

City of Rollingwood, Texas

Tax Rate Analysis

November 2020 General Obligation Bond Election

Scenario I: \$10 Million Issuance
Scenario II: \$15 Million Issuance
30 Year Maturities

February 13, 2020

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US Capital Advisors

Austin

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Dallas

City of Rollingwood, Texas

Capital Improvement Plan - General Obligation Bonds, Series 2021

Summary of Assumptions

2019 Tax Assumptions ^(a)

| | | |
|---------------------|----|---------------|
| 2019 Taxable AV | \$ | 1,037,403,963 |
| 2009 Taxable AV | \$ | 454,434,368 |
| 10 Year Avg. Growth | | 12.8% |
| Tax Rates | | |
| M&O | \$ | 0.1196 |
| I&S | | 0.0892 |
| TOTAL | \$ | 0.2088 |
| Collection Rate | | 99.9% |

Common Financing Assumptions ^(b)

| | |
|--|--------------|
| Bond Election | Nov. 3, 2020 |
| Bond Sale Date | 8/1/2021 |
| Closing Date | 9/1/2021 |
| First Interest Payment | 2/1/2022 |
| First Principal Payment | 2/1/2022 |
| Financing Term | 30 Years |
| Council Approves Final Budget and Levies Tax to Pay Bonds September 2021 | |

Summary of Scenarios ^(b)

| | Par Amount | Designation | FYE 9/30/2022 I&S Tax Rate | | Assumed Interest Rate |
|--------------------|---------------|--------------------|----------------------------|------------|-----------------------|
| | | | Proposed Debt | Total Debt | |
| Scenario I | \$ 10,000,000 | Bank Qualified | \$ 0.04730 | \$ 0.13308 | 3.00% |
| Scenario II | \$ 15,000,000 | Non-Bank Qualified | \$ 0.07298 | \$ 0.15876 | 3.25% |



Schedule of Outstanding Debt Service ^(c)

| FYE 9/30 | Tax Year | General Obligation Bonds, Taxable Series 2012A | | | General Obligation Bonds, Series 2014 | | | General Obligation Refunding Bonds, Series 2019 | | | GRAND TOTAL | | |
|--------------|----------|--|-----------|--------------|---------------------------------------|------------|--------------|---|--------------|---------------|---------------|--------------|---------------|
| | | Principal | Interest | Total | Principal | Interest | Total | Principal | Interest | Total | Principal | Interest | Total |
| 2020 | 2019 | \$ 290,000 | \$ 28,320 | \$ 318,320 | \$ 120,000 | \$ 79,350 | \$ 199,350 | \$ 70,000 | \$ 337,315 | \$ 407,315 | \$ 480,000 | \$ 444,985 | \$ 924,985 |
| 2021 | 2020 | 295,000 | 22,520 | 317,520 | 125,000 | 74,550 | 199,550 | 105,000 | 303,850 | 408,850 | 525,000 | 400,920 | 925,920 |
| 2022 | 2021 | 300,000 | 15,735 | 315,735 | 130,000 | 69,550 | 199,550 | 110,000 | 299,650 | 409,650 | 540,000 | 384,935 | 924,935 |
| 2023 | 2022 | 305,000 | 8,235 | 313,235 | 135,000 | 64,350 | 199,350 | 115,000 | 295,250 | 410,250 | 555,000 | 367,835 | 922,835 |
| 2024 | 2023 | - | - | - | 140,000 | 58,950 | 198,950 | 425,000 | 290,650 | 715,650 | 565,000 | 349,600 | 914,600 |
| 2025 | 2024 | - | - | - | 145,000 | 54,750 | 199,750 | 440,000 | 273,650 | 713,650 | 585,000 | 328,400 | 913,400 |
| 2026 | 2025 | - | - | - | 150,000 | 50,400 | 200,400 | 455,000 | 256,050 | 711,050 | 605,000 | 306,450 | 911,450 |
| 2027 | 2026 | - | - | - | 150,000 | 45,900 | 195,900 | 475,000 | 237,850 | 712,850 | 625,000 | 283,750 | 908,750 |
| 2028 | 2027 | - | - | - | 155,000 | 41,400 | 196,400 | 495,000 | 218,850 | 713,850 | 650,000 | 260,250 | 910,250 |
| 2029 | 2028 | - | - | - | 160,000 | 36,750 | 196,750 | 515,000 | 199,050 | 714,050 | 675,000 | 235,800 | 910,800 |
| 2030 | 2029 | - | - | - | 165,000 | 31,150 | 196,150 | 530,000 | 183,600 | 713,600 | 695,000 | 214,750 | 909,750 |
| 2031 | 2030 | - | - | - | 170,000 | 25,375 | 195,375 | 545,000 | 167,700 | 712,700 | 715,000 | 193,075 | 908,075 |
| 2032 | 2031 | - | - | - | 180,000 | 19,425 | 199,425 | 565,000 | 151,350 | 716,350 | 745,000 | 170,775 | 915,775 |
| 2033 | 2032 | - | - | - | 185,000 | 13,125 | 198,125 | 580,000 | 134,400 | 714,400 | 765,000 | 147,525 | 912,525 |
| 2034 | 2033 | - | - | - | 190,000 | 6,650 | 196,650 | 600,000 | 117,000 | 717,000 | 790,000 | 123,650 | 913,650 |
| 2035 | 2034 | - | - | - | - | - | - | 620,000 | 99,000 | 719,000 | 620,000 | 99,000 | 719,000 |
| 2036 | 2035 | - | - | - | - | - | - | 635,000 | 80,400 | 715,400 | 635,000 | 80,400 | 715,400 |
| 2037 | 2036 | - | - | - | - | - | - | 660,000 | 61,350 | 721,350 | 660,000 | 61,350 | 721,350 |
| 2038 | 2037 | - | - | - | - | - | - | 680,000 | 41,550 | 721,550 | 680,000 | 41,550 | 721,550 |
| 2039 | 2038 | - | - | - | - | - | - | 705,000 | 21,150 | 726,150 | 705,000 | 21,150 | 726,150 |
| Total | | \$ 1,190,000 | \$ 74,810 | \$ 1,264,810 | \$ 2,300,000 | \$ 671,675 | \$ 2,971,675 | \$ 9,325,000 | \$ 3,769,665 | \$ 13,094,665 | \$ 12,815,000 | \$ 4,516,150 | \$ 17,331,150 |

(a) Source: Travis County Appraisal District.

(b) Preliminary, subject to change. Assumes S&P 'AA' rated. Interest rate shown for planning purposes only.

(c) Assumes all of the City's outstanding debt service paid from I&S tax levy.

City of Rollingwood, Texas
Capital Improvement Plan Tax Rate Analysis
Scenario I: \$10 Million Bond Issuance



| Tax Assumptions: ^(a) | |
|---------------------------------|------------------|
| 2019 Assessed Value | \$ 1,037,403,963 |
| Assumed Growth Rate (10 years) | 2% |
| Collection Rate | 99.9% |
| 2019 Tax Rate | |
| M&O | \$ 0.1196 |
| I&S | 0.0892 |
| Total | \$ 0.2088 |

| Issuance Assumptions: ^(b) | |
|--------------------------------------|----------------|
| GO Bond voted authorization | Nov. 3, 2020 |
| Competitive Sale Date | 8/1/2021 |
| Closing Date | 9/1/2021 |
| First Interest Payment | 2/1/2022 |
| First Principal Payment | 8/1/2022 |
| Designation | Bank Qualified |
| Interest Rate ^(c) | 3.00% |

| FYE | Tax Year | Assessed Valuation ^(a) | Assumed Growth Rate | Outstanding Debt Service | Proposed Bond Debt Service | | | GRAND TOTAL DEBT SERVICE | Required I&S Tax Rate on Debt Service ^(d) | | |
|--------------|----------|-----------------------------------|---------------------|--------------------------|----------------------------|-------------------------|----------------------|--------------------------|--|----------|-----------|
| | | | | | Principal | Interest ^(c) | Total | | Existing | Proposed | Total |
| 2020 | 2019 | \$ 1,037,403,963 | 0% | \$ 924,985 | \$ - | \$ - | \$ - | \$ 924,985 | \$ 0.0893 | \$ - | \$ 0.0893 |
| 2021 | 2020 | 1,058,152,042 | 2% | 925,920 | - | - | - | 925,920 | 0.0876 | - | 0.0876 |
| 2022 | 2021 | 1,079,315,083 | 2% | 924,935 | 235,000 | 275,000 | 510,000 | 1,434,935 | 0.0858 | 0.0473 | 0.1331 |
| 2023 | 2022 | 1,100,901,385 | 2% | 922,835 | 215,000 | 292,950 | 507,950 | 1,430,785 | 0.0839 | 0.0462 | 0.1301 |
| 2024 | 2023 | 1,122,919,412 | 2% | 914,600 | 225,000 | 286,500 | 511,500 | 1,426,100 | 0.0815 | 0.0456 | 0.1271 |
| 2025 | 2024 | 1,145,377,801 | 2% | 913,400 | 230,000 | 279,750 | 509,750 | 1,423,150 | 0.0798 | 0.0445 | 0.1244 |
| 2026 | 2025 | 1,168,285,357 | 2% | 911,450 | 235,000 | 272,850 | 507,850 | 1,419,300 | 0.0781 | 0.0435 | 0.1216 |
| 2027 | 2026 | 1,191,651,064 | 2% | 908,750 | 245,000 | 265,800 | 510,800 | 1,419,550 | 0.0763 | 0.0429 | 0.1192 |
| 2028 | 2027 | 1,215,484,085 | 2% | 910,250 | 250,000 | 258,450 | 508,450 | 1,418,700 | 0.0750 | 0.0419 | 0.1168 |
| 2029 | 2028 | 1,239,793,767 | 2% | 910,800 | 260,000 | 250,950 | 510,950 | 1,421,750 | 0.0735 | 0.0413 | 0.1148 |
| 2030 | 2029 | 1,264,589,642 | 2% | 909,750 | 265,000 | 243,150 | 508,150 | 1,417,900 | 0.0720 | 0.0402 | 0.1122 |
| 2031 | 2030 | 1,264,589,642 | 0% | 908,075 | 275,000 | 235,200 | 510,200 | 1,418,275 | 0.0719 | 0.0404 | 0.1123 |
| 2032 | 2031 | 1,264,589,642 | 0% | 915,775 | 280,000 | 226,950 | 506,950 | 1,422,725 | 0.0725 | 0.0401 | 0.1126 |
| 2033 | 2032 | 1,264,589,642 | 0% | 912,525 | 290,000 | 218,550 | 508,550 | 1,421,075 | 0.0722 | 0.0403 | 0.1125 |
| 2034 | 2033 | 1,264,589,642 | 0% | 913,650 | 300,000 | 209,850 | 509,850 | 1,423,500 | 0.0723 | 0.0404 | 0.1127 |
| 2035 | 2034 | 1,264,589,642 | 0% | 719,000 | 310,000 | 200,850 | 510,850 | 1,229,850 | 0.0569 | 0.0404 | 0.0974 |
| 2036 | 2035 | 1,264,589,642 | 0% | 715,400 | 315,000 | 191,550 | 506,550 | 1,221,950 | 0.0566 | 0.0401 | 0.0967 |
| 2037 | 2036 | 1,264,589,642 | 0% | 721,350 | 325,000 | 182,100 | 507,100 | 1,228,450 | 0.0571 | 0.0401 | 0.0972 |
| 2038 | 2037 | 1,264,589,642 | 0% | 721,550 | 335,000 | 172,350 | 507,350 | 1,228,900 | 0.0571 | 0.0402 | 0.0973 |
| 2039 | 2038 | 1,264,589,642 | 0% | 726,150 | 345,000 | 162,300 | 507,300 | 1,233,450 | 0.0575 | 0.0402 | 0.0976 |
| 2040 | 2039 | 1,264,589,642 | 0% | - | 355,000 | 151,950 | 506,950 | 506,950 | - | 0.0401 | 0.0401 |
| 2041 | 2040 | 1,264,589,642 | 0% | - | 370,000 | 141,300 | 511,300 | 511,300 | - | 0.0405 | 0.0405 |
| 2042 | 2041 | 1,264,589,642 | 0% | - | 380,000 | 130,200 | 510,200 | 510,200 | - | 0.0404 | 0.0404 |
| 2043 | 2042 | 1,264,589,642 | 0% | - | 390,000 | 118,800 | 508,800 | 508,800 | - | 0.0403 | 0.0403 |
| 2044 | 2043 | 1,264,589,642 | 0% | - | 400,000 | 107,100 | 507,100 | 507,100 | - | 0.0401 | 0.0401 |
| 2045 | 2044 | 1,264,589,642 | 0% | - | 415,000 | 95,100 | 510,100 | 510,100 | - | 0.0404 | 0.0404 |
| 2046 | 2045 | 1,264,589,642 | 0% | - | 425,000 | 82,650 | 507,650 | 507,650 | - | 0.0402 | 0.0402 |
| 2047 | 2046 | 1,264,589,642 | 0% | - | 440,000 | 69,900 | 509,900 | 509,900 | - | 0.0404 | 0.0404 |
| 2048 | 2047 | 1,264,589,642 | 0% | - | 450,000 | 56,700 | 506,700 | 506,700 | - | 0.0401 | 0.0401 |
| 2049 | 2048 | 1,264,589,642 | 0% | - | 465,000 | 43,200 | 508,200 | 508,200 | - | 0.0402 | 0.0402 |
| 2050 | 2049 | 1,264,589,642 | 0% | - | 480,000 | 29,250 | 509,250 | 509,250 | - | 0.0403 | 0.0403 |
| 2051 | 2050 | 1,264,589,642 | 0% | - | 495,000 | 14,850 | 509,850 | 509,850 | - | 0.0404 | 0.0404 |
| Total | | | | \$ 17,331,150 | \$ 10,000,000 | \$ 5,266,100 | \$ 15,266,100 | \$ 32,597,250 | | | |

(a) Source: Travis County Appraisal District. Assumes 2% annual growth in assessed valuation for 10 years.
(b) Preliminary and subject to change. Assumes successful bond election occurring on uniform election date November 2020.
(c) Interest shown for planning purposes only. Assumes S&P 'AA' rating.
(d) Tax rate calculated on taxable assessed valuation assuming 99% collection rate.

City of Rollingwood, Texas
Capital Improvement Plan Tax Rate Analysis
Scenario II: \$15 Million Bond Issuance



| Tax Assumptions: ^(a) | |
|---------------------------------|------------------|
| 2019 Assessed Value | \$ 1,037,403,963 |
| Assumed Growth Rate (10 years) | 2% |
| Collection Rate | 99.9% |
| 2019 Tax Rate | |
| M&O | \$ 0.1196 |
| I&S | 0.0892 |
| Total | \$ 0.2088 |

| Issuance Assumptions: ^(b) | |
|--------------------------------------|--------------------|
| GO Bond voted authorization | Nov. 3, 2020 |
| Competitive Sale Date | 8/1/2021 |
| Closing Date | 9/1/2021 |
| First Interest Payment | 2/1/2022 |
| First Principal Payment | 8/1/2022 |
| Designation | Non-Bank Qualified |
| Interest Rate ^(c) | 3.25% |

| FYE | Tax Year | Assessed Valuation ^(a) | Assumed Growth Rate | Outstanding Debt Service | Proposed Bond Debt Service | | | GRAND TOTAL DEBT SERVICE | Required I&S Tax Rate on Debt Service ^(d) | | |
|--------------|----------|-----------------------------------|---------------------|--------------------------|----------------------------|-------------------------|----------------------|--------------------------|--|----------|-----------|
| | | | | | Principal | Interest ^(c) | Total | | Existing | Proposed | Total |
| 2020 | 2019 | \$ 1,037,403,963 | 0% | \$ 924,985 | \$ - | \$ - | \$ - | \$ 924,985 | \$ 0.0893 | \$ - | \$ 0.0893 |
| 2021 | 2020 | 1,058,152,042 | 2% | 925,920 | - | - | - | 925,920 | 0.0876 | - | 0.0876 |
| 2022 | 2021 | 1,079,315,083 | 2% | 924,935 | 340,000 | 446,875 | 786,875 | 1,711,810 | 0.0858 | 0.0730 | 0.1588 |
| 2023 | 2022 | 1,100,901,385 | 2% | 922,835 | 310,000 | 476,450 | 786,450 | 1,709,285 | 0.0839 | 0.0715 | 0.1554 |
| 2024 | 2023 | 1,122,919,412 | 2% | 914,600 | 320,000 | 466,375 | 786,375 | 1,700,975 | 0.0815 | 0.0701 | 0.1516 |
| 2025 | 2024 | 1,145,377,801 | 2% | 913,400 | 330,000 | 455,975 | 785,975 | 1,699,375 | 0.0798 | 0.0687 | 0.1485 |
| 2026 | 2025 | 1,168,285,357 | 2% | 911,450 | 345,000 | 445,250 | 790,250 | 1,701,700 | 0.0781 | 0.0677 | 0.1458 |
| 2027 | 2026 | 1,191,651,064 | 2% | 908,750 | 355,000 | 434,038 | 789,038 | 1,697,788 | 0.0763 | 0.0663 | 0.1426 |
| 2028 | 2027 | 1,215,484,085 | 2% | 910,250 | 365,000 | 422,500 | 787,500 | 1,697,750 | 0.0750 | 0.0649 | 0.1398 |
| 2029 | 2028 | 1,239,793,767 | 2% | 910,800 | 380,000 | 410,638 | 790,638 | 1,701,438 | 0.0735 | 0.0638 | 0.1374 |
| 2030 | 2029 | 1,264,589,642 | 2% | 909,750 | 390,000 | 398,288 | 788,288 | 1,698,038 | 0.0720 | 0.0624 | 0.1344 |
| 2031 | 2030 | 1,264,589,642 | 0% | 908,075 | 405,000 | 385,613 | 790,613 | 1,698,688 | 0.0719 | 0.0626 | 0.1345 |
| 2032 | 2031 | 1,264,589,642 | 0% | 915,775 | 415,000 | 372,450 | 787,450 | 1,703,225 | 0.0725 | 0.0623 | 0.1348 |
| 2033 | 2032 | 1,264,589,642 | 0% | 912,525 | 430,000 | 358,963 | 788,963 | 1,701,488 | 0.0722 | 0.0625 | 0.1347 |
| 2034 | 2033 | 1,264,589,642 | 0% | 913,650 | 445,000 | 344,988 | 789,988 | 1,703,638 | 0.0723 | 0.0625 | 0.1349 |
| 2035 | 2034 | 1,264,589,642 | 0% | 719,000 | 460,000 | 330,525 | 790,525 | 1,509,525 | 0.0569 | 0.0626 | 0.1195 |
| 2036 | 2035 | 1,264,589,642 | 0% | 715,400 | 470,000 | 315,575 | 785,575 | 1,500,975 | 0.0566 | 0.0622 | 0.1188 |
| 2037 | 2036 | 1,264,589,642 | 0% | 721,350 | 490,000 | 300,300 | 790,300 | 1,511,650 | 0.0571 | 0.0626 | 0.1197 |
| 2038 | 2037 | 1,264,589,642 | 0% | 721,550 | 505,000 | 284,375 | 789,375 | 1,510,925 | 0.0571 | 0.0625 | 0.1196 |
| 2039 | 2038 | 1,264,589,642 | 0% | 726,150 | 520,000 | 267,963 | 787,963 | 1,514,113 | 0.0575 | 0.0624 | 0.1199 |
| 2040 | 2039 | 1,264,589,642 | 0% | - | 535,000 | 251,063 | 786,063 | 786,063 | - | 0.0622 | 0.0622 |
| 2041 | 2040 | 1,264,589,642 | 0% | - | 555,000 | 233,675 | 788,675 | 788,675 | - | 0.0624 | 0.0624 |
| 2042 | 2041 | 1,264,589,642 | 0% | - | 570,000 | 215,638 | 785,638 | 785,638 | - | 0.0622 | 0.0622 |
| 2043 | 2042 | 1,264,589,642 | 0% | - | 590,000 | 197,113 | 787,113 | 787,113 | - | 0.0623 | 0.0623 |
| 2044 | 2043 | 1,264,589,642 | 0% | - | 610,000 | 177,938 | 787,938 | 787,938 | - | 0.0624 | 0.0624 |
| 2045 | 2044 | 1,264,589,642 | 0% | - | 630,000 | 158,113 | 788,113 | 788,113 | - | 0.0624 | 0.0624 |
| 2046 | 2045 | 1,264,589,642 | 0% | - | 650,000 | 137,638 | 787,638 | 787,638 | - | 0.0623 | 0.0623 |
| 2047 | 2046 | 1,264,589,642 | 0% | - | 670,000 | 116,513 | 786,513 | 786,513 | - | 0.0623 | 0.0623 |
| 2048 | 2047 | 1,264,589,642 | 0% | - | 695,000 | 94,738 | 789,738 | 789,738 | - | 0.0625 | 0.0625 |
| 2049 | 2048 | 1,264,589,642 | 0% | - | 715,000 | 72,150 | 787,150 | 787,150 | - | 0.0623 | 0.0623 |
| 2050 | 2049 | 1,264,589,642 | 0% | - | 740,000 | 48,913 | 788,913 | 788,913 | - | 0.0624 | 0.0624 |
| 2051 | 2050 | 1,264,589,642 | 0% | - | 765,000 | 24,863 | 789,863 | 789,863 | - | 0.0625 | 0.0625 |
| Total | | | | \$ 17,331,150 | \$ 15,000,000 | \$ 8,645,488 | \$ 23,645,488 | \$ 40,976,638 | | | |

(a) Source: Travis County Appraisal District. Assumes 2% annual growth in assessed valuation for 10 years.
(b) Preliminary and subject to change. Assumes successful bond election occurring on uniform election date November 2020.
(c) Interest shown for planning purposes only. Assumes S&P 'AA' rating.
(d) Tax rate calculated on taxable assessed valuation assuming 99% collection rate.

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