# **RULE 15c2-12 FILING COVER SHEET**

This cover sheet is sent with all submissions to the Municipal Securities Rulemaking Board (the Nationally Recognized Municipal Securities Information Repository) and any applicable State Information Depository pursuant to Securities and Exchange Commission (SEC) Rule 15c2-12 or any analogous state statute.

Issuer Name: City of Bay City

### Issue(s):

General Obligation Refunding Bonds, Series 2013 Tax & Revenue Certificates of Obligation, Series 2014 Tax & Revenue Certificates of Obligation, Series 2016 Tax & Revenue Certificates of Obligation, Series 2020 General Obligation Refunding Bonds, Series 2021 Tax & Surplus Revenue Certificates of Obligation, Series 2021A (CWSRF) Tax & Surplus Revenue Certificates of Obligation, Series 2021B (DWSRF) Tax & Surplus Revenue Certificates of Obligation, Series 2022A (CWSRF) Tax & Surplus Revenue Certificates of Obligation, Series 2022A (CWSRF) Tax & Surplus Revenue Certificates of Obligation, Series 2022B (DWSRF) Tax & Surplus Revenue Certificates of Obligation, Series 2023A (CWSRF) Tax & Surplus Revenue Certificates of Obligation, Series 2023A (CWSRF) Tax & Surplus Revenue Certificates of Obligation, Series 2023A (CWSRF)

CUSIP Number(s): 072131

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### Financial & Operating Data Disclosure Information

	Annual Financial Report or CAFR									
Х	Financial Information & Operating Data									
	Other (describe	)								
Х	Fiscal period co	overed:	2022							
	Monthly	Quarterly	Χ	Annually						

The information set forth herein has been furnished by the City and by sources which are believed to be accurate and reliable but no representation is made with respect to the accuracy or completeness of information obtained from sources other than the District. Statements which involve estimates, forecasts, or other matters of opinion are intended solely as such and are not to be construed as representations of facts. Furthermore, the information herein is subject to change without notice and will not, under any circumstances, create any implication that there has been no change in the affairs of the City or other parties described herein.

### 2022 Certified Taxable Assessed Value : \$ 1,031,909,146

# Outstanding Tax Debt as of March 1, 2023

Outstanding General Obligation Debt	Amount
General Obligation Refunding Bonds, Series 2013	\$ 800,000
Tax & Revenue Certificates of Obligation, Series 2014	2,125,000
Tax & Revenue Certificates of Obligation, Series 2016	4,240,000
Tax Notes Series 2018	660,000
Tax & Revenue Certificates of Obligation, Series 2020	8,000,000
General Obligation Refunding Bonds, Series 2021	4,680,000
Tax & Surplus Revenue Certificates of Obligation, Series 2021A (CWSRF)	4,602,000
Tax & Surplus Revenue Certificates of Obligation, Series 2021B (DWSRF)	2,060,000
Tax & Surplus Revenue Certificates of Obligation, Series 2022A (CWSRF)	12,707,000
Tax & Surplus Revenue Certificates of Obligation, Series 2022B (DWSRF)	5,645,000
Tax & Surplus Revenue Certificates of Obligation, Series 2023A (CWSRF)	13,427,000
Tax & Surplus Revenue Certificates of Obligation, Series 2023B (DWSRF)	6,175,000
Total Outstanding Debt	\$ 65,121,000

17,232

# Self-Supporting Debt as of March 31, 2023

Less: Self-Supporting Debt	Amount
Tax & Revenue Certificates of Obligation, Series 2014	\$ 531,250
Tax & Revenue Certificates of Obligation, Series 2016	1,413,192
Tax & Revenue Certificates of Obligation, Series 2020	5,280,000
General Obligation Refunding Bonds, Series 2021	2,320,000
Tax & Surplus Revenue Certificates of Obligation, Series 2021A (CWSRF)	4,602,000
Tax & Surplus Revenue Certificates of Obligation, Series 2021B (DWSRF)	2,060,000
Tax & Surplus Revenue Certificates of Obligation, Series 2022A (CWSRF)	12,707,000
Tax & Surplus Revenue Certificates of Obligation, Series 2022B (DWSRF)	5,645,000
Tax & Surplus Revenue Certificates of Obligation, Series 2023A (CWSRF)	13,427,000
Tax & Surplus Revenue Certificates of Obligation, Series 2023B (DWSRF)	6,175,000
Total Outstanding Self-Supporting Debt	\$ 54,160,442
Total Net Debt	\$ 10,960,558

Outstanding Tax Debt as of 9/30/2022

The city does not currently have revenue debt outstanding.

									Less:						
FYE	FYE Outstanding Less Refu		Less Refunded	The 2023 A and 2023B Bonds			Total Self-Su		f-Supporting	Supporting Net					
9/30		Debt Service	Obligations	Se	eries 2023A		Series 2023B		Total	Debt Service		Debt Service <sup>(a)</sup>		Debt Service	
2023	\$	4,066,464	\$ -	\$	162,588	\$	76,449	\$	239,037	\$	4,305,500	\$	2,722,509	\$	1,582,992
2024		4,077,941	-		668,338		311,392		979,730		5,057,671		3,467,777		1,589,894
2025		3,657,198	-		668,733		309,181		977,914		4,635,112		3,464,918		1,170,193
2026		3,429,406	-		668,498		307,168		975,665		4,405,071		3,462,943		942,128
2027		3,424,560	-		668,435		310,254		978,689		4,403,248		3,464,441		938,807
2028		2,609,894	-		668,328		308,282		976,610		3,586,504		2,753,466		833,037
2029		2,627,409	-		669,139		311,293		980,432		3,607,841		2,764,668		843,173
2030		2,617,477	-		668,553		309,088		977,641		3,595,118		2,757,178		837,940
2031		2,298,513	-		668,766		311,813		980,578		3,279,092		2,760,135		518,956
2032		2,314,159	-		668,877		309,455		978,332		3,292,491		2,767,768		524,723
2033		2,304,693	-		668,532		311,917		980,449		3,285,142		2,763,586		521,556
2034		2,298,483	-		669,000		309,253		978,253		3,276,736		2,759,163		517,573
2035		2,076,334	-		668,213		311,052		979,265		3,055,599		2,702,453		353,146
2036		1,604,888	-		668,300		307,290		975,590		2,580,477		2,226,132		354,346
2037		1,223,880	-		669,104		308,015		977,119		2,200,999		2,099,299		101,700
2038		1,227,510	-		669,003		308,316		977,319		2,204,828		2,100,128		104,700
2039		1,230,864	-		669,097		308,236		977,332		2,208,196		2,105,621		102,575
2040		1,229,045	-		668,558		307,865		976,422		2,205,467		2,100,017		105,450
2041		1,227,120	-		668,414		307,216		975,629		2,202,749		2,099,549		103,200
2042		1,233,903	-		668,670		311,303		979,973		2,213,876		2,108,151		105,725
2043		1,231,356	-		668,284		309,981		978,264		2,209,620		2,106,508		103,113
2044		1,227,804	-		668,240		308,380		976,620		2,204,423		2,098,923		105,500
2045		1,224,284	-		668,494		311,494		979,988		2,204,272		2,101,522		102,750
2046		1,124,815			668,159		309,242		977,401		2,102,215		2,102,215		-
2047		1,123,156			668,170		311,742		979,912		2,103,068		2,103,068		-
2048		1,125,685			668,486		308,838		977,324		2,103,008		2,103,008		-
2049		1,123,317			669,121		310,703		979,823		2,103,140		2,103,140		-
2050		1,121,082			668,093		307,205		975,298		2,096,380		2,096,380		-
2051		823,019			668,427		308,497		976,924		1,799,943		1,799,943		-
2052		-			669,054		309,420		978,474		978,474		978,474		
Total	\$	56,904,257	\$ -	\$	19,551,673	\$	9,050,331	\$	28,602,004	\$	85,506,261	\$	73,043,084	\$	12,463,176

(a) The City pays a portion of its outstanding debt service from the net revenues of other City sources. While the City currently intends however, there to continue this practice however there is no assurance the City will continue doing so.

Average Annual Debt Service	\$ 2,850,209
Maximum Annual Debt Service (2024)	\$ 5,057,671
Average Net Annual Debt Service	\$ 541,877
Maximum Net Annual Debt Service (2024)	\$ 1,589,894

### **Total Debt Service**

Average annual debt service requirements on the City's total outstanding indebtedness					
0.2878 Tax rate on the 2020 taxable assessed valuation at 96% collection produces	\$	2,851,041			
ual debt service requirements on the City's total	\$	5,057,671			
0.5107 Tax rate on the 2020 taxable assessed valuation at 96% collection produces	\$	5,059,162			
	0.2878 Tax rate on the 2020 taxable assessed valuation at 96% collection produces nual debt service requirements on the City's total 0.5107 Tax rate on the 2020 taxable assessed valuation	0.2878 Tax rate on the 2020 taxable assessed valuation at 96% collection produces       \$         nual debt service requirements on the City's total       \$         0.5107 Tax rate on the 2020 taxable assessed valuation       \$			

# Net Debt Service <sup>(a)</sup>

Average annual debt service requirements on the City's net indebtedness	\$ 541,877
\$ 0.0548 Tax rate on the 2020 taxable assessed valuation at 96% collection produces	\$ 542,867
Maximum annual debt service requirements on the City's net indebtedness	\$ 1,589,894
\$ 0.1605 Tax rate on the 2020 taxable assessed valuation at 96% collection produces	\$ 1,589,966

(a) Net of self-supporting debt. See Debt Service Requirements "Self-Supporting Debt Service" herein.

# **Financial Ratios**

Total Debt Ratios	Per	r Capita	Percent 2022 Assessed Value
Direct Debt	\$	3,779	6.31%
Direct & Overlapping Debt	\$	7,583	12.66%
Net Direct Debt	\$	636	1.06%
Net Direct & Overlapping Debt	\$	4,440	7.41%

# Estimated Overlapping Debt

Issuers	Total Debt	As of	Estimated % Overlapping City	C	City's Dverlapping
Bay City ISD	\$ 128,494,496	2/28/2023	50.80%	\$	65,275,204
Matagorda County	2,060,000	2/28/2023	13.59%		279,954
Subtotal overlapping debt				\$	65,555,158
Direct Debt	\$ 65,121,000	3/1/2023	100%	\$	65,121,000
Total Direct and Overlapping Debt				\$	130,676,158
Net Direct Debt	\$ 10,960,558		100%	\$	10,960,558
Total Net Direct and Overlapping Debt				\$	76,515,716

Source of Overlapping Debt: Municipal Advisory Council of Texas

### **Overlapping Tax Rate**

Overlapping Tax Rate	2022 Tax Rate				
Bay City ISD Matagorda Co	\$ \$	1.2600 0.3853			
City of Bay City		0.635			

# Historical Analysis of Ad Valorem Taxation

	Total Assessed					
	Taxable	Tax	Tax	Percent Collec	tion	
Tax Year	Valuation	Rate	Levy	Current	Total	FYE 9/30
2018	\$ 810,967,405 \$	0.6550 \$	5,611,415	97.96%	98.86%	2019
2019	855,725,036	0.6550	5,683,596	97.91%	99.11%	2020
2020	868,960,974	0.6550	5,879,947	98.16%	98.89%	2021
2021	897,701,778	0.6350	6,117,480	98.19%	98.19%	2022
2022	1,031,909,146	0.6350	6,552,623	In process of coll	ection	2023

Source: City of Bay City, Texas, the Municipal Advisory Council of Texas and the Matagorda County Appraisal District.

# Historical Taxable Assessed Valuation by Category

FYE 9/30	Residential Property	Commercial & Industrial	Personal Property	Less: Tax Exempt Real Property	Total Taxable Assessed Value
2019	\$ 366,542,154	\$ 540,269,770	\$ 77,800,324	\$ (128,887,212)	\$ 855,725,036
2020	372,695,204	549,611,757	78,508,945	(131,854,932)	868,960,974
2021	378,389,457	566,492,601	87,061,140	(134,241,420)	897,701,778
2022	442,021,508	618,576,446	89,271,919	(181,018,320)	968,851,553
2023	649,806,807	440,759,311	91,224,750	(149,881,722)	1,031,909,146

### Matagorda Appraisal District Certified Totals

			Tax Year		
	2022	2021	2020	2019	2018
Total Land	\$ 168,347,021	\$ 158,726,753 \$	157,541,699 \$	156,017,271	5 154,044,120
Total Improvements	983,889,324	901,871,201	798,658,712	774,994,378	755,839,590
Total Non Real	91,224,750	89,271,919	87,162,960	78,640,465	77,867,615
Market Value	1,243,461,095	1,149,869,873	1,043,363,371	1,009,652,114	987,751,325
Productivity Loss	(8,425,154)	(8,136,719)	(7,373,178)	(7,415,287)	(7,416,344)
Appraised Value	1,235,035,941	1,141,733,154	1,035,990,193	1,002,236,827	980,334,981
Homestead Cap	(29,962,375)	(33,356,037)	(4,046,995)	(1,420,921)	(2,895,687)
Assessed Value	1,205,073,566	1,108,377,117	1,031,943,198	1,000,815,906	977,439,294
Total Exemptions	(173,164,420)	(139,525,564)	(134,241,420)	(131,854,932)	(120,339,651)
Net Taxable	\$ 1,031,909,146	\$ 968,851,553 \$	897,701,778 \$	868,960,974	8 857,099,643

Source: Matagorda County Appraisal District

### Ten Largest Taxpayers

	2022 Principal Tax Payers			Percent of 2022 Valuation
1	Nichols Square Partners Ltd.	Apartments	\$ 15,555,010	1.51%
2	AEP Texas Central Co.	Electric Utility/Power Plant	12,591,920	1.22%
3	The Retreat 360 LLC	Apartments	11,977,451	1.16%
4	Wal Mart Real Estate Business Trust	Retail Store	11,858,630	1.15%
5	Oak Manor Bay City LLC	Apartments	11,146,839	1.08%
6	Riverway Apartments 360 LLC	Apartments	7,600,000	0.74%
7	AMG Shadow Bay LLC	Apartments	7,000,000	0.68%
8	Bay City Community Development Corp	Developer	6,608,350	0.64%
9	Wal mart Store #01-1405	Retail Store	5,751,960	0.56%
10	HEB UTT Grovery Compnay	Grocery Store	5,555,413	0.54%
			\$ 95,645,573	9.27%

### **Tax Rate Distribution**

Tax Rate Distribution	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
General Fund	\$ 0.4808 \$	0.4714 \$	0.4821 \$	0.5018	\$ 0.5104
Debt Service Fund	0.1543	0.1636	0.1729	0.1532	0.1446
Total	\$ 0.6350 \$	0.6350 \$	0.6550 \$	0.6550	\$ 0.6550

### City Sales Tax History

FYE 9/30	Total Sales Tax ollections	Percent of Ad Valorem Tax Levy	Ad	quivalent l Valorem Cax Rate	U.S. Census Population	Collections Per Capita
 2018	\$ 4,277,863	76.24%	\$	0.5275	17,614	243
2019	4,447,508	78.25%		0.5197	17,614	252
2020	4,966,860	84.47%		0.5716	17,614	282
2021	4,934,706	80.67%		0.5497	17,232	286
2022	5,082,459	77.56%		0.4925	17,232	295

Source: Municipal Advisory Council of Texas

### Historical Operations of the Debt Service Fund

	Fiscal Year Ending September 30,									
		2022		2021		2020	ć	2019		2018
Revenues										
Property taxes	\$	1,548,753	\$	1,519,779	\$	1,299,533	\$	1,246,562	\$	1,140,170
Delinquent taxes		17,881		20,750		17,342		-		17,898
Penalty and interest		18,759		18,723		17,571		-		14,340
Interest		4,473		1,422		11,965		25,195		11,643
Miscellaneous		473,481		478,231		42,564		-		-
Total revenues	\$	2,063,347	\$	2,038,904	\$	1,388,975	\$	1,271,757	\$	1,184,051
Expenditures										
Debt service										
Principal	\$	1,555,475	\$	1,553,042	\$	986,258	\$	1,465,175	\$	1,419,841
Interest and fiscal charges		496,793		506,859		387,190		364,072		361,967
Paying agents' fees and issue costs		-		55,922		4,225		4,341		4,772
Total expenditures	\$	2,052,268	\$	2,115,823	\$	1,377,673	\$	1,833,588	\$	1,786,580
(Deficiency) of revenues										
(under) expenditures	\$	11,079	\$	(76,918)	\$	11,302	\$	(561,831)	\$	(602,529
Other Financing Sources (Uses)										
General Obligation Refunding Bonds, Series 2013	\$	-	\$	1,799,450	\$	-	\$	-	\$	-
Bond Premium		-		321,622		-		-		-
Payment to Escrow		-		(2,068,282)		-		-		-
Bond Issue Costs		-		-		-		-		-
Transfers in <sup>(a)</sup>		-		-		-		595,125		594,550
Transfers out										
Total other financing sources(uses)	\$	-	\$	52,790	\$	-	\$	595,125	\$	594,550
Net change in fund balance	\$	11,079	\$	(24,128)	\$	11,302	\$	33,294	\$	(7,979
Fund Balance-Beginning	\$	211,819	\$	235,947	\$	224,645	\$	191,351	\$	199,330
Fund Balance-Ending	\$	222,898	\$	211,819	\$	235,947	\$	224,645	\$	191,351

<sup>(a)</sup> Funds transferred from the General, Utility, and Component Units of City.

### Historical Operations of the General Fund

	Fiscal Year Ending September 30,									
Revenues	2022			2021	21 2020			2019		2018
Taxes										
Property	\$	4,606,665	\$	10,649,895	\$	4,394,429	\$	4,429,486	\$	4,187,436
Sales		5,082,459		-		4,966,859		5,756,788		5,571,409
Mixed Beverage Tax		42,340		-		-		-		-
Franchises		1,280,420		-		1,258,458		-		-
Other		-		-		32,290		-		-
Licenses and permits		246,296		193,014		205,985		281,795		396,638
Fines and forfeitures		176,879		193,433		215,930		203,526		201,602
Fees and charges for services		2,956,281		2,876,212		2,727,736		2,600,632		2,467,896
Intergovernmental		452,587		432,506		580,596		620,211		330,037
Investment earnings		(117,130)		22,097		65,460		58,415		31,474
Other		209,836		629,757		687,618		698,006		559,341
Total Revenues	\$	14,936,633	\$	14,996,914	\$	15,135,361	\$	14,648,859	\$	13,745,833
E										
Expenditures General government		2,776,875	¢	2,414,596	\$	2,213,334	¢	2,282,378	\$	2,218,852
Public safety	3	5,821,878	Ф	5,499,838	Ф	4,981,814	Ф	4,837,335	Ф	4,784,440
Public works		4,422,647		3,838,132		3,430,356		4,837,333		3,429,104
Public activities and recreation		4,422,047		5,656,152		2,345,165		1,762,157		1,829,775
Cultural arts and public benefits		2,147,266		2,229,611		2,545,105		1,702,157		1,029,775
Total Expenditures	\$	, ,	\$	13,982,177	\$	12,970,669	\$	12,609,001	\$	12,262,171
(Deficiency) of revenues										
(under) expenditures	\$	(232,033)	\$	1,014,737	\$	2,164,692	\$	2,039,858	\$	1,483,662
Other Financing Sources (Uses)										
Debt issuance	\$	-	\$	-	\$	157,532	\$	-	\$	-
Transfers in		1,168,042		671,500		696,414		769,013		852,560
Transfers out <sup>(a)</sup>		(1,609,827)		(1,403,289)		(1,595,898)		(1,817,008)		(1,481,008
Total other financing sources (uses)	\$	(441,785)	\$	(731,789)	\$	(741,952)	\$	(1,047,995)	\$	(628,448
Net change in fund balances	\$	(673,818)	\$	282,948	\$	1,422,740	\$	991,863	\$	855,214
Fund Balance - Beginning <sup>(b)</sup>	\$	4,915,918	\$	4,632,970	\$	3,210,230	\$	2,218,367	\$	1,363,153
Fund Balance - Ending	\$	4,242,100	\$	4,915,918	\$	4,632,970	\$	3,210,230	\$	2,218,367

<sup>(a)</sup> Transfers to the Water & Sewer Fund, Airport Fund and Street Maintenance & Construction Fund.

Restated fund balances necessary to correctly reflect various allowances for uncollectible accounts, recording of receivables not previously reported and correcting the balance of (<sup>b)</sup> accrued salaries.

# Historical Operations of the Water & Sewer Fund

	Fiscal Year End September 30,									
		2022		2021		2020		2019		2018
Revenues Charges for services	\$	9,023,284	¢	8,461,389	\$	7,634,685	¢	7,796,394	\$	7,696,073
Miscellaneous	φ	9,023,284 65,490	¢	14,983	φ	65,513	φ	52,933	φ	83,248
Total operating revenues	\$	9,088,774	S	8,476,372	\$	7,700,198	\$	7,849,327	\$	7,779,321
Tour operating revenues	ψ	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	φ	0,170,572	Ψ	7,700,190	Ψ	1,019,521	Ψ	7,779,521
Expenditures										
Cost of sales and services	\$	6,324,645	\$	4,937,314	\$	5,571,555	\$	4,890,826	\$	4,317,116
Depreciation and amortization		1,931,858		1,951,561		1,856,244		1,853,965		1,847,334
Total operating expenses	\$	8,256,503	\$	6,888,875	\$	7,427,799	\$	6,744,791	\$	6,164,450
Operating income (loss)	\$	832,271	\$	1,587,497	\$	272,399	\$	1,104,536	\$	1,614,871
Non-Operating Revenues (Expenses)										
Investment earnings	\$	12,243	\$	1,821	\$	27,766	\$	86,063	\$	51,490
Grant revenue		-		-		-		-		-
Miscellaneous		1,875		-		26,900		3,175		-
Interest and fiscal charges		(1,167,118)		(554,549)		(228,111)		(248,634)		(267,003
Total non-operating revenues (expenses)	\$	(1,153,000)	\$	(552,728)	\$	(173,445)	\$	(159,396)	\$	(215,513
Income (loss) before transfers	\$	(320,729)	\$	1,034,769	\$	98,954	\$	945,140	\$	1,399,358
Contributions and Transfers										
Capital contribution	\$	9,450	\$	1,620,935	\$	26,050	\$	219,828	\$	17,260
Transfers in		-		-		-		-		-
Transfers out		(1,323,500)		(1,261,000)		(1,530,304)		(1,393,287)		(1,157,152
Total contributions and transfers	\$	(1,314,050)	\$	359,935	\$	(1,504,254)	\$	(1,173,459)	\$	(1,139,892
Change in net assets		(1,634,779)		1,394,704		(1,405,300)		(228,319)		259,466
Fund Balance - Beginning (a)		16,267,430		14,872,726		16,278,026		16,506,345		16,246,879
Fund Balance - Ending	\$	14,632,651	\$	16,267,430	\$	14,872,726	\$	16,278,026	\$	16,506,345

<sup>(a)</sup> Beginning fund balance restated in fiscal year 2018.