.000%
2033	800	3.000%	1,130	1.800%	725	2.000%			930	3.000%	755	4.000%
2034	820	3.000%			740	2.000%			955	3.000%	785	3.250%
2035	845	2.000%			760	2.000%			985	3.000%	805	3.250%
2036	860	2.000%			770	2.000%			1,015	3.000%	835	3.375%
2037	875	2.000%			785	2.000%			1,045	3.000%	865	3.375%
2038	895	2.000%			800	2.000%			1,080	3.000%	895	3.500%
2039	920	2.000%			820	2.000%			1,110	3.000%	930	3.625%
2040	935	2.125%			835	2.000%						
2041	930	2.125%										
TOTALS	14,850		10,960		13,100		12,925		15,605		12,425	
Next Call	08/15/2030 @ Par		08/15/2030 @ Par		08/15/2029 @ Par		08/15/2029 @ Par		02/15/2028 @ Par		2/15/2028 @ Par	
Dated Date	8/1/2021		8/1/2021		8/1/2020		8/1/2020		9/1/2019		12/1/2018	
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	1.6527%		Taxable		1.0974%		Taxable		1.9185%		3.1342%	
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		Refunding		New Money		Refunding		New Money		New Money	
Color Legend												
Non-Callable Callable												

Town of Addison, Texas
 All Outstanding General Obligation Debt
 As of September 30, 2021
 (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		\$1,250,000 General Obligation Bonds Taxable Series 2013B		\$1,875,000 General Obligation Bonds Series 2013A (AMT)		\$4,665,000 General Obligation Bonds Tax-Exempt Series 2013	
	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon	Principal	Coupon
2022	1,430	4.000%	340	3.000%	555	4.000%	55	3.750%	85	4.125%	205	5.000%
2023	1,495	4.000%	355	3.000%	575	3.000%	60	3.750%	90	4.125%	220	5.000%
2024	1,550	4.000%	370	3.000%	600	3.000%						
2025	1,615	4.000%	385	3.000%	625	3.000%						
2026	1,695	5.000%	400	3.000%	650	3.000%						
2027	1,775	5.000%	415	3.125%	675	3.000%						
2028	1,865	5.000%	430	3.250%	705	3.250%						
2029	1,485	5.000%	450	3.375%	735	3.375%						
2030	1,565	5.000%	470	3.500%	760	3.375%						
2031	1,645	5.000%	485	3.625%	795	3.500%						
2032	1,715	5.000%	505	4.000%	825	3.625%						
2033	1,810	5.000%	525	4.000%	860	3.750%						
2034			550	4.000%	895	3.750%						
2035												
2036												
2037												
2038												
2039												
2040												
2041												
TOTALS	19,645		5,680		9,255		115		175		425	
Next Call	2/15/2026 @ Par		2/15/2024 @ Par		2/15/2024 @ Par		Non-Callable		Non-Callable		Non-Callable	
Dated Date	5/1/2016		2/15/2014		2/15/2014		7/15/2013		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%		Taxable		4.3659%		3.7243%	
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		New Money		New Money		New Money	
Color Legend												
Non-Callable Callable												

Town of Addison, Texas

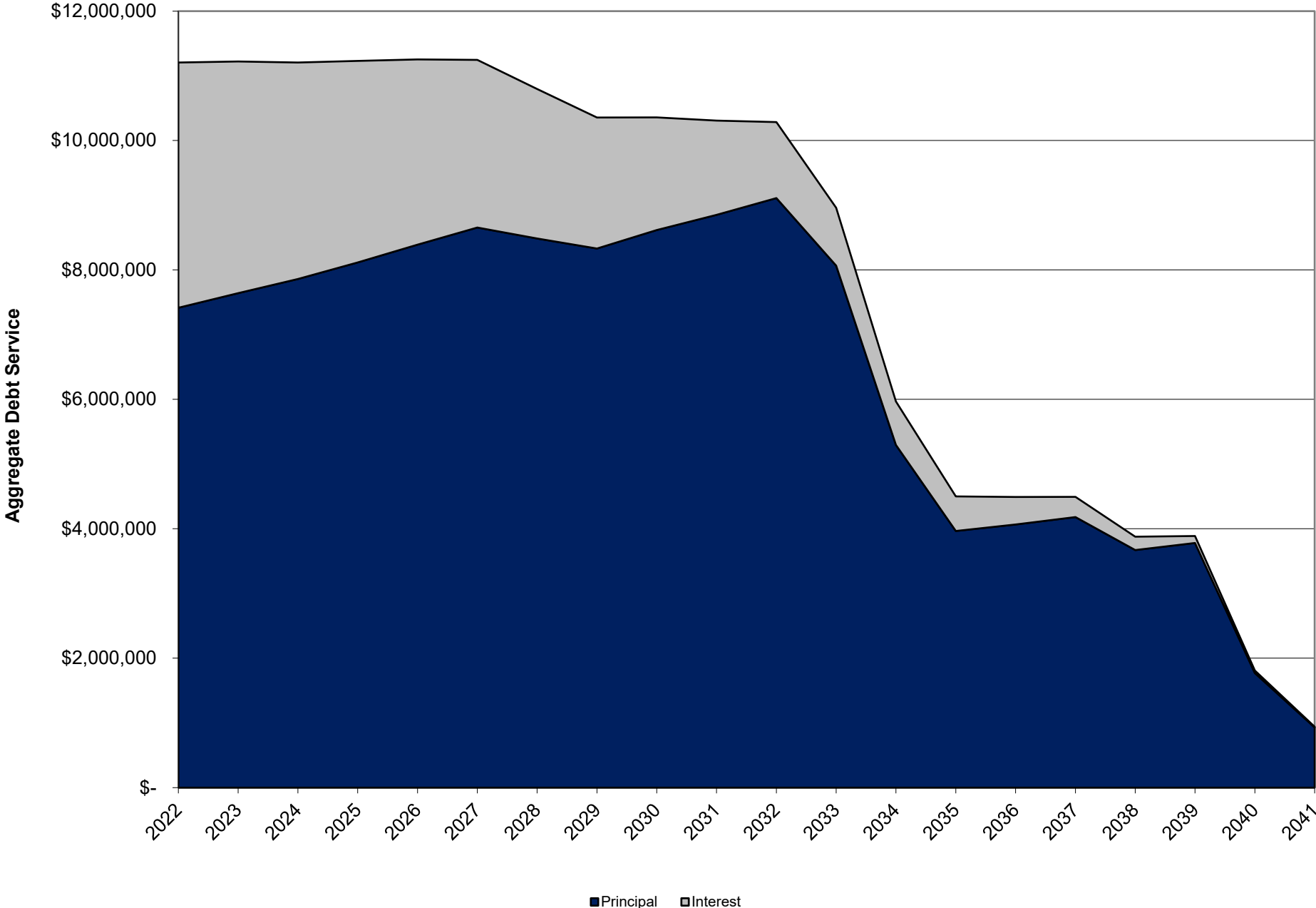
All Outstanding General Obligation Debt

As of September 30, 2021

(000's)

Year Ending September 30	\$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					
	Principal	Coupon	Principal	Coupon	Principal	Coupon				
2022	450	4.000%	875	4.000%	755	3.000%				
2023	470	5.000%			780	4.000%				
2024					815	4.000%				
2025					840	3.000%				
2026					870	3.000%				
2027					900	3.000%				
2028					455	3.000%				
2029					470	3.000%				
2030					485	3.000%				
2031					500	3.000%				
2032					515	3.125%				
2033					530	3.250%				
2034					550	3.250%				
2035					570	3.375%				
2036					585	3.375%				
2037					610	3.375%				
2038										
2039										
2040										
2041										
TOTALS	920		875		10,230					
Next Call	Non-Callable		Non-Callable		2/15/2022 @ Par					
Dated Date	7/15/2013		8/15/2012		8/15/2012					
Coupon Dates	February 15	August 15	February 15	August 15	February 15	August 15				
Maturity Dates	February 15		February 15		February 15					
Insurer	N/A		N/A		N/A					
Arbitrage Yield	3.7243%		2.5266%							
Paying Agent	The Bank of New York		The Bank of New York		The Bank of New York					
Purpose	New Money		Refunding & New Money		New Money					
Color Legend										
Non-Callable					Callable					

Town of Addison, Texas All Outstanding General Obligation Debt



AGGREGATE DEBT SERVICE

**Town of Addison, Texas
General Obligation Debt Outstanding
As of September 30, 2021**

Period Ending	Principal	Interest	Debt Service
09/30/2022	7,415,000	3,789,856.19	11,204,856.19
09/30/2023	7,640,000	3,580,857.51	11,220,857.51
09/30/2024	7,860,000	3,343,921.26	11,203,921.26
09/30/2025	8,115,000	3,114,496.26	11,229,496.26
09/30/2026	8,390,000	2,862,321.26	11,252,321.26
09/30/2027	8,655,000	2,590,681.89	11,245,681.89
09/30/2028	8,485,000	2,310,418.77	10,795,418.77
09/30/2029	8,330,000	2,024,529.40	10,354,529.40
09/30/2030	8,615,000	1,740,813.78	10,355,813.78
09/30/2031	8,850,000	1,457,730.65	10,307,730.65
09/30/2032	9,110,000	1,174,818.77	10,284,818.77
09/30/2033	8,065,000	894,082.52	8,959,082.52
09/30/2034	5,295,000	671,625.02	5,966,625.02
09/30/2035	3,965,000	534,600.02	4,499,600.02
09/30/2036	4,065,000	425,587.52	4,490,587.52
09/30/2037	4,180,000	312,934.39	4,492,934.39
09/30/2038	3,670,000	206,956.26	3,876,956.26
09/30/2039	3,780,000	107,237.51	3,887,237.51
09/30/2040	1,770,000	38,046.88	1,808,046.88
09/30/2041	930,000	9,881.25	939,881.25
	127,185,000	31,191,397.11	158,376,397.11

AGGREGATE DEBT SERVICE

**Town of Addison, Texas
General Obligation Debt Outstanding
As of September 30, 2021**

Date	Principal	Interest	Debt Service	Annual Aggregate D/S
02/15/2022	7,415,000	1,937,334.31	9,352,334.31	
08/15/2022		1,852,521.88	1,852,521.88	
09/30/2022				11,204,856.19
02/15/2023	7,640,000	1,852,521.88	9,492,521.88	
08/15/2023		1,728,335.63	1,728,335.63	
09/30/2023				11,220,857.51
02/15/2024	7,860,000	1,728,335.63	9,588,335.63	
08/15/2024		1,615,585.63	1,615,585.63	
09/30/2024				11,203,921.26
02/15/2025	8,115,000	1,615,585.63	9,730,585.63	
08/15/2025		1,498,910.63	1,498,910.63	
09/30/2025				11,229,496.26
02/15/2026	8,390,000	1,498,910.63	9,888,910.63	
08/15/2026		1,363,410.63	1,363,410.63	
09/30/2026				11,252,321.26
02/15/2027	8,655,000	1,363,410.63	10,018,410.63	
08/15/2027		1,227,271.26	1,227,271.26	
09/30/2027				11,245,681.89
02/15/2028	8,485,000	1,227,271.26	9,712,271.26	
08/15/2028		1,083,147.51	1,083,147.51	
09/30/2028				10,795,418.77
02/15/2029	8,330,000	1,083,147.51	9,413,147.51	
08/15/2029		941,381.89	941,381.89	
09/30/2029				10,354,529.40
02/15/2030	8,615,000	941,381.89	9,556,381.89	
08/15/2030		799,431.89	799,431.89	
09/30/2030				10,355,813.78
02/15/2031	8,850,000	799,431.89	9,649,431.89	
08/15/2031		658,298.76	658,298.76	
09/30/2031				10,307,730.65
02/15/2032	9,110,000	658,298.76	9,768,298.76	
08/15/2032		516,520.01	516,520.01	
09/30/2032				10,284,818.77
02/15/2033	8,065,000	516,520.01	8,581,520.01	
08/15/2033		377,562.51	377,562.51	
09/30/2033				8,959,082.52
02/15/2034	5,295,000	377,562.51	5,672,562.51	
08/15/2034		294,062.51	294,062.51	
09/30/2034				5,966,625.02
02/15/2035	3,965,000	294,062.51	4,259,062.51	
08/15/2035		240,537.51	240,537.51	
09/30/2035				4,499,600.02
02/15/2036	4,065,000	240,537.51	4,305,537.51	
08/15/2036		185,050.01	185,050.01	
09/30/2036				4,490,587.52
02/15/2037	4,180,000	185,050.01	4,365,050.01	
08/15/2037		127,884.38	127,884.38	
09/30/2037				4,492,934.39
02/15/2038	3,670,000	127,884.38	3,797,884.38	
08/15/2038		79,071.88	79,071.88	
09/30/2038				3,876,956.26
02/15/2039	3,780,000	79,071.88	3,859,071.88	
08/15/2039		28,165.63	28,165.63	
09/30/2039				3,887,237.51
02/15/2040	1,770,000	28,165.63	1,798,165.63	

AGGREGATE DEBT SERVICE

**Town of Addison, Texas
 General Obligation Debt Outstanding
 As of September 30, 2021**

Date	Principal	Interest	Debt Service	Annual Aggregate D/S
08/15/2040		9,881.25	9,881.25	
09/30/2040				1,808,046.88
02/15/2041	930,000	9,881.25	939,881.25	
09/30/2041				939,881.25
	127,185,000	31,191,397.11	158,376,397.11	158,376,397.11

Town of Addison, Texas

TAB B: Details of General Obligation Debt

As of September 30, 2021

General Obligation Debt



A Hilltop Holdings Company.

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BOND DEBT SERVICE

Town of Addison, Texas
\$14,850,000 General Obligation Bonds, Series 2021
As of September 30, 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	540,000	4.000%	198,137.70	738,137.70	
08/15/2022			225,390.63	225,390.63	
09/30/2022					963,528.33
02/15/2023	525,000	4.000%	225,390.63	750,390.63	
08/15/2023			214,890.63	214,890.63	
09/30/2023					965,281.26
02/15/2024	540,000	4.000%	214,890.63	754,890.63	
08/15/2024			204,090.63	204,090.63	
09/30/2024					958,981.26
02/15/2025	570,000	4.000%	204,090.63	774,090.63	
08/15/2025			192,690.63	192,690.63	
09/30/2025					966,781.26
02/15/2026	590,000	5.000%	192,690.63	782,690.63	
08/15/2026			177,940.63	177,940.63	
09/30/2026					960,631.26
02/15/2027	620,000	5.000%	177,940.63	797,940.63	
08/15/2027			162,440.63	162,440.63	
09/30/2027					960,381.26
02/15/2028	650,000	5.000%	162,440.63	812,440.63	
08/15/2028			146,190.63	146,190.63	
09/30/2028					958,631.26
02/15/2029	685,000	5.000%	146,190.63	831,190.63	
08/15/2029			129,065.63	129,065.63	
09/30/2029					960,256.26
02/15/2030	725,000	5.000%	129,065.63	854,065.63	
08/15/2030			110,940.63	110,940.63	
09/30/2030					965,006.26
02/15/2031	750,000	3.000%	110,940.63	860,940.63	
08/15/2031			99,690.63	99,690.63	
09/30/2031					960,631.26
02/15/2032	775,000	3.000%	99,690.63	874,690.63	
08/15/2032			88,065.63	88,065.63	
09/30/2032					962,756.26
02/15/2033	800,000	3.000%	88,065.63	888,065.63	
08/15/2033			76,065.63	76,065.63	
09/30/2033					964,131.26
02/15/2034	820,000	3.000%	76,065.63	896,065.63	
08/15/2034			63,765.63	63,765.63	
09/30/2034					959,831.26
02/15/2035	845,000	2.000%	63,765.63	908,765.63	
08/15/2035			55,315.63	55,315.63	
09/30/2035					964,081.26
02/15/2036	860,000	2.000%	55,315.63	915,315.63	
08/15/2036			46,715.63	46,715.63	
09/30/2036					962,031.26
02/15/2037	875,000	2.000%	46,715.63	921,715.63	
08/15/2037			37,965.63	37,965.63	
09/30/2037					959,681.26
02/15/2038	895,000	2.000%	37,965.63	932,965.63	
08/15/2038			29,015.63	29,015.63	
09/30/2038					961,981.26
02/15/2039	920,000	2.000%	29,015.63	949,015.63	
08/15/2039			19,815.63	19,815.63	
09/30/2039					968,831.26
02/15/2040	935,000	2.125%	19,815.63	954,815.63	

BOND DEBT SERVICE

**Town of Addison, Texas
\$14,850,000 General Obligation Bonds, Series 2021
As of September 30, 2021**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/15/2040			9,881.25	9,881.25	
09/30/2040					964,696.88
02/15/2041	930,000	2.125%	9,881.25	939,881.25	
09/30/2041					939,881.25
	14,850,000		4,378,012.88	19,228,012.88	19,228,012.88

BOND DEBT SERVICE

Town of Addison, Texas
\$10,960,000 General Obligation Refunding Bonds, Taxable Series 2021
As of September 30, 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	205,000	3.000%	63,818.48	268,818.48	
08/15/2022			73,000.00	73,000.00	
09/30/2022					341,818.48
02/15/2023	200,000	3.000%	73,000.00	273,000.00	
08/15/2023			70,000.00	70,000.00	
09/30/2023					343,000.00
02/15/2024	995,000	1.000%	70,000.00	1,065,000.00	
08/15/2024			65,025.00	65,025.00	
09/30/2024					1,130,025.00
02/15/2025	1,005,000	1.000%	65,025.00	1,070,025.00	
08/15/2025			60,000.00	60,000.00	
09/30/2025					1,130,025.00
02/15/2026	1,025,000	1.000%	60,000.00	1,085,000.00	
08/15/2026			54,875.00	54,875.00	
09/30/2026					1,139,875.00
02/15/2027	1,035,000	1.000%	54,875.00	1,089,875.00	
08/15/2027			49,700.00	49,700.00	
09/30/2027					1,139,575.00
02/15/2028	1,040,000	1.150%	49,700.00	1,089,700.00	
08/15/2028			43,720.00	43,720.00	
09/30/2028					1,133,420.00
02/15/2029	1,065,000	1.400%	43,720.00	1,108,720.00	
08/15/2029			36,265.00	36,265.00	
09/30/2029					1,144,985.00
02/15/2030	1,070,000	1.500%	36,265.00	1,106,265.00	
08/15/2030			28,240.00	28,240.00	
09/30/2030					1,134,505.00
02/15/2031	1,090,000	1.600%	28,240.00	1,118,240.00	
08/15/2031			19,520.00	19,520.00	
09/30/2031					1,137,760.00
02/15/2032	1,100,000	1.700%	19,520.00	1,119,520.00	
08/15/2032			10,170.00	10,170.00	
09/30/2032					1,129,690.00
02/15/2033	1,130,000	1.800%	10,170.00	1,140,170.00	
09/30/2033					1,140,170.00
	10,960,000		1,084,848.48	12,044,848.48	12,044,848.48

BOND DEBT SERVICE

Town of Addison, Texas
\$13,635,000 General Obligation Bonds, Series 2020
As of September 30, 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	520,000	3.000%	193,925	713,925	
08/15/2022			186,125	186,125	
09/30/2022					900,050
02/15/2023	535,000	3.000%	186,125	721,125	
08/15/2023			178,100	178,100	
09/30/2023					899,225
02/15/2024	550,000	4.000%	178,100	728,100	
08/15/2024			167,100	167,100	
09/30/2024					895,200
02/15/2025	575,000	4.000%	167,100	742,100	
08/15/2025			155,600	155,600	
09/30/2025					897,700
02/15/2026	600,000	4.000%	155,600	755,600	
08/15/2026			143,600	143,600	
09/30/2026					899,200
02/15/2027	620,000	4.000%	143,600	763,600	
08/15/2027			131,200	131,200	
09/30/2027					894,800
02/15/2028	655,000	5.000%	131,200	786,200	
08/15/2028			114,825	114,825	
09/30/2028					901,025
02/15/2029	685,000	5.000%	114,825	799,825	
08/15/2029			97,700	97,700	
09/30/2029					897,525
02/15/2030	720,000	4.000%	97,700	817,700	
08/15/2030			83,300	83,300	
09/30/2030					901,000
02/15/2031	690,000	4.000%	83,300	773,300	
08/15/2031			69,500	69,500	
09/30/2031					842,800
02/15/2032	715,000	2.000%	69,500	784,500	
08/15/2032			62,350	62,350	
09/30/2032					846,850
02/15/2033	725,000	2.000%	62,350	787,350	
08/15/2033			55,100	55,100	
09/30/2033					842,450
02/15/2034	740,000	2.000%	55,100	795,100	
08/15/2034			47,700	47,700	
09/30/2034					842,800
02/15/2035	760,000	2.000%	47,700	807,700	
08/15/2035			40,100	40,100	
09/30/2035					847,800
02/15/2036	770,000	2.000%	40,100	810,100	
08/15/2036			32,400	32,400	
09/30/2036					842,500
02/15/2037	785,000	2.000%	32,400	817,400	
08/15/2037			24,550	24,550	
09/30/2037					841,950
02/15/2038	800,000	2.000%	24,550	824,550	
08/15/2038			16,550	16,550	
09/30/2038					841,100
02/15/2039	820,000	2.000%	16,550	836,550	

BOND DEBT SERVICE

**Town of Addison, Texas
 \$13,635,000 General Obligation Bonds, Series 2020
 As of September 30, 2021**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/15/2039			8,350	8,350	
09/30/2039					844,900
02/15/2040	835,000	2.000%	8,350	843,350	
09/30/2040					843,350
	13,100,000		3,422,225	16,522,225	16,522,225

BOND DEBT SERVICE

Town of Addison, Texas
\$13,205,000 General Obligation Refunding Bonds, Taxable Series 2020
As of September 30, 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	275,000	0.300%	62,850.00	337,850.00	
08/15/2022			62,437.50	62,437.50	
09/30/2022					400,287.50
02/15/2023	1,160,000	0.350%	62,437.50	1,222,437.50	
08/15/2023			60,407.50	60,407.50	
09/30/2023					1,282,845.00
02/15/2024	1,225,000	0.400%	60,407.50	1,285,407.50	
08/15/2024			57,957.50	57,957.50	
09/30/2024					1,343,365.00
02/15/2025	1,240,000	1.000%	57,957.50	1,297,957.50	
08/15/2025			51,757.50	51,757.50	
09/30/2025					1,349,715.00
02/15/2026	1,250,000	1.000%	51,757.50	1,301,757.50	
08/15/2026			45,507.50	45,507.50	
09/30/2026					1,347,265.00
02/15/2027	1,260,000	0.850%	45,507.50	1,305,507.50	
08/15/2027			40,152.50	40,152.50	
09/30/2027					1,345,660.00
02/15/2028	1,275,000	1.000%	40,152.50	1,315,152.50	
08/15/2028			33,777.50	33,777.50	
09/30/2028					1,348,930.00
02/15/2029	1,285,000	1.150%	33,777.50	1,318,777.50	
08/15/2029			26,388.75	26,388.75	
09/30/2029					1,345,166.25
02/15/2030	1,300,000	1.200%	26,388.75	1,326,388.75	
08/15/2030			18,588.75	18,588.75	
09/30/2030					1,344,977.50
02/15/2031	1,320,000	1.350%	18,588.75	1,338,588.75	
08/15/2031			9,678.75	9,678.75	
09/30/2031					1,348,267.50
02/15/2032	1,335,000	1.450%	9,678.75	1,344,678.75	
09/30/2032					1,344,678.75
	12,925,000		876,157.50	13,801,157.50	13,801,157.50

BOND DEBT SERVICE

Town of Addison, Texas
\$16,900,000 Combination Tax & Revenue Certificates of Obligation, Series 2019
As of September 30, 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	635,000	4.000%	251,375	886,375	
08/15/2022			238,675	238,675	
09/30/2022					1,125,050
02/15/2023	665,000	4.000%	238,675	903,675	
08/15/2023			225,375	225,375	
09/30/2023					1,129,050
02/15/2024	690,000	4.000%	225,375	915,375	
08/15/2024			211,575	211,575	
09/30/2024					1,126,950
02/15/2025	720,000	4.000%	211,575	931,575	
08/15/2025			197,175	197,175	
09/30/2025					1,128,750
02/15/2026	750,000	4.000%	197,175	947,175	
08/15/2026			182,175	182,175	
09/30/2026					1,129,350
02/15/2027	775,000	3.000%	182,175	957,175	
08/15/2027			170,550	170,550	
09/30/2027					1,127,725
02/15/2028	800,000	3.000%	170,550	970,550	
08/15/2028			158,550	158,550	
09/30/2028					1,129,100
02/15/2029	825,000	3.000%	158,550	983,550	
08/15/2029			146,175	146,175	
09/30/2029					1,129,725
02/15/2030	850,000	3.000%	146,175	996,175	
08/15/2030			133,425	133,425	
09/30/2030					1,129,600
02/15/2031	875,000	3.000%	133,425	1,008,425	
08/15/2031			120,300	120,300	
09/30/2031					1,128,725
02/15/2032	900,000	3.000%	120,300	1,020,300	
08/15/2032			106,800	106,800	
09/30/2032					1,127,100
02/15/2033	930,000	3.000%	106,800	1,036,800	
08/15/2033			92,850	92,850	
09/30/2033					1,129,650
02/15/2034	955,000	3.000%	92,850	1,047,850	
08/15/2034			78,525	78,525	
09/30/2034					1,126,375
02/15/2035	985,000	3.000%	78,525	1,063,525	
08/15/2035			63,750	63,750	
09/30/2035					1,127,275
02/15/2036	1,015,000	3.000%	63,750	1,078,750	
08/15/2036			48,525	48,525	
09/30/2036					1,127,275
02/15/2037	1,045,000	3.000%	48,525	1,093,525	
08/15/2037			32,850	32,850	
09/30/2037					1,126,375
02/15/2038	1,080,000	3.000%	32,850	1,112,850	
08/15/2038			16,650	16,650	
09/30/2038					1,129,500
02/15/2039	1,110,000	3.000%	16,650	1,126,650	
09/30/2039					1,126,650
	15,605,000		4,699,225	20,304,225	20,304,225

BOND DEBT SERVICE

Town of Addison, Texas
\$13,115,000 Combination Tax & Revenue Certificates of Obligation, Series 2018
As of September 30, 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	490,000	4.000%	231,643.75	721,643.75	
08/15/2022			221,843.75	221,843.75	
09/30/2022					943,487.50
02/15/2023	510,000	3.000%	221,843.75	731,843.75	
08/15/2023			214,193.75	214,193.75	
09/30/2023					946,037.50
02/15/2024	525,000	3.000%	214,193.75	739,193.75	
08/15/2024			206,318.75	206,318.75	
09/30/2024					945,512.50
02/15/2025	540,000	3.000%	206,318.75	746,318.75	
08/15/2025			198,218.75	198,218.75	
09/30/2025					944,537.50
02/15/2026	560,000	4.000%	198,218.75	758,218.75	
08/15/2026			187,018.75	187,018.75	
09/30/2026					945,237.50
02/15/2027	580,000	4.000%	187,018.75	767,018.75	
08/15/2027			175,418.75	175,418.75	
09/30/2027					942,437.50
02/15/2028	610,000	5.000%	175,418.75	785,418.75	
08/15/2028			160,168.75	160,168.75	
09/30/2028					945,587.50
02/15/2029	645,000	5.000%	160,168.75	805,168.75	
08/15/2029			144,043.75	144,043.75	
09/30/2029					949,212.50
02/15/2030	670,000	4.000%	144,043.75	814,043.75	
08/15/2030			130,643.75	130,643.75	
09/30/2030					944,687.50
02/15/2031	700,000	4.000%	130,643.75	830,643.75	
08/15/2031			116,643.75	116,643.75	
09/30/2031					947,287.50
02/15/2032	725,000	4.000%	116,643.75	841,643.75	
08/15/2032			102,143.75	102,143.75	
09/30/2032					943,787.50
02/15/2033	755,000	4.000%	102,143.75	857,143.75	
08/15/2033			87,043.75	87,043.75	
09/30/2033					944,187.50
02/15/2034	785,000	3.250%	87,043.75	872,043.75	
08/15/2034			74,287.50	74,287.50	
09/30/2034					946,331.25
02/15/2035	805,000	3.250%	74,287.50	879,287.50	
08/15/2035			61,206.25	61,206.25	
09/30/2035					940,493.75
02/15/2036	835,000	3.375%	61,206.25	896,206.25	
08/15/2036			47,115.63	47,115.63	
09/30/2036					943,321.88
02/15/2037	865,000	3.375%	47,115.63	912,115.63	
08/15/2037			32,518.75	32,518.75	
09/30/2037					944,634.38
02/15/2038	895,000	3.500%	32,518.75	927,518.75	
08/15/2038			16,856.25	16,856.25	
09/30/2038					944,375.00
02/15/2039	930,000	3.625%	16,856.25	946,856.25	
09/30/2039					946,856.25
	12,425,000		4,583,012.51	17,008,012.51	17,008,012.51

BOND DEBT SERVICE

Town of Addison, Texas
\$23,560,000 General Obligation Refunding Bonds, Series 2016
As of September 30, 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	1,430,000	4.000%	460,675	1,890,675	
08/15/2022			432,075	432,075	
09/30/2022					2,322,750
02/15/2023	1,495,000	4.000%	432,075	1,927,075	
08/15/2023			402,175	402,175	
09/30/2023					2,329,250
02/15/2024	1,550,000	4.000%	402,175	1,952,175	
08/15/2024			371,175	371,175	
09/30/2024					2,323,350
02/15/2025	1,615,000	4.000%	371,175	1,986,175	
08/15/2025			338,875	338,875	
09/30/2025					2,325,050
02/15/2026	1,695,000	5.000%	338,875	2,033,875	
08/15/2026			296,500	296,500	
09/30/2026					2,330,375
02/15/2027	1,775,000	5.000%	296,500	2,071,500	
08/15/2027			252,125	252,125	
09/30/2027					2,323,625
02/15/2028	1,865,000	5.000%	252,125	2,117,125	
08/15/2028			205,500	205,500	
09/30/2028					2,322,625
02/15/2029	1,485,000	5.000%	205,500	1,690,500	
08/15/2029			168,375	168,375	
09/30/2029					1,858,875
02/15/2030	1,565,000	5.000%	168,375	1,733,375	
08/15/2030			129,250	129,250	
09/30/2030					1,862,625
02/15/2031	1,645,000	5.000%	129,250	1,774,250	
08/15/2031			88,125	88,125	
09/30/2031					1,862,375
02/15/2032	1,715,000	5.000%	88,125	1,803,125	
08/15/2032			45,250	45,250	
09/30/2032					1,848,375
02/15/2033	1,810,000	5.000%	45,250	1,855,250	
09/30/2033					1,855,250
	19,645,000		5,919,525	25,564,525	25,564,525

BOND DEBT SERVICE

Town of Addison, Texas
\$7,565,000 Combination Tax & Revenue Certificates of Obligation, Series 2014
As of September 30, 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	340,000	3.000%	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	3.000%	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	3.000%	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	3.000%	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	3.000%	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	3.125%	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	3.250%	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	3.375%	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	3.500%	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	3.625%	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	4.000%	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	4.000%	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	4.000%	11,000.00	561,000.00	
09/30/2034					561,000.00
	5,680,000		1,454,768.79	7,134,768.79	7,134,768.79

BOND DEBT SERVICE

**Town of Addison, Texas
\$12,000,000 General Obligation Bonds, Tax Exempt Series 2014
As of September 30, 2021**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	555,000	4.000%	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	3.000%	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	3.000%	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	3.000%	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	3.000%	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	3.000%	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	3.250%	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	3.375%	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	3.375%	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	3.500%	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	3.625%	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	3.750%	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	3.750%	16,781.25	911,781.25	
09/30/2034					911,781.25
	9,255,000		2,268,487.53	11,523,487.53	11,523,487.53

BOND DEBT SERVICE

**Town of Addison, Texas
\$1,250,000 General Obligation Bonds, Taxable Series 2013B
As of September 30, 2021**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	55,000	3.750%	2,156.25	57,156.25	
08/15/2022			1,125.00	1,125.00	
09/30/2022					58,281.25
02/15/2023	60,000	3.750%	1,125.00	61,125.00	
09/30/2023					61,125.00
	115,000		4,406.25	119,406.25	119,406.25

BOND DEBT SERVICE

**Town of Addison, Texas
\$1,875,000 General Obligation Bonds, Series 2013 (AMT)
As of September 30, 2021**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	85,000	4.125%	3,609.38	88,609.38	
08/15/2022			1,856.25	1,856.25	
09/30/2022					90,465.63
02/15/2023	90,000	4.125%	1,856.25	91,856.25	
09/30/2023					91,856.25
	175,000		7,321.88	182,321.88	182,321.88

BOND DEBT SERVICE

Town of Addison, Texas
\$4,665,000 General Obligation Bonds, Series 2013
As of September 30, 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	205,000	5.000%	10,625	215,625	
08/15/2022			5,500	5,500	
09/30/2022					221,125
02/15/2023	220,000	5.000%	5,500	225,500	
09/30/2023					225,500
	425,000		21,625	446,625	446,625

BOND DEBT SERVICE

Town of Addison, Texas
\$10,185,000 Certificates of Obligation, Series 2013
As of September 30, 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	450,000	4.000%	20,750	470,750	
08/15/2022			11,750	11,750	
09/30/2022					482,500
02/15/2023	470,000	5.000%	11,750	481,750	
09/30/2023					481,750
	920,000		44,250	964,250	964,250

BOND DEBT SERVICE

Town of Addison, Texas
\$22,590,000 General Obligation Refunding & Improvement Bonds, Series 2012
As of September 30, 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	875,000	4.000%	17,500	892,500	
09/30/2022					892,500
	875,000		17,500	892,500	892,500

BOND DEBT SERVICE

Town of Addison, Texas
\$14,835,000 Combination Tax & Revenue Certificate of Obligation, Series 2012
As of September 30, 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2022	755,000	3.000%	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	4.000%	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	4.000%	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	3.000%	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	3.000%	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	3.000%	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	3.000%	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	3.000%	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	3.000%	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	3.000%	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	3.125%	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	3.250%	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	3.250%	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	3.375%	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	3.375%	20,165.63	605,165.63	
08/15/2036			10,293.75	10,293.75	
09/30/2036					615,459.38
02/15/2037	610,000	3.375%	10,293.75	620,293.75	
09/30/2037					620,293.75
	10,230,000		2,410,031.29	12,640,031.29	12,640,031.29

Town of Addison, Texas

TAB C: Miscellaneous

As of September 30, 2021


Miscellaneous



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CREDIT OPINION

22 July 2021

 Rate this Research

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EMEA 44-20-7772-5454

Addison (Town of) TX

Update to credit analysis

Summary

[The Town of Addison, TX's](#) (Aaa stable) credit profile is anchored by a regionally important economy north of the [City of Dallas](#) (A1 stable) with a moderately sized and growing tax base. The town's financial profile is solid with high reserve and liquidity levels, strengthened by access to additional liquidity outside the main operating funds. The ample reserves mitigate the town's vulnerability to weaker economic cycles because of slightly higher reliance on sales tax revenue. The exposure during softer economic times is exacerbated by the town's role as a major job center serving as home to several corporations, evidenced by a high daytime to nighttime population ratio. Positively, conservative budgeting practices and an adept management team with a willingness and the ability to reduce expenditures, has allowed the town to maintain a sound financial profile throughout the ongoing health pandemic. All of these strengths are balanced against slightly higher debt ratios compared to peers. Positively, the pension burden is affordable and will not be a drag on credit quality over the next several years.

Credit strengths

- » Sound financial practices evidenced by high reserves
- » Major commercial economic center
- » Income and wealth indicators exceed national levels

Credit challenges

- » Above average reliance on commercial property and sales tax revenues compared to peers
- » Debt levels are slightly elevated compared to peers
- » Debt retirement is slower than peers

Rating outlook

The stable outlook reflects the strength of the management team with budget reductions that will allow for structurally balanced operations to persist. These practices, supported by a stable economy, solid liquidity position and positive operating performance through fiscal 2021 based on unaudited results will allow the credit profile to remain stable over the next 18 to 24 months.

Factors that could lead to an upgrade

- » Not applicable

Factors that could lead to a downgrade

- » Reduction in reserve levels
- » Significant economic decline
- » Sizeable debt issuance absent corresponding tax base growth

Key indicators

Exhibit

Addison (Town of) TX	2016	2017	2018	2019	2020
Economy/Tax Base					
Total Full Value (\$000)	\$4,036,724	\$4,300,272	\$4,450,534	\$4,725,759	\$4,819,907
Population	15,363	15,455	15,626	15,302	15,790
Full Value Per Capita	\$262,756	\$278,245	\$284,816	\$308,833	\$305,251
Median Family Income (% of US Median)	126.3%	125.4%	119.0%	106.1%	106.1%
Finances					
Operating Revenue (\$000)	\$42,051	\$47,377	\$46,938	\$46,861	\$46,721
Fund Balance (\$000)	\$13,796	\$16,742	\$20,634	\$20,102	\$20,053
Cash Balance (\$000)	\$14,260	\$17,448	\$21,065	\$20,111	\$21,353
Fund Balance as a % of Revenues	32.8%	35.3%	44.0%	42.9%	42.9%
Cash Balance as a % of Revenues	33.9%	36.8%	44.9%	42.9%	45.7%
Debt/Pensions					
Net Direct Debt (\$000)	\$83,728	\$77,650	\$72,650	\$68,735	\$95,630
3-Year Average of Moody's ANPL (\$000)	\$62,796	\$67,894	\$59,677	\$53,203	\$63,053
Net Direct Debt / Full Value (%)	2.1%	1.8%	1.6%	1.5%	2.0%
Net Direct Debt / Operating Revenues (x)	2.0x	1.6x	1.5x	1.5x	2.0x
Moody's - adjusted Net Pension Liability (3-yr average) to Full Value (%)	1.6%	1.6%	1.3%	1.1%	1.3%
Moody's - adjusted Net Pension Liability (3-yr average) to Revenues (x)	1.5x	1.4x	1.3x	1.1x	1.3x

Sources: US Census Bureau, Addison (Town of) TX's financial statements and Moody's Investors Service

Profile

The Town of Addison is 12 miles north of downtown Dallas in [Dallas County](#) (Aaa stable). The town is home to several office spaces and the economy sees a high concentration of profession jobs with daytime population well over 3 times the nighttime population. The current population estimate is 15,790.

Detailed credit considerations

Economy and tax base: moderately sized and growing tax base with major job center

The town's tax base and position as a major job center anchors its economy, and while Addison has a high level of commercial property, leaving its tax base particularly vulnerable to loss in periods of economic stress, preliminary assessed values through fiscal 2022 indicate that the base remained stable despite the ongoing health pandemic. Retail, commercial and industrial property account for almost 50% of the base. This number increases to about 60% when including tangible personal, commercial property. Residential property accounts for a smaller but still substantial 34%, including single and multifamily property.

Town officials report stable economic conditions. Office occupancy rates stand at 80% and there are no reports of business closings or disruption with the major taxpayers. Although the town has limited land for new development, redevelopment of existing property continues to drive growth and town officials report no delay in development projects. Preliminary estimates for fiscal 2022 assessed value reflect an increase of 17% to \$6.1 billion, though the certified value is expected to show more moderate growth. In the past five years, the town's assessed value has grown an average annual rate of 4.5% to reach \$5 billion in fiscal 2021.

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The town's position as a major commercial center with more than 12 million square feet of office space, 23 hotels, more than 180 restaurants and one of the largest general aviation municipal airports in the county, has driven favorable demographic trends. Population growth has been well above double digits over the previous three census cycles before a 7% decrease in the 2010 Census. Since then, population has grown almost 20% to about 15,300 residents per the 2019 American Community Survey.

The labor market in Dallas County has improved since the initial onset of the coronavirus pandemic, however the unemployment rate remains elevated at 5.8% as of May 2021.

Financial operations and reserves: high reserve levels with access to non-general fund liquidity

Addison's financial position is expected to remain sound, guided by prudent expenditure management and conservative budgeting practices. The fiscal 2021 budget (September 30 fiscal year end) was adopted with a \$690,062 draw, however officials are anticipating that revenue will exceed budgeted expectations by \$2.2 million and expenditures will likely end the year below budget. As a result, it is anticipated that the county will build upon already robust reserve levels; available general fund balance totaled \$20.1 million as of fiscal 2020, equivalent to 50.4% of general fund revenue. The town was able to weather significant economic volatility in fiscal 2020 resulting from the ongoing health pandemic, as general fund expenditures outpaced revenue by only \$454,000.

Sales taxes have historically accounting for a meaningful portion of the town's general fund revenue. As of fiscal 2020, sales tax collections comprised 38.2% of general fund revenue, compared to 46.8% for property taxes. Following the onset of the pandemic, the town took a conservative approach, reducing its budgeted sales tax collections by 10% for fiscal 2021. However, officials expect that collections will exceed the budget by nearly 20%. Still, for fiscal 2022 the town's preliminary budget assumes that sales tax collections will end the year 5% below 2021 projections. There are no plans to utilize general fund reserves in fiscal 2022 or beyond.

In addition to its high general fund reserves, the town also maintains additional financial flexibility in three non-general funds. The funds have approximately \$7.7 million at fiscal year end 2020, and specifically include the Investment Fund (\$5.2 million) and Self Funded Streets Projects Fund (\$2 million), and the Self Funded Special Projects Fund (\$2.5 million).

The town has received a moderate amount of funding related to the coronavirus pandemic, including \$900,000 from the CARES act, and officials expect to receive approximately \$4 million from the American Rescue Plan. The town plans to direct a portion of its grant funding towards the Addison Conference Centre, which remains closed, given a significant decrease in hotel tax collections throughout the pandemic, the Conference Centre's main source of funding.

Liquidity

The town's operating liquidity remained healthy in fiscal 2020 at \$20.1 million, or 42.9% of operating revenue. Cash levels are expected to improve in fiscal 2021, in line with fund balance trends.

Debt and pensions: affordable debt and pensions

The town's debt and pension profile will remain affordable over the next three to five years supported by a moderately sized tax base and capacity to increase property tax revenues for debt repayment. Including the August 2021 sale, the town's total outstanding debt will reach \$134.1 million yielding a direct debt burden of 2.7% of the fiscal 2021 assessed value. Net of \$21.3 million supported by the water, sewer and drainage systems, the debt burden falls to 2.2%. The town currently has \$65.4 million in authorized but unissued debt and plans for annual debt issuance until the authorization is exhausted.

Legal security

The bonds are secured by a direct and continuing annual ad valorem tax, levied on all taxable property within the limits prescribed by law.

Debt structure

Principal payout is below similarly rated peers with 67.2% of principal retired in 10 years. The debt service schedule is largely descending until final maturity in fiscal 2041.

Debt-related derivatives

All of the town's debt is fixed rate and the town is not party to any derivative agreements.

Pensions and OPEB

The town's unfunded pension and other post employment benefits (OPEB) liabilities should remain a manageable portion of town's total leverage. The town provides pension benefits for employees through a nontraditional, joint contributory, hybrid defined benefit plan in the statewide Texas Municipal Retirement System (TMRS), an agent multi-employer public employee retirement system.

Addison's adjusted net pension liability (ANPL), based on a 3.22% discount rate, was \$73.1 million in fiscal 2020. By comparison, the town reported a GASB net pension liability of \$2.8 million, based on a 6.75% discount rate; these figures are net of self support from the utility system. The town's ANPL has fluctuated over the past three to five years in part because of the town's decision to award cost of living adjustments. Under TMRS plan rules, the town has the flexibility to award cost of living adjustments (COLAs) to employees on an ad hoc basis annually. The town is required to include the COLA election in the pension liability calculation in years in which certain criteria is met per the Government Accounting Standards Board (GASB) rules. A COLA election increases the town's pension liability and the town's history reflects fluctuation in reported pension liability, as a direct result. For example, at fiscal year end 2018, the town reported an unfunded liability of negative \$192 thousand in fiscal 2018 compared with the \$6.5 million in fiscal 2017 or the \$25.3 million at fiscal year end 2016, after adjusting for self support allocated to the utility system.

In fiscal 2020, the town's pension contribution of \$2.1 million was slightly below our tread water indicator of \$2.4 million. The town's tread water contribution level is also heavily influenced by a COLA election.

In addition to pension benefits, the town also provides retiree health care (OPEB) benefits to employees. However, the liability is manageable, with our adjusted net OPEB liability equating to just 9% of fiscal 2020 operating revenue. Additionally, total fixed costs (debt service, pension contributions and OPEB contributions) remain manageable at approximately 20% of operating revenue.

ESG considerations

Environmental

Addison is exposed to natural and man made hazards by virtue of its location in the Great Plains per the National Climate Assessment. The town has high risk to water stress resulting in drought like patterns and also has medium risk to heat stress and extreme rainfall. The environmental shift will evolve over the longer term and the town will benefit from long range planning. The town's high reserves will also provide buffer to offset any potential related financial event.

Social

Social considerations are incorporated into the economy and tax base section. Please refer to that section for more detailed credit information.

Governance

The town demonstrates good governance by multiyear capital and financial planning. The town also uses quarterly reviews of major operating funds in combination with a comparison of historical data. Financial practices are governed by conservative assumptions, as well as a historical willingness and ability to raise property tax rates during difficult financial periods, consistent with traits exhibited by a sophisticated management team. Although some of the town's ability to raise taxes will be limited by the most recent legislative change, the town's demonstrated ability for solid financial performance driven by prudent processes and practices will benefit the credit profile. The town maintains a fund balance policy equal to 25% of operations in its major operating funds, but town officials strive for a minimum of 30%.

Texas Cities have an institutional framework score ¹ of "Aa," which is strong. Institutional Framework scores measure a sector's legal ability to increase revenues and decrease expenditures. Revenues are largely derived from property taxes which tend to be highly stable and predictable, sales taxes which are moderately stable and predictable and other fees. As a result unpredictable revenue fluctuations tend to be minor, or under 5% annually. Cities have a moderate ability to raise revenues because most cities are at the sales tax cap set by state statute. Additionally, property taxes are subject to a statutory cap of \$25 per \$1,000 of assessed values, with no more than \$15 allocated for debt. Although most cities are well under the cap, cities can only increase their property tax revenues by 3.5% on existing property without voter approval on an annual basis; all increases above 3.5% must be approved by voters. Operating expenditures for cities tend to be highly stable and predictable with minor fluctuations under 5% annually. Cities also have a strong ability to reduce expenditures.

Rating methodology and scorecard factors

The US Local Government General Obligation Debt methodology includes a scorecard, a tool providing a composite score of a local government's credit profile based on the weighted factors we consider most important, universal and measurable, as well as possible notching factors dependent on individual credit strengths and weaknesses. Its purpose is not to determine the final rating, but rather to provide a standard platform from which to analyze and compare local government credits.

Exhibit 2

Addison, TX

Scorecard Factors and Subfactors	Measure	Score
Economy/Tax Base (30%) ^[1]		
Tax Base Size: Full Value (in 000s)	\$5,040,172	Aa
Full Value Per Capita	\$329,380	Aaa
Median Family Income (% of US Median)	106.1%	Aa
Notching Adjustments: ^[2]		
Regional Economic Center		Up
Finances (30%)		
Fund Balance as a % of Revenues	42.9%	Aaa
5-Year Dollar Change in Fund Balance as % of Revenues	16.0%	Aa
Cash Balance as a % of Revenues	45.7%	Aaa
5-Year Dollar Change in Cash Balance as % of Revenues	17.2%	Aa
Management (20%)		
Institutional Framework	Aa	Aa
Operating History: 5-Year Average of Operating Revenues / Operating Expenditures (x)	1.0x	Aa
Debt and Pensions (20%)		
Net Direct Debt / Full Value (%)	2.2%	A
Net Direct Debt / Operating Revenues (x)	2.4x	A
3-Year Average of Moody's Adjusted Net Pension Liability / Full Value (%)	1.2%	Aa
3-Year Average of Moody's Adjusted Net Pension Liability / Operating Revenues (x)	1.3x	A
Notching Adjustments: ^[2]		
Unusually Strong or Weak Security Features		Up
	Scorecard-Indicated Outcome	Aaa
	Assigned Rating	Aaa

[1] Economy measures are based on data from the most recent year available.

[2] Notching factors are specifically defined in the US Local Government General Obligation Debt methodology.

[3] Standardized adjustments are outlined in the CO Methodology Scorecard Inputs publication.

Sources: US Census Bureau, Town of Addison's financial statements and Moody's Investors Service

Endnotes

1 The Institutional Framework score assesses a municipality's legal ability to match revenues with expenditures based on its constitutionally and legislatively conferred powers and responsibilities. See [US Local Government General Obligation Debt \(July 2020\)](#) methodology report for more details.

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Summary:

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Rating Action

Stable Outlook

Credit Opinion

Related Research

Summary:

Addison, Texas; General Obligation

Credit Profile

US\$15.215 mil GO bnds ser 2021 dtd 08/01/2021 due 02/15/2041		
<i>Long Term Rating</i>	AAA/Stable	New
US\$11.01 mil GO rfdg bnds (taxable) ser 2021 dtd 08/01/2021 due 02/15/2033		
<i>Long Term Rating</i>	AAA/Stable	New
Addison GO		
<i>Long Term Rating</i>	AAA/Stable	Affirmed

Rating Action

S&P Global Ratings assigned its 'AAA' rating to the Town of Addison, Texas' anticipated \$15.215 million general obligation (GO) bonds, series 2021, and approximately \$11.01 million GO refunding bonds, taxable series 2021. At the same time, we affirmed our 'AAA' rating on the town's GO debt outstanding. the outlook is stable.

The GO bonds are direct obligations of the town, payable from the levy and collection of a continuing annual ad valorem tax, within limits prescribed by law, on all taxable property in the town.

State statutes limit the ad valorem tax rate for home rule cities to \$2.50 per \$100 of taxable assessed valuation (AV) for all town purposes. The Texas attorney general permits the allocation of \$1.50 of the \$2.50 maximum tax rate for ad valorem tax debt service. In fiscal 2020, Addison's total levy is well below the maximum at 60.87 cents per \$100 of AV, 16.76 cents of which is dedicated to debt service. Despite state statutory tax-rate limitations, we do not differentiate between the town's limited-tax debt and its general creditworthiness, since the ad valorem tax is not derived from a measurably narrower tax base and there are no limitations on the fungibility of resources, which supports our view of the town's overall ability and willingness to pay debt service.

We understand proceeds from the series 2021 GO bonds will be used to fund the Midway Road reconstruction, improvements to the Addison Athletic Club, and trail rehabilitation and expansion and improvements to Les Lacs Pond and various other improvements throughout the town. The taxable GO refunding bonds, series 2021, will be used to refund the town's series 2013 GO bonds and 2013 certificates of obligation.

Addison's GO bonds are eligible to be rated above the sovereign because we assess 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), U.S. local governments are considered to have moderate sensitivity to country risk. The town's GO pledge is the primary source of security on the debt; this severely limits the possibility of negative sovereign intervention in the payment of the debt or the town's operations. The institutional framework in the U.S. is predictable for local governments, allowing them significant autonomy and independent treasury management, and has no history of government intervention. Addison has considerable financial flexibility, as demonstrated by its very strong general fund balance as a percentage of

expenditures, as well as very strong liquidity.

Credit overview

Consistent operating surpluses, aided by strong management and prudent spending, have enabled Addison to transfer excess general fund revenues into its capital project fund in each of the last three fiscal years while maintaining its healthy reserve levels. The town's economy is primarily reliant on commercial properties, with many large corporate headquarters located in, and moving to, the area. Fortunately, the town of Addison has a diverse tax base spread across multiple sectors in a high-demand metropolitan statistical area (MSA), all of which should help mitigate losses realized by portions of the hotel industry, which has yet to recover its business travel-related weekday activity. This, combined with strong reserves, leads us to view the town's creditworthiness as stable over our outlook horizon and believe management will prudently adjust operating budgets to maintain fiscal stability throughout the recession.

The rating reflects our view of the town's:

- Very strong economy, with access to a broad and diverse MSA;
- Very strong management, with strong financial policies and practices under our Financial Management Assessment (FMA) methodology;
- Strong budgetary performance, with operating results that we expect could improve in the near term relative to fiscal 2020, which closed with a slight operating deficit in the general fund but an operating surplus at the total governmental fund level in fiscal 2020;
- Very strong budgetary flexibility, with an available fund balance in fiscal 2020 of 55% of operating expenditures;
- Very strong liquidity, with total government available cash at 146.5% of total governmental fund expenditures and 10.3x governmental debt service, and access to external liquidity we consider strong;
- Very weak debt and contingent liability profile, with debt service carrying charges at 14.3% of expenditures and net direct debt that is 179.5% of total governmental fund revenue, as well as significant medium-term debt plans; and
- Strong institutional framework score.

Environmental, social, and governance (ESG) factors

Our analysis of these risks encompasses our review of environmental and social risks that currently exist, and all are in line with sector standards. We acknowledge the town's very strong management, with strong financial policies and practices, as a positive governance factor as it relates to the town's overall creditworthiness.

Stable Outlook

Downside scenario

We could consider lowering the rating if the town experiences significant economic or financial stress that results in structural imbalance and declining reserves, or if the town's debt burden increases significantly, adding stress to its budgetary performance.

Credit Opinion

Very strong economy

We consider Addison's economy very strong. The town, with an estimated population of 15,844, is located in Dallas County in the Dallas-Fort Worth-Arlington, Texas, MSA, which we consider broad and diverse. The town has a projected per capita effective buying income of 163% of the national level and per capita market value of \$310,903. The town's market value grew by 2.2% over the past year to \$4.9 billion in 2021. The county unemployment rate was 7.7% in 2020.

The local economy is diverse and anchored by key industries such as professional, scientific, and technical services, health care, and finance. Also, the town has a well-educated workforce, with roughly 58% of the population holding a bachelor's degree or higher, which provides employers access to a competitive, skilled labor pool. While residents have convenient access to employment opportunities within Dallas and throughout the Dallas-Ft. Worth metroplex, Addison itself has a multitude of employment opportunities. For S&P Global Economics' most recent view of the U.S. economy, see the article titled "Economic Outlook U.S. Q3 2021: Sun, Sun, Sun, Here It Comes," published June 24, 2021, on RatingsDirect

AV growth has generally been steady, including 2.2% for 2021. Commercial and industrial values are expected to be flat, except for a decline in hotels, for 2022, with a rebound in growth expected for 2023. Residential values are expected to be strong, based on new construction. Overall, management expects overall existing property values to decline 3%, offset by about \$80 million of new properties added to the tax roll for 2022. Real, commercial, and industrial properties account for 48% of total AV, followed by multifamily residential (21%) and single-family residential (16%). Mandated business closures during the onset of the pandemic required a significant portion of the town's businesses to close. Hotel occupancy rates reached a low of 13% during 2020; however, the hotel tax does not support the general fund and is used to promote the arts, tourism, and hotel industry. The hotel tax performed better than budgeted and reserves exceed the town's 25% policy.

Given its abundance of commercial space, the town is home to several corporate headquarters, including Mary Kay Cosmetics, Bank of America, and Mattress Giant. Wingstop recently moved its corporate headquarters to the town, employing about 200 full-time jobs. Other key drivers of the local economy include the town's hotel and restaurant industries, in addition to the Addison Airport, one of the state's most-used general aviation airports. Galaxy Fixed Base Operator is anticipated to complete construction in the fall of 2021 of a 20,000-square-foot terminal, two 38,000-square-foot hangars, and a 30,000-square-foot hangar.

Despite significant pressure on certain sectors of the town's economy, its diversity should provide a degree of stability. An additional 406 units within the town's Vitruvian Park mixed-use development were completed in 2020, and Urban InTown Homes completed a 116,000-square-foot luxury townhome phase in February 2021 at Addison Grove, with additional homes under construction. Moreover, Dallas Area Rapid Transit (DART) is constructing a commuter rail line called the Silver Line that be the town's first DART rail station. This \$1.1 billion, 26-mile commuter rail line will traverse three counties and connect Addison to the Dallas-Fort Worth International Airport and numerous cities within the metroplex. Service is expected to commence in 2023.

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.

Highlights include the following:

- Management utilizes three to five years of historical financial trend analysis to formulate the subsequent year's budget assumptions.
- Quarterly budget-to-actual financial reports are provided to the town council, and officials can amend the operating budget when needed.
- The council annually adopts a five-year rolling capital improvement plan that identifies potential projects and their respective funding sources.
- Management also prepares a five-year financial forecast that it presents to the town council annually.
- The town council has a formalized and comprehensive investment management policy that is reviewed annually, and officials provide the council with quarterly investment holdings and performance reports.
- The town has a formalized debt management policy as well, in line with state requirements.
- The town's formalized fund balance policy requires general fund reserves above 25% of operating expenditures. The policy was adopted to prevent deterioration of reserves in the event of a drop in revenues or emergencies. The town has historically remained in compliance with this policy.

Strong budgetary performance

Addison's budgetary performance is strong, in our opinion. The town had slight deficit operating results in the general fund of 1.3% of expenditures, but a surplus result across all governmental funds of 8.4% in fiscal 2020. Our assessment accounts for our expectation that budgetary results could improve from 2020 results in the near term. In our calculations, we have adjusted the town's revenues and expenditures to treat recurring transfers as either revenues or expenditures, and eliminated significant one-time expenditures funded through cash-on-hand or debt proceeds.

Addison consistently adopts balanced operating budgets based on conservative assumptions, often leading to positive budget variances. The results have enabled the town to transfer excess revenue to its capital projects fund to self-fund various capital projects and alleviate some of its debt burdens. Consistent with that trend, the budget for the fiscal year ended Sept. 30, 2020, outperformed. The deficit result was exclusively attributable to the town's decision to transfer from the general fund to capital projects. Property taxes constituted the largest portion of 2020 revenues (47% of general fund revenues), followed by sales and mixed beverage taxes (38%) and combined franchise fees (6%).

In planning for the 2021 year, officials were projecting a 10% decline in sales and mixed beverage tax collections but is on track to record a 17.5% increase over budget due to the full reopening of the economy since March. With several adjustments to the expenditure budget and outperforming revenue, the town anticipates a \$1.5 million general fund surplus. For fiscal 2022, management expects sales tax revenue to reach pre-pandemic levels and property tax revenue to increase due to new construction.

The town received about \$900,000 in CARES Act funds and has been allocated \$4 million from American Rescue Plan Act funds.

Very strong budgetary flexibility

Addison's budgetary flexibility is very strong, in our view, with an available fund balance in fiscal 2020 of 55% of operating expenditures, or \$20.1 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 maintained very strong budgetary flexibility in each of the past three fiscal years. The available fund balance has remained above 45% of general fund expenditures and has consistently exceeded the town's formal reserve policy of maintaining 25% of expenditures. The town has a history of strong operating performance, and transfers of excess revenue from the general fund to the capital projects fund should limit the use of reserves.

Very strong liquidity

In our opinion, Addison's liquidity is very strong, with total government available cash at 146.5% of total governmental fund expenditures and 10.3x governmental debt service in 2020.

In our opinion, the town has strong access to external liquidity if necessary, as demonstrated by relatively consistent issuances of GO debt over the past two decades. We do not view the town's investments as aggressive, provided that they are held in U.S. agency securities, state investment pools, commercial paper, and certificates of deposit. It is our understanding that the town does not have exposure to any variable-rate debt obligations or privately placed debt obligations that would cause contingent liability issues for the town.

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 14.3% of total governmental fund expenditures, and net direct debt is 179.5% of total governmental fund revenue. Negatively affecting our view of the town's debt profile are its significant medium-term debt plans.

Addison's adopted five-year capital improvement plan serves as a blueprint to address subsequent growth and development prudently. According to the capital projects summary in the fiscal 2021 budget book, roughly \$48.9 million of additional debt could be issued through 2023, primarily attributable to continued road reconstruction. The town typically issues annually as part of its capital plan and generally amortizes a similar amount. We expect the town's debt burden to remain elevated, as Addison will likely issue additional debt to fund growth-related capital needs. However, we assess the town will prudently manage debt issuance relative to its rate of tax base growth.

Pension and other postemployment benefits (OPEB) liabilities:

We do not view pension and OPEB liabilities as an immediate source of credit pressure, as required contributions currently made up an affordable share of total governmental expenditures.

As of Dec. 31, 2019, the town participates in:

- Texas Municipal Retirement System (TMRS): 97.8% funded with a net pension liability of \$3 million.
- For OPEB, has retirement health care benefit and a Supplemental Death Benefits Fund for all employees who retire from the town and receive benefits from a town-sponsored retirement program. The town's contribution to the health plan consists of total premiums in excess of retiree contributions. In fiscal 2020, the town contribution was \$6,342 with a liability of \$1.1 million.

The combined pension and OPEB contributions totaled 4.9% of total governmental fund expenditures in 2020. The town made its full required pension contribution in 2020. However, we consider the closed amortization period of 27 years as extended, leaving greater potential for costs to increase based on actual performance. Lastly, contributions are likely to increase, given the level percent of payroll funding method, as opposed to level-dollar contributions, which would result in consistent payments. The plan's assumed discount rate of 6.75% is not aggressive, in our opinion.

Strong institutional framework

The institutional framework score for Texas municipalities is strong.

Related Research

- Through The ESG Lens 2.0: A Deeper Dive Into U.S. Public Finance Credit Factors, April 28, 2020
- 2020 Update Of Institutional Framework For U.S. Local Governments

Ratings Detail (As Of July 27, 2021)		
Addison comb tax and rev certs of oblig		
<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
Addison GO		
<i>Long Term Rating</i>	AAA/Stable	Affirmed

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 for further information. Complete ratings information is available to subscribers of RatingsDirect at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.standardandpoors.com. Use the Ratings search box located in the left column.

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FINANCIAL STATEMENT

FINANCIAL STATEMENT (As of May 01, 2020)

Table with financial data: Net Taxable Assessed Valuation, New Debt, Outstanding Debt, Total General Obligation Debt, Less: Self-Supporting (a), GO Debt payable from Ad Valorem Taxes, Net Debt.

(a) The Financial Advisor 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 - 1.83%
Net Debt Per Sq mile - \$19,382,002.95
Net Debt Per Capita - \$5,400.94

Net Taxable Assessed Valuation Per Capita - \$295,086.07

Bureau of Census Pop: 2000 - 14,166
Bureau of Census Pop: 2010 - 13,056
2020 Estimated Population - 15,790
Area: 4.40 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 2014-2020.

* Total Collections amounts represent refunds of taxes to property owners who appealed their values for the current year (or previous years) to the Dallas Central Appraisal District and received lower valuations as a result of the appeal.

** Collections as of May 1, 2020.

Table with columns: Tax Rate Distribution, 2020, 2019, 2018, 2017. Rows for Operations, I&S, 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 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 2016-2019.

DETAILS OF OUTSTANDING DEBT

Details of Limited Tax Debt (Outstanding 5/1/2020)

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 columns: Maturity, Amount, Coupon, Orig Price/Yield, Reoffering Price/Yield. Rows for various maturity dates from 2021 to 2037.

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.

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Term Call: Term bonds maturing on 02/15/2034:
Mandatory Redemption Date Principal Amount
02/15/2033 \$530,000
02/15/2034 \$550,000

Term bonds maturing on 02/15/2037:
Mandatory Redemption Date Principal Amount
02/15/2035 \$570,000
02/15/2036 \$585,000
02/15/2037 \$610,000

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 bond refunded maturities from the following issues:
GO Bds Ser 2004

Table with 5 columns: Refunded Amount, Mat Date, Coupon, Price, Sched Call. Rows include 805,000.00, 840,000.00, 880,000.00, 920,000.00, 965,000.00, and a total of 4,410,000.00.

GO Ref & Imp Bds Ser 2005

Table with 5 columns: Refunded Amount, Mat Date, Coupon, Price, Sched Call. Rows include 100,000.00*, 100,000.00*, 215,000.00, 235,000.00, 255,000.00, and a total of 905,000.00.

* Partial Maturity

Table with 4 columns: Maturity, Amount, Coupon, Price/Yield. Rows include 02/15/2021 (920,000.00, 4.0000%, 1.880%), 02/15/2022 (875,000.00, 4.0000%, 2.030%), and a total of \$1,795,000.00.

Call Option: Non-callable

Refunded Notes: Maturities refunded by GO Ref Bds Taxable Ser 2020

Table with 5 columns: Refunded Amount, Mat Date, Coupon, Price, Sched Call.

Table with 5 columns: Amount, Maturity, Coupon, Price, Par. Rows include 910,000.00, 955,000.00, 1,010,000.00, 1,060,000.00, 1,115,000.00, 1,170,000.00, 1,230,000.00, 1,295,000.00, 1,350,000.00, 1,385,000.00.

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: BOSC, 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 28.58%
Drainage 71.42%

Use of Proceeds: Public Improvements.

Table with 4 columns: Maturity, Amount, Coupon, Price/Yield. Rows include 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%).

-----\$7,510,000.00

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
Sale Date: 07/15/2013
Delivery Date: 08/20/2013
Sale Type: Negotiated
Record Date: MSRB
Bond Form: BE

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Addison, Town of

(General Obligation Debt)

Dallas County

Texas Municipal Reports

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Last Revised: 10/28/2020

TMR # 1013

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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.

Table with 4 columns: Maturity, Amount, Coupon, Orig Reoffering Price/Yield. Rows include 02/15/2023T, 02/15/2028T, 02/15/2033T with a total of \$1,385,000.00.

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:

Table with 2 columns: Mandatory Redemption Date, Principal Amount. Rows include 02/15/2019, 02/15/2020, 02/15/2021, 02/15/2022, 02/15/2023.

Term bonds maturing on 02/15/2028:

Table with 2 columns: Mandatory Redemption Date, Principal Amount. Rows include 02/15/2024, 02/15/2025, 02/15/2026, 02/15/2027, 02/15/2028.

Term bonds maturing on 02/15/2033:

Table with 2 columns: Mandatory Redemption Date, Principal Amount. Rows include 02/15/2029, 02/15/2030, 02/15/2031, 02/15/2032, 02/15/2033.

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.

Table with 4 columns: Maturity, Amount, Coupon, Orig Reoffering Price/Yield. Rows include 02/15/2021 to 02/15/2033 with a total of \$3,485,000.00.

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.

Table with 4 columns: Maturity, Amount, Coupon, Orig Reoffering Price/Yield. Row includes 02/15/2023T with a total of \$170,000.00.

Call Option: Non-callable

Term Call: Term bonds maturing on 02/15/2023 subject to mandatory redemption as follows:

Table with 2 columns: Redemption Date, Principal Amount. Rows include 02/15/2014 to 02/15/2023 with a total of \$490,000.

Refunded Notes: Maturities refunded by GO Ref Bds Taxable Ser 2020

Table with 5 columns: Refunded Amount, Mat Date, Coupon, Price, Sched Call. Row includes 760,000.00, 02/15/2033, 5.000, Par, 02/15/2023.

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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.

Table with columns: Maturity, Amount, Coupon, Orig Reoffering Price/Yield. Rows list maturities from 02/15/2021 to 02/15/2034 with corresponding amounts and yields.

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, Orig Reoffering Price/Yield. Rows list maturities from 02/15/2021 to 02/15/2034T with corresponding amounts and yields.

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: Term Call, Mandatory Redemption Date, Principal Amount. Rows show dates 02/15/2033 and 02/15/2034 with amounts \$860,000 and \$895,000.

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. Rows list refunded amounts and dates from 02/15/2019 to 02/15/2026.

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1,995,000.00	02/15/2027	5.000	Par	02/15/2018
2,090,000.00	02/15/2028	4.500	Par	02/15/2018
1,715,000.00	02/15/2029	4.500	Par	02/15/2018
1,795,000.00	02/15/2030	4.625	Par	02/15/2018
1,880,000.00	02/15/2031	5.000	Par	02/15/2018
1,965,000.00	02/15/2032	4.625	Par	02/15/2018
2,060,000.00	02/15/2033	4.625	Par	02/15/2018

02/15/2032	725,000.00	4.0000%	3.050%
02/15/2033	755,000.00	4.0000%	3.150%
02/15/2034	785,000.00	3.2500%	3.300%
02/15/2035	805,000.00	3.2500%	3.400%
02/15/2036	835,000.00	3.3750%	3.460%
02/15/2037	865,000.00	3.3750%	3.520%
02/15/2038	895,000.00	3.5000%	3.600%
02/15/2039	930,000.00	3.6250%	3.650%
-----\$12,900,000.00			

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2021	1,360,000.00	4.0000%	1.090%
02/15/2022	1,430,000.00	4.0000%	1.220%
02/15/2023	1,495,000.00	4.0000%	1.360%
02/15/2024	1,550,000.00	4.0000%	1.480%
02/15/2025	1,615,000.00	4.0000%	1.630%
02/15/2026	1,695,000.00	5.0000%	1.780%
02/15/2027	1,775,000.00	5.0000%	1.910%
02/15/2028	1,865,000.00	5.0000%	2.000%
02/15/2029	1,485,000.00	5.0000%	2.080%
02/15/2030	1,565,000.00	5.0000%	2.140%
02/15/2031	1,645,000.00	5.0000%	2.200%
02/15/2032	1,715,000.00	5.0000%	2.260%
02/15/2033	1,810,000.00	5.0000%	2.320%
-----\$21,005,000.00			

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.

Comb Tax & Rev C/O Ser 2019

Tax Treatment: Tax Exempt
Original Issue Amount \$16,900,000.00
Dated Date: 09/01/2019
Sale Date: 09/10/2019
Delivery Date: 10/10/2019
Sale Type: Competitive
TIC: 2.3156%
Record Date: MSRB
Bond Form: BE
Denomination \$5,000
Interest pays Semi-Annually: 08/15, 02/15
1st Coupon Date: 02/15/2020

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
Bond Counsel: Bracewell LLP, Dallas, TX
Financial Advisor: Hilltop Securities Inc., Fort Worth, TX
Lead Manager: BOK Financial Securities, Inc.

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

Use of Proceeds: Public Improvements.

Comb Tax & Rev C/O Ser 2018

Tax Treatment: Tax Exempt
Original Issue Amount \$13,115,000.00
Dated Date: 12/01/2018
Sale Date: 12/11/2018
Delivery Date: 01/10/2019
Sale Type: Competitive
TIC: 3.3029%
Record Date: MSRB
Bond Form: BE
Denomination \$5,000
Interest pays Semi-Annually: 02/15, 08/15
1st Coupon Date: 08/15/2019

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
Bond Counsel: Bracewell LLP, Dallas, TX
Financial Advisor: Hilltop Securities Inc., Fort Worth, TX
Lead Manager: BOK Financial Securities, Inc.

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

Airport 51.85%
Water & Sewer 48.15%

Use of Proceeds: Public Improvements.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2021	475,000.00	3.0000%	1.960%
02/15/2022	490,000.00	4.0000%	2.030%
02/15/2023	510,000.00	3.0000%	2.060%
02/15/2024	525,000.00	3.0000%	2.150%
02/15/2025	540,000.00	3.0000%	2.240%
02/15/2026	560,000.00	4.0000%	2.440%
02/15/2027	580,000.00	4.0000%	2.540%
02/15/2028	610,000.00	5.0000%	2.550%
02/15/2029	645,000.00	5.0000%	2.640%
02/15/2030	670,000.00	4.0000%	2.780%
02/15/2031	700,000.00	4.0000%	2.890%

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2021	615,000.00	3.0000%	1.170%
02/15/2022	635,000.00	4.0000%	1.260%
02/15/2023	665,000.00	4.0000%	1.280%
02/15/2024	690,000.00	4.0000%	1.320%
02/15/2025	720,000.00	4.0000%	1.400%
02/15/2026	750,000.00	4.0000%	1.450%
02/15/2027	775,000.00	3.0000%	1.500%
02/15/2028	800,000.00	3.0000%	1.550%
02/15/2029	825,000.00	3.0000%	1.630%
02/15/2030	850,000.00	3.0000%	1.740%
02/15/2031	875,000.00	3.0000%	1.850%
02/15/2032	900,000.00	3.0000%	1.950%
02/15/2033	930,000.00	3.0000%	2.060%
02/15/2034	955,000.00	3.0000%	2.150%
02/15/2035	985,000.00	3.0000%	2.190%
02/15/2036	1,015,000.00	3.0000%	2.230%
02/15/2037	1,045,000.00	3.0000%	2.270%
02/15/2038	1,080,000.00	3.0000%	2.310%
02/15/2039	1,110,000.00	3.0000%	2.350%
-----\$16,220,000.00			

Call Option: Bonds maturing on 02/15/2029 to 02/15/2039 callable in whole or in part on any date beginning 02/15/2028 @ par.

GO Bds Ser 2020

Tax Treatment: Tax Exempt
Original Issue Amount \$13,635,000.00
Dated Date: 08/01/2020
Sale Date: 08/11/2020

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Delivery Date: 09/10/2020
Sale Type: Competitive
TIC: 1.4060%
Record Date: MSRB
Bond Form: BE
Denomination: \$5,000
Interest pays: Semi-Annually: 08/15, 02/15
1st Coupon Date: 02/15/2021

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
Bond Counsel: Bracewell LLP, Dallas, TX
Financial Advisor: Hilltop Securities Inc., Fort Worth, TX
Lead Manager: J.P. Morgan Securities LLC

Use of Proceeds: Public Improvements.

Table with columns: Maturity, Amount, Coupon, Price/Yield. Lists bond maturities from 02/15/2021 to 02/15/2040 with corresponding amounts and yields.

Call Option: Bonds maturing on 02/15/2030 to 02/15/2040 callable in whole or in part on any date beginning 08/15/2029 @ par.

GO Ref Bds Taxable Ser 2020

Tax Treatment: Taxable
Original Issue Amount: \$13,205,000.00
Dated Date: 08/01/2020
Sale Date: 08/11/2020
Delivery Date: 09/10/2020
Sale Type: Competitive
TIC: 1.1133%
Record Date: MSRB
Bond Form: BE
Denomination: \$5,000
Interest pays: Semi-Annually: 08/15, 02/15
1st Coupon Date: 02/15/2021

Paying Agent: The Bank of New York Mellon Trust Company, N.A., Dallas, TX
Bond Counsel: Bracewell LLP, Dallas, TX
Financial Advisor: Hilltop Securities Inc., Fort Worth, TX
Lead Manager: UMB Bank

Use of Proceeds: Refunding.

Refunding Notes: This bond refunded maturities from the following issues:
GO Ref & Imp Bds Ser 2012

Table with columns: Refunded Amount, Mat Date, Coupon, Price, Sched Call. Shows refunded amounts of 910,000.00 and 955,000.00.

Table with columns: Amount, Mat Date, Coupon, Price, Sched Call. Lists various bond amounts and maturities.

11,480,000.00

GO Bds Taxable Ser 2013B

Table with columns: Refunded Amount, Mat Date, Coupon, Price, Sched Call. Shows refunded amount of 760,000.00.

760,000.00

Table with columns: Maturity, Amount, Coupon, Price/Yield. Lists bond maturities from 02/15/2021 to 02/15/2032.

\$13,205,000.00

Call Option: Bonds maturing on 02/15/2030 to 02/15/2032 callable in whole or in part on any date beginning 08/15/2029 @ par.

Grand Total =====> \$118,065,000.00

Bond Debt Service

Table with columns: Period Ending, Principal, Interest, Debt Service. Shows debt service schedule from 09/30/20 to 09/30/40.

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COMPUTED ON BASIS OF MANDATORY REDEMPTION

Debt Amortization Rates

Table with columns: Period Ending, Principal, % of Principal Retired. Rows from 09/30/2020 to 09/30/2040.

DEBT SERVICE FUND MANAGEMENT INDEX

Table listing debt service requirements for fiscal year ending 09/30/2020, including I&S Fds, Airport, Drainage, and Water & Sewer.

* The tax levy collection percentage would have to be 96% to meet debt service requirements.

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...

AIRPORT FUND

Table for Airport Fund showing Revenues (Rent, Other) and Expenses for fiscal years 09-30-2019 to 09-30-2016.

STORMWATER UTILITY SYSTEM

Table for Stormwater Utility System showing Revenues for fiscal years 09-30-2019 to 09-30-2016.

Main financial table showing Charges for Services, Total Revenues, Total Expenses, and Available For Debt Service for various periods.

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...

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: \$1,049,955,000 as of October 1, 2020

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.

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.

RATES AND FEES

Water Rates

Old Rates (Effective as of September 11, 2018)

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Residential	
Gallons	Rate
First 2,000	\$ 12.84(Min)
Over 2,000	3.18/M

Small Commercial	
Gallons	Rate
First 5,000	\$ 22.38(Min)
Over 5,000	3.18/M

New Rates (Effective as of September 8, 2020)

Residential	
Gallons	Rate
First 2,000	\$ 14.49(Min)
Next 13,000	3.58/M
Over 15,000	6.38/M

Small Commercial	
Gallons	Rate
First 5,000	\$ 25.26(Min)
Next 10,000	3.58/M
Over 15,000	6.38/M

Sewer/Wastewater Rates

Old Rates (Effective as of September 11, 2018)

Residential	
Gallons	Rate
First 2,000	\$ 15.18(Min)
Over 2,000	5.12/M*

* Maximum 8,000

Small Commercial	
Gallons	Rate
First 5,000	\$ 30.52(Min)
Over 5,000	5.12/M

New Rates (Effective as of September 8, 2020)

Residential	
Gallons	Rate
First 2,000	\$ 17.14(Min)
Over 2,000	5.78/M*

* Maximum 8,000

Small Commercial	
Gallons	Rate
First 5,000	\$ 34.45(Min)
Over 5,000	5.78/M

AUTHORIZED BUT UNISSUED

GENERAL OBLIGATION BONDS AUTHORIZED BUT UNISSUED*

Election Date	Purpose	Amount Authorized	Issued To Date	Unissued
05/12/12	Airport Improvements	\$7,000,000	\$7,000,000	\$0
05/12/12	Communication System	2,000,000	2,000,000	0
05/12/12	Park	3,500,000	3,500,000	0
05/12/12	Parking Garage	3,000,000	0	3,000,000
05/12/12	Road	10,000,000	10,000,000	0
05/12/12	Street	29,500,000	6,500,000	23,000,000
11/05/19	Parks & Recreation	6,723,000	365,000	6,358,000
11/05/19	Public Facility	7,395,000	140,000	7,255,000
11/05/19	Road & Bridge	22,300,000	14,030,000	8,270,000
11/05/19	Street & Drainage	33,602,000	0	33,602,000
11/05/19	Traffic	600,000	600,000	0
Total:		\$125,620,000	\$44,135,000	\$81,485,000

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

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

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.

The City participates as one of 872 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.TMRS.com.

Required Contribution Rates (Percentage of gross covered salary)

	2021	2020
Employee:	7.00%	7.00%
Maximum Rate:	15.50%	15.50%
City:	11.56%	11.22%

Actuarial Valuation as of	12/31/2019	12/31/2018
Assets	\$129,816,071	\$124,221,190
Accrued Liabilities	\$136,646,183	\$130,237,725

(Unfunded)/Overfunded Liab. (\$6,830,112) (\$6,016,535)

Funded Ratio	95.00%	95.38%
Annual Covered Payroll	\$21,140,471	\$19,727,861
(Unfunded)/Overfunded Liability as a % of Covered Payroll	(32.31)%	(30.50)%

Pension Liability - Beginning \$130,237,725 \$126,145,081
 Pension Liability - Ending (a) \$136,646,183 \$130,237,725

Contributions Employer \$2,259,912 \$2,066,662
 Contributions Employee \$1,480,167 \$1,382,710

Plan Fiduciary Net Position Beg \$118,484,627 \$126,349,361
 Plan Fiduciary Net Position End (b) \$133,628,634 \$118,484,627

Net Pension Liability (a) - (b) (Pension Liab - Fiduciary Position) \$3,017,549 \$11,753,098

Plan Fiduciary Net Position as a % of Total Pension Liability 97.79% 90.98%

Covered Employee Payroll 21,140,471 19,727,861

Net Pension Liability as a % of Covered Payroll 14.27% 59.58%

Membership Data	
Inactive employees or beneficiaries currently receiving benefits	216 208
Inactive employees entitled to but not yet receiving benefits	233 227
Active employees	270 263

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Total	719	698
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Source: Texas Municipal Retirement System

PENSION FUND OPEB LIABILITY

OPEB Benefits - Supplemental Death Benefits Fund
 Texas Municipal Retirement System ("TMRS") administers a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund ("SDBF"). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit ("OPEB") and is a fixed amount of \$7,500. As the SDBF covers both active and retiree participants with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e. no assets are accumulated). The member city contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees' entire careers.

	12/31/2019	12/31/2018
Covered Payroll	\$21,140,471	\$19,727,861
Changes in the Total OPEB Liability		
Total OPEB Liability - BOY	\$878,424	\$918,237
Changes for the year		
Service Cost	\$25,369	\$25,646
Interest on Total OPEB Liability	\$32,942	\$30,720
Changes of benefit terms including TMRS plan participation	\$0	\$0
Differences between expected and actual experience	(\$10,521)	(\$21,647)
Changes in assumptions or other inputs	\$185,527	(\$68,614)
Benefit payments	(\$6,342)	(\$5,918)
Net changes	\$226,975	(\$39,813)
Total OPEB Liability - EOY	\$1,105,399	\$878,424

Total OPEB Liability as a Percentage of Covered Payroll	5.2300%	4.4500%
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OPEB Expense (Benefit)	85,414	54,350
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Number of Inactive employees currently receiving benefits	159	153
Inactive employees entitled to but not yet receiving benefits	63	59
Active employees	270	263
Total	492	475

Source: Texas Municipal Retirement System

PENSION FUND OPEB LIABILITY FOR RETIREE HEALTH

	12/31/2018	12/31/2017
Covered Payroll	\$20,042,555	\$18,897,760

Changes in the Total OPEB Liability		
Total OPEB Liability - BOY	\$3,152,539	\$2,881,200
Changes for the year		

Service Cost	\$176,485	\$135,826
Interest on Total OPEB Liability	\$105,055	\$110,017
Changes of benefit terms including TMRS plan participation	\$0	\$0
Differences between expected and actual experience	(\$45,102)	(\$4,477)
Changes in assumptions or other inputs	(\$94,984)	\$153,032
Benefit payments	(\$133,836)	(\$123,059)
Net changes	\$7,618	\$271,339
Total OPEB Liability - EOY	\$3,160,157	\$3,152,539

Total OPEB Liability as a Percentage of Covered Payroll	15.7700%	16.6800%
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Source: Town of Addison CAFR dated September 30, 2019.

NON FUNDED DEBT

NON-FUNDED DEBT PAYABLE (As of September 30, 2019)

The City reports additional debt in the principal amount of \$1,383,000 under Business Activities and \$15,540,000 under Govt Activities as follows:

	Amount Outstanding	Int Rate	Next Year's Requirements	Reported Under
Pension Liability*	\$847,000	N/A	N/A	Business Activities
OPEB*	\$323,000	N/A	N/A	Business Activities
Compensated Absences Note	\$94,000	N/A	N/A	Business Activities
Pension Liability* OPEB*	\$119,000	0%	\$62,500	Business Activities
Compensated Absences	\$10,906,000	N/A	N/A	Govt Activities
OPEB*	\$3,716,000	N/A	N/A	Govt Activities
Compensated Absences	\$918,000	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	\$198,810,000	* 09/30/20	1.39	\$2,763,459
Dallas Co	130,445,000	* 09/30/20	1.54	2,008,853
Dallas Co CCD	135,375,000	* 09/30/20	1.54	2,084,775
Dallas Co Hosp Dist	586,302,184	12/31/19	1.54	9,029,054
Dallas Co Schools	27,204,352	* 09/30/20	1.54	418,947
Dallas ISD	2,975,794,417	06/30/20	3.06	91,059,309
Total Overlapping Debt:				\$107,364,397
Addison, Town of		05/01/20		\$85,280,813
Total Direct and Overlapping Debt:				\$192,645,210
Total Direct and Overlapping Debt % of A.V.:				4.13%
Total Direct and Overlapping Debt per Capita:				\$12,200

* Gross Debt

MATERIAL EVENTS AND OTHER FILINGS

This section contains excerpt(s) from or a summary of filings made by or on behalf of the issuer. The information below is an extract or summary only. The complete filing should be viewed on the Texas MAC website (www.mactexas.com) or the Electronic Municipal Market Access (EMMA) System of the Municipal Securities

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Rulemaking Board (https://emma.msrb.org/). See TMR disclaimer at the bottom of this page.

08/01/2020 - FOS: \$13,635,000 GO Bds Ser 2020; \$13,205,000 GO Ref Bds Taxable Ser 2020

COVID-19 UPDATE: "The City continues to monitor the spread of COVID-19 and is working with local, state, and national agencies to address the potential impact of the Pandemic upon the City. While the potential impact of the Pandemic on District cannot be quantified at this time, the continued outbreak of COVID-19 could have an adverse effect on the District's operations and financial condition."

11/29/2018 - Moody's Underlying: Upgrade on 11/28/2018

"On November, 28 2018, the underlying rating for the debt of the Issuer, as assigned by Moody's Investor Services, has been upgraded to Aaa from Aa1."

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.

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, oil, gravel and gas.

Industry: U.S. Customs, transportation, trade center, telecommunications, government, electronic equipment, data processing and conventions.

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

OIL AND GAS - 2019

The gas production for this county accounts for 0.12% of the total state production. The county ranks 68 out of all the counties in Texas for gas production.

GAS WELL PRODUCTION (Texas Railroad Commission)

Table with 4 columns: Year, Description, Volume, % Change From Previous Year. Rows for 2016, 2017, 2018, 2019.

PARKS (Texas Parks & Wildlife)

Table with 3 columns: Year, Description, Volume. Rows for 2016, 2017, 2018, 2019.

RETAIL SALES & EFFECTIVE BUYING INCOME (The Nielsen Company)

Table with 4 columns: Year, Retail Sales, Effective Buying Income (EBI), County Median Household Income, State Median Household Income, % of Households with EBI below \$25K, % of Households with EBI above \$25K. Rows for 2018, 2017, 2016.

EMPLOYMENT DATA (Texas Workforce Commission)

Table with 6 columns: Year, Employed, Earnings. Rows for 2020, 2019, 2018. Sub-rows for 1st Q, 2nd Q, 3rd Q, 4th Q.

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

Table with 3 columns: Year, Total, Fall Enrollment. Rows for 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008.

TOP EMPLOYERS

Table with 2 columns: Major Employers, # Employees. Lists companies like Mary Kay Cosmetics, Bank of America, Homeward Residential Inc., Regus Texas, Barrett Daffin Frappier Turner & Engel, etc.

Source: Town of Addison CAFR dated September 30, 2019.

TOP TAXPAYERS

Table with 3 columns: Principal Taxpayers, 2020 A.V., % of A.V. Lists Post Addison Circle and FPG Colonnade LP.

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Commercial - Office Buildings		
3. 5100 Belt Line Rd. Investors LLC	95,000,000	2.04%
Commercial - Shopping Center/Mall		
4. COP Spectrum Center LLC	84,598,250	1.82%
Commercial - Office Buildings		
5. Fiori LLC	82,450,000	1.77%
Residential - Apartments		
6. Woodbranch 14555 LLC	79,398,010	1.70%
Commercial - Office Buildings		
7. Mary Kay Inc.	79,015,000	1.70%
Commercial - Commercial Building		
8. Gaedeke Holdings IX LLC	72,470,000	1.56%
Commercial - Office Buildings		
Total:	\$814,319,410	17.48%

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CW

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 john.ames@dallascounty.org

Chief Appraiser
 Ken Nolan
 Dallas Central Appraisal District

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