City of Mount Vernon, Texas

Existing Debt & Tax Rate Analysis

1	2	3	4	5	6	7	8	9
							Existing Debt Service	
			Existing Debt Service[2]			LESS: Debt Paid from W&S Revenues[3]	Projected Difference to be paid by Debt Tax Levy	Total Projected Debt Service Tax Rate[4]
FYE 30-Sep	Taxable Valuation[1]	Tax Base Growth Rate	Principal	Interest	Total			
2021	$ 139,325,601	2.89%	$ 262,154	$ 84,693	$ 346,847	$ (183,493)	$ 163,354	$ 0.0891
2022	148,661,580	6.70%	262,154	72,530	334,684	(183,493)	151,191	0.0956
2023	156,094,659	5.00%	262,154	67,253	329,407	(122,329)	207,078	0.1347
2024	162,338,445	4.00%	152,154	62,093	214,247	(122,329)	91,919	0.0575
2025	167,208,599	3.00%	152,154	58,862	211,016	(122,329)	88,687	0.0538
2026	172,224,857	3.00%	152,154	55,759	207,913	(122,329)	85,585	0.0505
2027	177,391,602	3.00%	152,154	52,645	204,799	(122,329)	82,471	0.0472
2028	177,391,602	0.00%	152,154	49,635	201,789	(122,329)	79,460	0.0455
2029	177,391,602	0.00%	152,154	46,385	198,539	(122,329)	76,211	0.0436
2030	177,391,602	0.00%	152,154	43,241	195,395	(122,329)	73,067	0.0418
2031	177,391,602	0.00%	152,154	40,090	192,244	(122,329)	69,915	0.0400
2032	177,391,602	0.00%	157,154	37,014	194,168	(122,329)	71,839	0.0411
2033	177,391,602	0.00%	157,154	33,635	190,789	(122,329)	68,460	0.0392
2034	177,391,602	0.00%	157,154	30,332	187,486	(122,329)	65,157	0.0373
2035	177,391,602	0.00%	157,154	27,025	184,179	(122,329)	61,850	0.0354
2036	177,391,602	0.00%	157,154	23,767	180,921	(122,329)	58,592	0.0335
2037	177,391,602	0.00%	157,154	20,398	177,552	(122,329)	55,224	0.0316
2038	177,391,602	0.00%	157,154	17,077	174,231	(122,329)	51,903	0.0297
2039	177,391,602	0.00%	157,154	13,750	170,904	(122,329)	48,575	0.0278
2040	177,391,602	0.00%	157,154	10,440	167,594	(122,329)	45,265	0.0259
2041	177,391,602	0.00%	162,154	7,078	169,232	(122,329)	46,903	0.0268
2042	177,391,602	0.00%	160,766	3,597	164,363	(122,329)	42,034	0.0241
2043	177,391,602	0.00%	5,000	141	5,141	-	5,141	0.0029
			$ 3,746,000	$ 857,440	$ 4,603,440	$ (2,813,559)	$ 1,789,880	

(1) FYE 2021 & 2022 Taxable Valuations are per the City's Franklin County Appraisal District Reports. Future AV Growth as provided.
(2) Includes the City's 2013 CO and 2021 GO Refunding Bonds.
(3) Assumes that $15 per month charge is reduced to $10 (33% reduction) effective FYE 2023
(4) Actual debt service tax rates for 2021 and 2022. Assumes collection percentage of 98.5% for all other years.

City of Mount Vernon, Texas

Water and Sewer Revenue Debt Pro-Forma

1	2	3	4	5	6	7	8	9	10	11	12	13	14
						Potential New Funding Analysis December 2022 - 5.00% - 30 Year					*Tax Rate/Utility Rate Impact*		
	Utility Fund					$4.5 Mil	$8 Mil	$3.3 Mil	15.8 Mil				
FYE 30-Sep	Projected Revenues[1]	Projected Expenses[2]	Projected Operating Income	Existing Debt[3] Repaid by W&S Revenues	Excess Revenues after Existing Debt Service	WW Treatment Plant Total D/S	WW Collection System Total D/S	Water Distribution Total D/S	Grand Total D/S	Utility Revenue Shortfall to Pay for NEW Debt Service	Assumed 100% I&S Tax Rate Impact[4]	Monthly Sewer Project Impact Per Connection on 1097	Monthly Water Project Impact Per Connection on 1253
2021	$ 1,428,303	$ 1,199,363	$ 228,940	$ 183,493	$ 45,447								
2022	1,840,742	1,559,617	281,125	183,493	97,632								
2023	1,757,742	1,559,617	198,125	122,329	75,796								
2024	1,757,742	1,559,617	198,125	122,329	75,796	$ 306,750	$ 544,000	$ 224,250	$ 1,075,000	$ (999,204)	$ 0.6249	$ 60	$ 14
2025	1,757,742	1,559,617	198,125	122,329	75,796	308,250	547,750	226,750	1,082,750	(1,006,954)	0.6114	61	14
2026	1,757,742	1,559,617	198,125	122,329	75,796	309,500	546,000	229,000	1,084,500	(1,008,704)	0.5946	61	14
2027	1,757,742	1,559,617	198,125	122,329	75,796	305,500	544,000	226,000	1,075,500	(999,704)	0.5721	60	14
2028	1,757,742	1,559,617	198,125	122,329	75,796	306,500	546,750	228,000	1,081,250	(1,005,454)	0.5754	60	14
2029	1,757,742	1,559,617	198,125	122,329	75,796	307,250	544,000	224,750	1,076,000	(1,000,204)	0.5724	60	14
2030	1,757,742	1,559,617	198,125	122,329	75,796	307,750	546,000	226,500	1,080,250	(1,004,454)	0.5749	60	14
2031	1,757,742	1,559,617	198,125	122,329	75,796	308,000	547,500	228,000	1,083,500	(1,007,704)	0.5767	61	14
2032	1,757,742	1,559,617	198,125	122,329	75,796	308,000	543,500	224,250	1,075,750	(999,954)	0.5723	60	14
2033	1,757,742	1,559,617	198,125	122,329	75,796	307,750	544,250	225,500	1,077,500	(1,001,704)	0.5733	60	14
2034	1,757,742	1,559,617	198,125	122,329	75,796	307,250	544,500	226,500	1,078,250	(1,002,454)	0.5737	60	14
2035	1,757,742	1,559,617	198,125	122,329	75,796	306,500	544,250	227,250	1,078,000	(1,002,204)	0.5736	60	14
2036	1,757,742	1,559,617	198,125	122,329	75,796	310,500	543,500	227,750	1,081,750	(1,005,954)	0.5757	60	14
2037	1,757,742	1,559,617	198,125	122,329	75,796	309,000	547,250	228,000	1,084,250	(1,008,454)	0.5771	61	14
2038	1,757,742	1,559,617	198,125	122,329	75,796	307,250	545,250	228,000	1,080,500	(1,004,704)	0.5750	60	14
2039	1,757,742	1,559,617	198,125	122,329	75,796	310,250	542,750	227,750	1,080,750	(1,004,954)	0.5751	60	14
2040	1,757,742	1,559,617	198,125	122,329	75,796	307,750	544,750	227,250	1,079,750	(1,003,954)	0.5746	60	14
2041	1,757,742	1,559,617	198,125	122,329	75,796	310,000	546,000	226,500	1,082,500	(1,006,704)	0.5761	61	14
2042	1,757,742	1,559,617	198,125	122,329	75,796	306,750	546,500	225,500	1,078,750	(1,002,954)	0.5740	60	14
2043	1,757,742	1,559,617	198,125	-	198,125	308,250	546,250	229,250	1,083,750	(885,625)	0.5069	53	12
2044	1,757,742	1,559,617	198,125	-	198,125	309,250	545,250	227,500	1,082,000	(883,875)	0.5058	53	12
2045	1,757,742	1,559,617	198,125	-	198,125	309,750	543,500	225,500	1,078,750	(880,625)	0.5040	53	12
2046	1,757,742	1,559,617	198,125	-	198,125	309,750	546,000	228,250	1,084,000	(885,875)	0.5070	53	12
2047	1,757,742	1,559,617	198,125	-	198,125	309,250	542,500	225,500	1,077,250	(879,125)	0.5031	53	12
2048	1,757,742	1,559,617	198,125	-	198,125	308,250	543,250	227,500	1,079,000	(880,875)	0.5041	53	12
2049	1,757,742	1,559,617	198,125	-	198,125	306,750	543,000	229,000	1,078,750	(880,625)	0.5040	53	12
2050	1,757,742	1,559,617	198,125	-	198,125	309,750	546,750	225,000	1,081,500	(883,375)	0.5056	53	12
2051	1,757,742	1,559,617	198,125		198,125	307,000	544,250	225,750	1,077,000	(878,875)	0.5030	53	12
2052	1,757,742	1,559,617	198,125		198,125	308,750	545,750	226,000	1,080,500	(882,375)	0.5050	53	12
2053	1,757,742	1,559,617	198,125			309,750	546,000	225,750	1,081,500	(1,081,500)	0.6190	65	15
				$ 2,813,559		$ 9,247,000	$ 16,351,000	$ 6,802,500	$ 32,400,500	$ (28,979,120)			

(1) FYE 2021 based on City's FYE 2021 Audit. Includes Operating Revenues and Investment Income. FYE 2022 based on FYE 2022 Budget. FYE 2023 and beyond assumes $83K less rev (reduced monthly charge from $15.50 to $10)

(2) FYE 2021 based on 2021 Audit. Includes Operating Expenses except for depreciation expense. FYE 2022 and beyond based on FYE 2022 Budget.

(3) Assumes the lessor of $183,000 or the actual debt service of the 2021 GO Refunding.

(4) Assumes collection percentage of 98.5%. Based on tax base assumptions as shown on page 1 of analysis.