

Texas Municipal Reports

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Wills Point, City of (Waterworks & Sewer System)

Van Zandt County

Last Revised 02/02/2011

TMR # 2569

Page 1 of 3

FOR OTHER BONDS OF THE CITY SEE SEPARATE TEXAS MUNICIPAL REPORT.

FINANCIAL STATEMENT (As of August 31, 2010)

Special Obligation Debt
 WW & SS \$265,000

Special Fund Balances

I&S Fund \$80,665
 Reserve Fund 91,923

PAYMENT RECORD The City has never defaulted on its Revenue Bonds and has not defaulted on its General Obligation Debt since 1935, when bonds and warrants were refunded at par with a reduction in interest rate.

DETAILS OF REVENUE DEBT

Outstanding 8/31/2010

WW & SS Jr Lien Rev Bds Ser 78
 Tax Treatment: T/E
 Original Issue Amount \$780,000.00
 Dated Date: 11/01/1978
 Sale Date: 11/13/1978
 Delivery Date: 12/05/1978
 Sale Type: Private Placement
 Record Date: NA
 Bond Form: BB
 Denomination \$5,000
 Interest pays Semi-Annually: 02/01, 08/01
 1st Coupon Date: 08/01/1979
 Paying Agent: First National Bank of Commerce, Wills Point, TX
 Bond Counsel: McCall, Parkhurst & Horton
 Purchaser: Farmers Home Administration

Call Option: Mtys 90/19 callable 02/01/89 or AID @ par.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/01/2011	25,000.00	5.0000%	N/A
02/01/2012	30,000.00	5.0000%	N/A
02/01/2013	30,000.00	5.0000%	N/A
02/01/2014	30,000.00	5.0000%	N/A
02/01/2015	30,000.00	5.0000%	N/A
02/01/2016	30,000.00	5.0000%	N/A
02/01/2017	30,000.00	5.0000%	N/A
02/01/2018	30,000.00	5.0000%	N/A
02/01/2019	30,000.00	5.0000%	N/A
-----\$265,000.00			

GRAND TOTAL=====> \$265,000.00

BOND DEBT SERVICE

Period Ending	Principal	Interest	Debt Service
09/30/2010	25,000.00	13,875.00	38,875.00
09/30/2011	25,000.00	12,625.00	37,625.00
09/30/2012	30,000.00	11,250.00	41,250.00
09/30/2013	30,000.00	9,750.00	39,750.00
09/30/2014	30,000.00	8,250.00	38,250.00
09/30/2015	30,000.00	6,750.00	36,750.00
09/30/2016	30,000.00	5,250.00	35,250.00
09/30/2017	30,000.00	3,750.00	33,750.00
09/30/2018	30,000.00	2,250.00	32,250.00
09/30/2019	30,000.00	750.00	30,750.00

	290,000.00	74,500.00	364,500.00	
WATERWORKS & SEWER SYSTEM OPERATING EXPERIENCE The following condensed statements have been compiled using accounting principles customarily employed in the determination of net revenues available for debt service, and in all instances exclude depreciation, transfers, and debt service payments.				
Statements include an undeterminable amount of sanitation expenses.				
	Fiscal Year Ended			
	09-30-2009	09-30-2008	09-30-2007	09-30-2006
Revenues:				
Water & Sewer	\$1,557,520	\$1,595,638	\$1,318,486	\$1,480,708
Sanitation Service	177,744	166,136	157,172	151,048
Other	68,701	77,899	189,474	82,249
Total Revenues	\$1,803,965	\$1,839,673	\$1,665,132	\$1,714,005
Expenses	\$1,109,178	\$1,180,507	\$1,378,994	\$1,028,761
Available For Debt Service	\$694,787	\$659,166	\$286,138	\$685,244
Customer Count:				
Water	1,889	1,887	1,878	1,873
Sewer	1,365	1,373	1,359	1,362

WATER SUPPLY On December 11, 1964, the City entered into a contract with the Sabine River Authority, whereby the City built and maintains a 12-inch water line from Lake Tawakoni to the City's treatment plant eight miles north of the City. The Authority in turn delivers to the City a maximum annual quantity allowed of 730 mgd of raw water annually at the monthly rate of \$6,083.33. If the City exceeds this maximum allowed quantity the remainder will be billed at \$0.10 per thousand. The contract is to run for 31 years from August 1965, the date the pipeline was completed. The contract was renewed on October 1, 2009 and will expire in October 2049.

WATER RATES (Monthly billing) Effective September 1, 2009

Old Rates			
	Gallons	Inside City	Outside City
First	2,000	\$26.00(Min)	\$31.50(Min)
Next	8,000	1.95/M	2.05/M
Next	5,000	2.05/M	2.30/M
Next	35,000	2.10/M	2.40/M
Next	50,000	2.20/M	2.50/M
Over	100,000	2.45/M	2.70/M

New Rates			
	Gallons	Inside City	Outside City
	0-700	\$14.25(Min)	\$51.50(Min)
	701-2,000	24.00(Min)	51.50(Min)
Next	8,000	2.40/M	2.50/M
Next	5,000	2.50/M	2.75/M
Next	10,000	2.55/M	2.85/M
Next	25,000	2.60/M	2.90/M
Next	50,000	2.65/M	2.95/M
Over	100,000	2.90/M	3.15/M

SEWER RATES (Monthly billing) Effective September 1, 2009

Old Rates			
	Gallons	Inside City	Outside City
First	2,000	\$31.50(Min)	\$32.00(Min)
Next	8,000	1.85/M	1.95/M
Next	5,000	1.95/M	1.95/M

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TMR # 2569

Page 2 of 3

Next	35,000	2.10/M	2.05/M
Next	50,000	2.20/M	2.20/M
Over	100,000	2.45/M	2.30/M

New Rates

Gallons	Inside City	Outside City
0-700	\$21.05(Min)	\$46.00(Min)
701-2,000	29.50(Min)	46.00(Min)
Next 8,000	2.45/M	2.55/M
Next 5,000	2.55/M	2.80/M
Next 10,000	*	2.90/M
Next 25,000	*	2.95/M
Next 50,000	*	3.00/M
Over 100,000	*	3.10/M

* Capped at 15,000 gallons.

REVENUE BONDS AUTHORIZED BUT UNISSUED

Election Date	Purpose	Amount Authorized	Issued To Date	Unissued
07/18/64	W&S	\$278,000	\$265,000	\$13,000*

* Due to the age of the authorization, it is not expected these will be issued.

NON-FUNDED DEBT PAYABLE (As of September 30, 2009)

The City reports additional debt in the principal amount of \$59,451 under W&S Fund as follows:

	Amount Outstanding	Int Rate	Next Year's Requirements	Reported Under
Compensated Absences	\$36,990	N/A	N/A	W&S Fund
Note	\$22,461	4.50%	\$9,290	W&S Fund

ECONOMIC BACKGROUND

The City of Wills Point is a livestock market center located on U.S. Highway 80, approximately nine miles south of Lake Tawakoni. Lake Tawakoni is one of the largest fresh water reservoirs in the State of Texas and attracts many people to the City each year. The City's 2000 population was 3,496, an increase of 17.1% since 1990. Local manufacturers produce dresses, monuments, electron beam guns, and ready mix concrete.

COUNTY CHARACTERISTICS: Van Zandt County was created and organized in 1848 from Henderson County.

COUNTY SEAT: Canton

2009 population estimate: 52,197 increasing 8.4 % since 2000
 2000 census: 48,140 increasing 26.9 % since 1990
 1990 census: 37,944

ECONOMIC BASE

Mineral: oil and gas.

Industry: petrochemicals and government.

Agricultural: vegetables, nurseries, forage, dairy and beef cattle.

TIMBER PRODUCTION

Year	Volume	Value
2006	571,351 Cubic Feet	\$777,000,000 Harvested
2007	151,815 Cubic Feet	\$209,000,000 Harvested
2008	267,558 Cubic Feet	\$341,000 Harvested

PARKS

Year	Description	Volume
2008	Purtis Creek State Park	66,512 Visitors
2009	Purtis Creek State Park	64,568 Visitors

RETAIL SALES & EFFECTIVE BUYING INCOME*

Year	2010	2009	2008
Retail Sales	\$405.8M	\$446.7M	\$569.6M
Effective Buying Income (EBI)	\$964.7M	\$943.3M	\$915.9M
County Median Household Income	\$38,793	\$38,343	\$36,909
State Median Household Income	\$49,723	\$48,371	\$40,318
% of Households with EBI below \$25K	15.7 %	16.1 %	32.9 %
% of Households with EBI above \$25K	63.2 %	63.3 %	63.6 %

EMPLOYMENT DATA

	2010		2009		2008	
	Employed	Earnings	Employed	Earnings	Employed	Earnings
1st Q:	9,583	\$68.2M	10,064	\$71.2M	10,372	\$72.0M
2nd Q:	N/A	N/A	10,235	\$73.4M	10,709	\$76.0M
3rd Q:	N/A	N/A	10,042	\$73.0M	10,567	\$76.4M
4th Q:	N/A	N/A	10,041	\$77.7M	10,373	\$81.7M

* DemographicsUSA County Edition

Any data on population, value added by manufacturing or production of minerals or agricultural products are from US Census or other official sources.

Major Employers* # Employees

Wills Point ISD	400
Education	
Van Zandt County	240
Municipality	
Crestwood Nursing Home	145
Convalescent Home	
Brookshire Food Store	75
Retail Grocery	
R & R Milwork	55
Cabinet Manufacturer	
Tawakoni Plant Farm	50
Nursery Gower	
City of Wills Point	40
Local Government	
Utility Recycling Services	29
Recycling	
Fire-Tech Protection Systems	29
Fire Protection Systems	
Griffin Products	25
Stainless Steel Manufacturing	

* Source: Official Statement dated October 12, 2010.

FINANCE CONNECTED OFFICIALS

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Page 3 of 3

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