



# **Annual Report of Certain Financial and Local Debt Information**

**Fiscal Year Ended September 30, 2023**

Denotes Required Information Pursuant to Local Government Code, Section 140.008

**This report was posted on the City's website on March 29, 2024.**



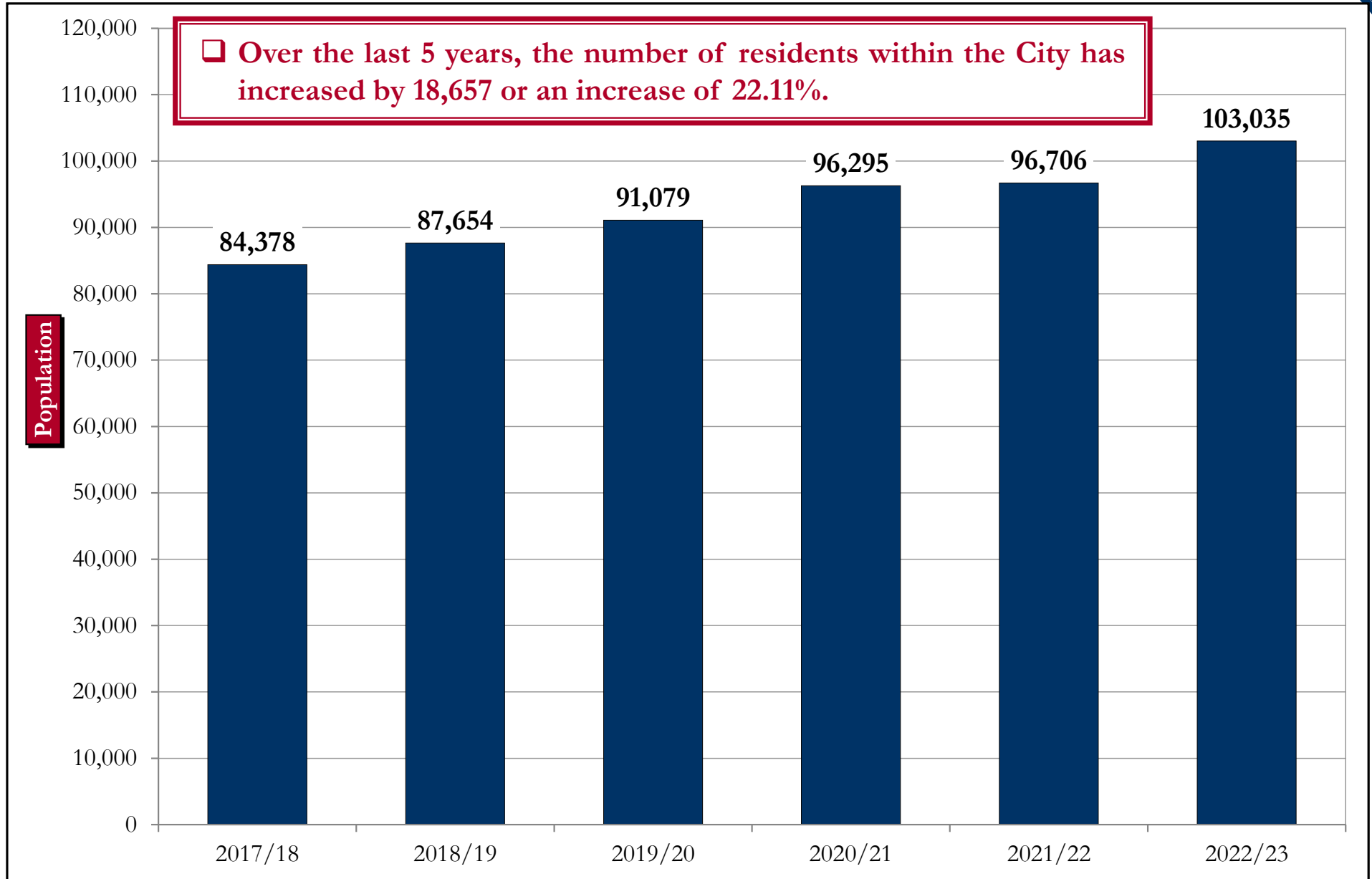
## ☑ Overview of Certain Financial/Bond Ratings

- ☐ **Credit Ratings:** The City of Conroe, Texas (the “City”), Conroe Industrial Development Corporation (the “CIDC”) and Conroe Local Government Corporation (the “CLGC”, and collectively the “City”) maintain independent ratings from certain nationally recognized credit rating agencies, such as Moody’s Investors Service and S&P Global Ratings that evaluate the City’s financial strength and its ability to pay its existing bonds. The current credit ratings for the City, the CIDC and the CLGC are displayed below:

Bond Credit Ratings	Moody's	S&P
<b>City of Conroe</b>		
General Obligation Debt	Aa1	AA+
Water and Sewer System Revenue Debt	Aa3	AA
<b>Conroe Industrial Development Corporation</b>		
Sales Tax Revenue Debt	Aa3	---
<b>Conroe Local Government Corporation</b>		
First-Lien Hotel Revenue Debt	---	BB-
Second-Lien Hotel Revenue Debt	---	CCC+
Combination Third-Lien Hotel Revenue and Subordinate Contract Revenue Debt	A2	---



# Historical Population

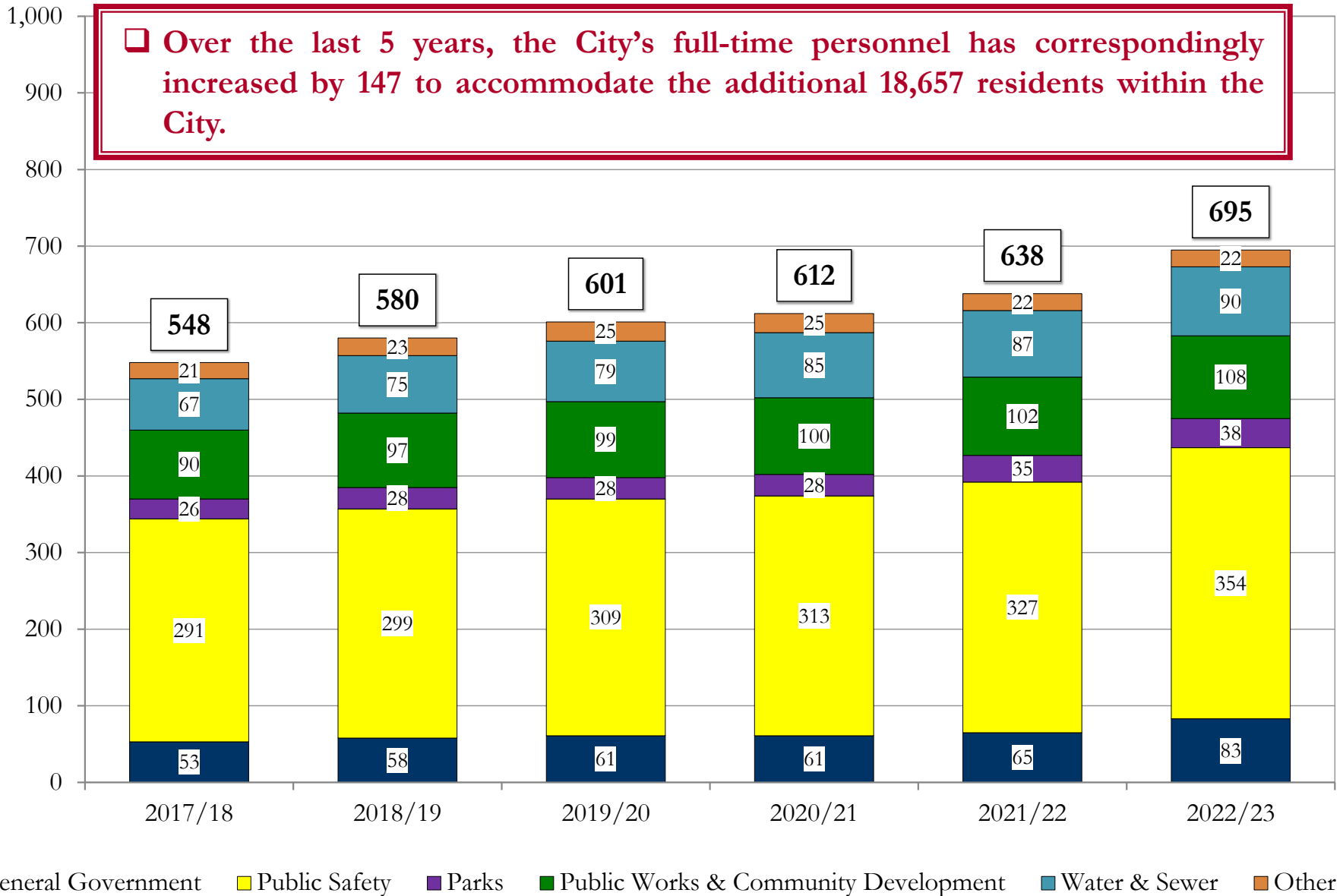




# Full-Time Personnel

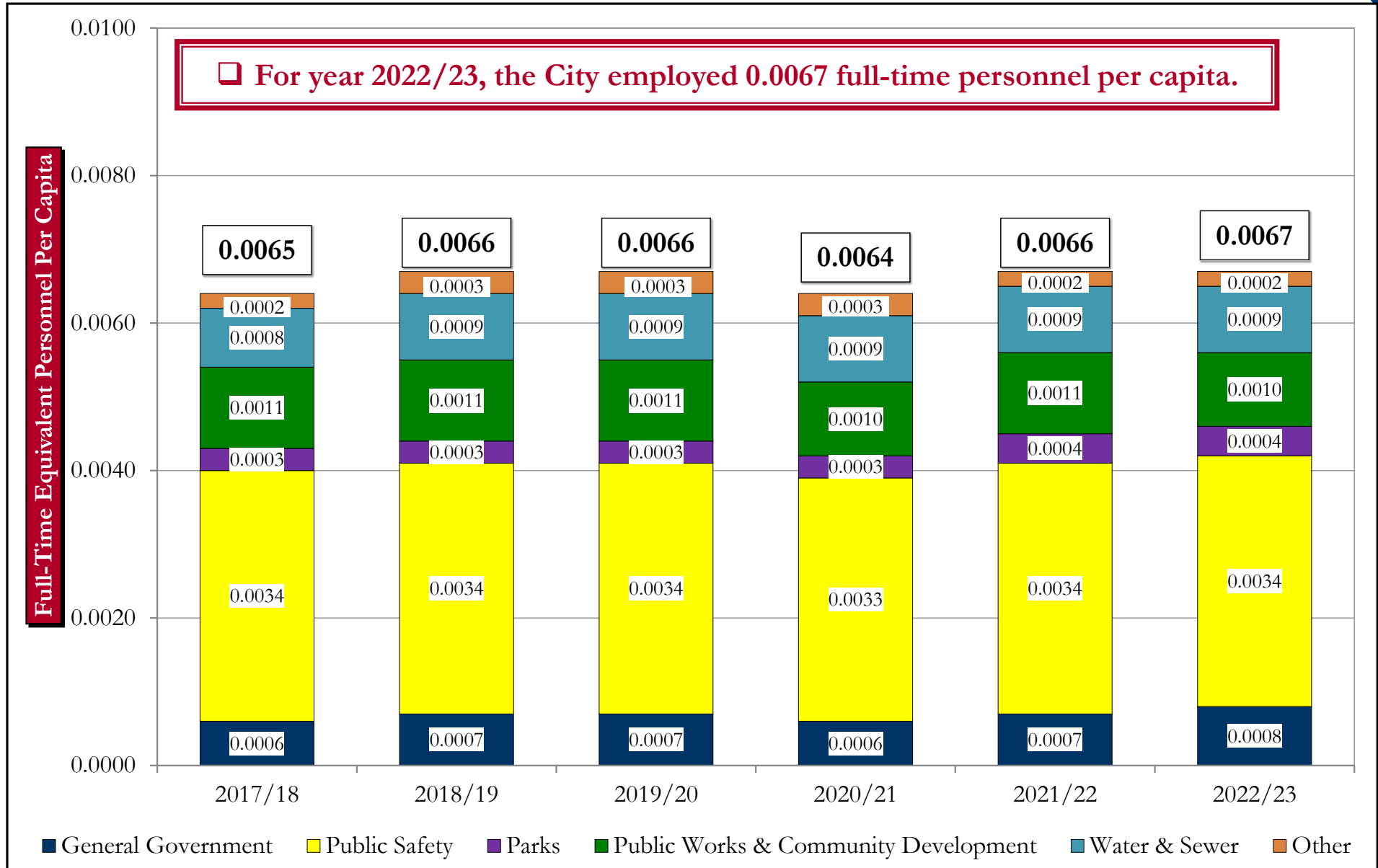
Over the last 5 years, the City's full-time personnel has correspondingly increased by 147 to accommodate the additional 18,657 residents within the City.

Full-Time Equivalent Personnel





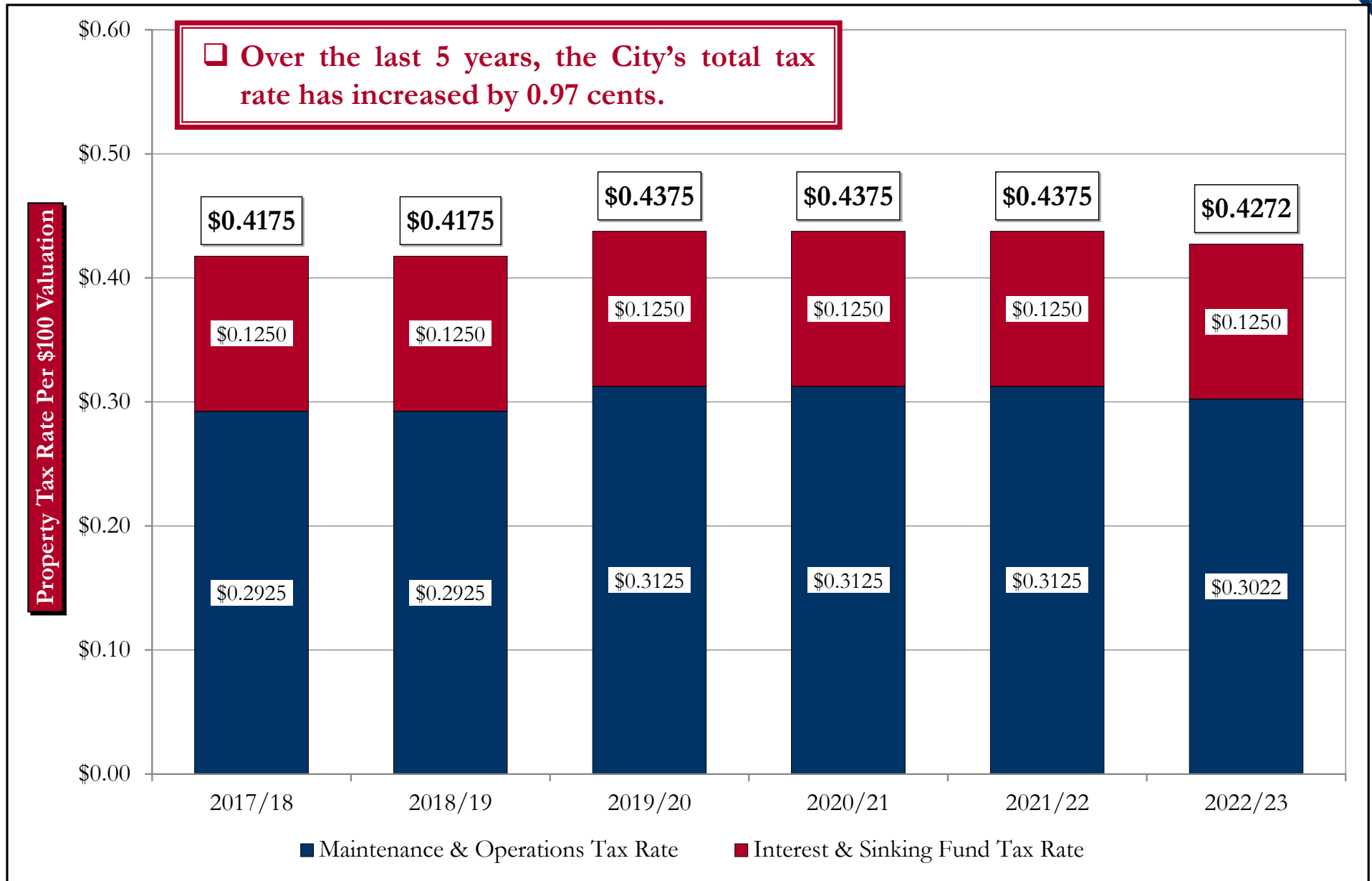
# Full-Time Personnel Per Capita



Note: Total Full-Time Equivalent Personnel per Capita may differ due to rounding.

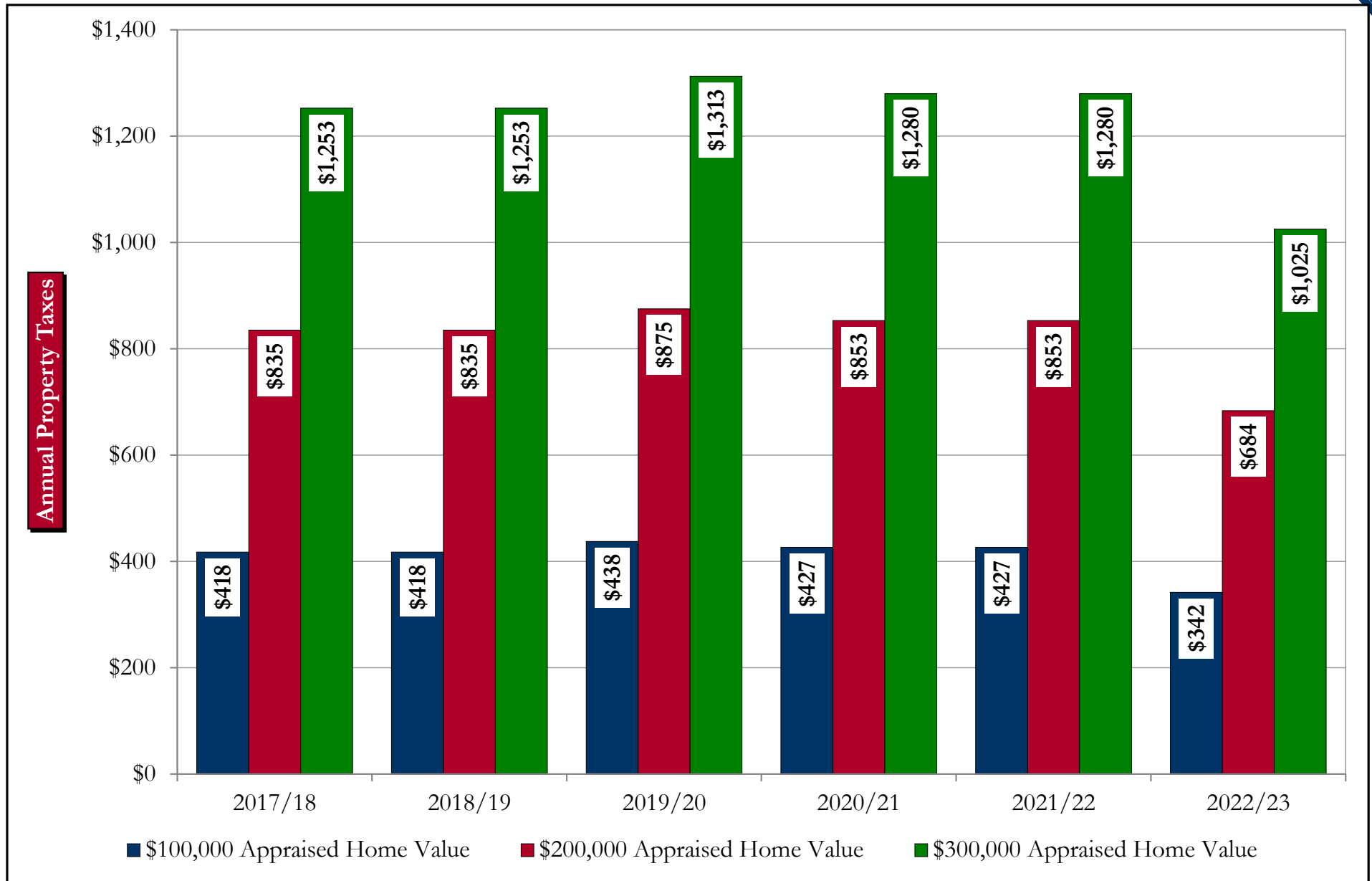


# Historical Tax Rates





# Historical Total Property Taxes For Various Appraised Home Values

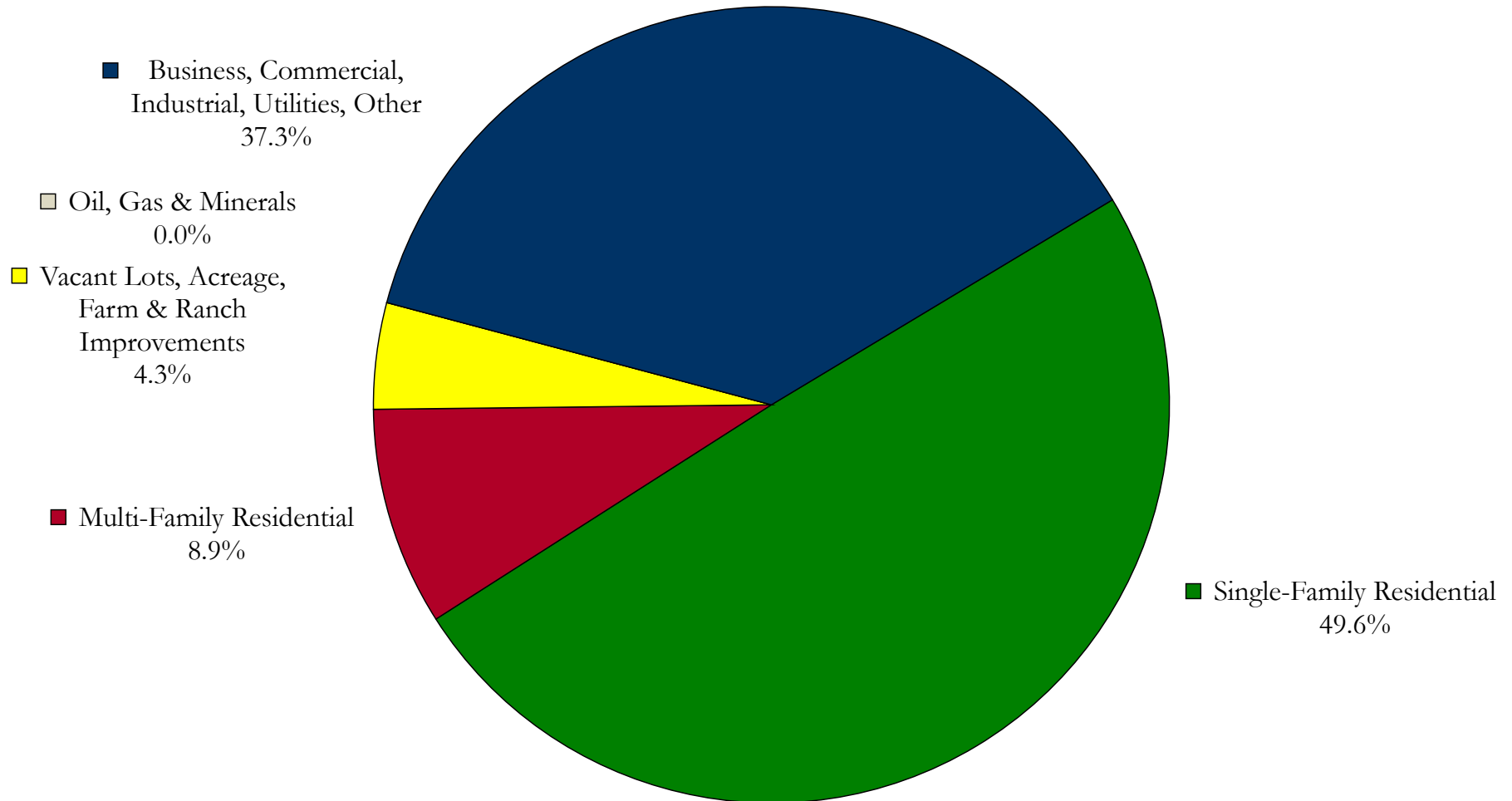


Note: The annual property taxes are net of the local optional homestead exemption.



# Composition of Taxable Assessed Valuation – Year 2022/23

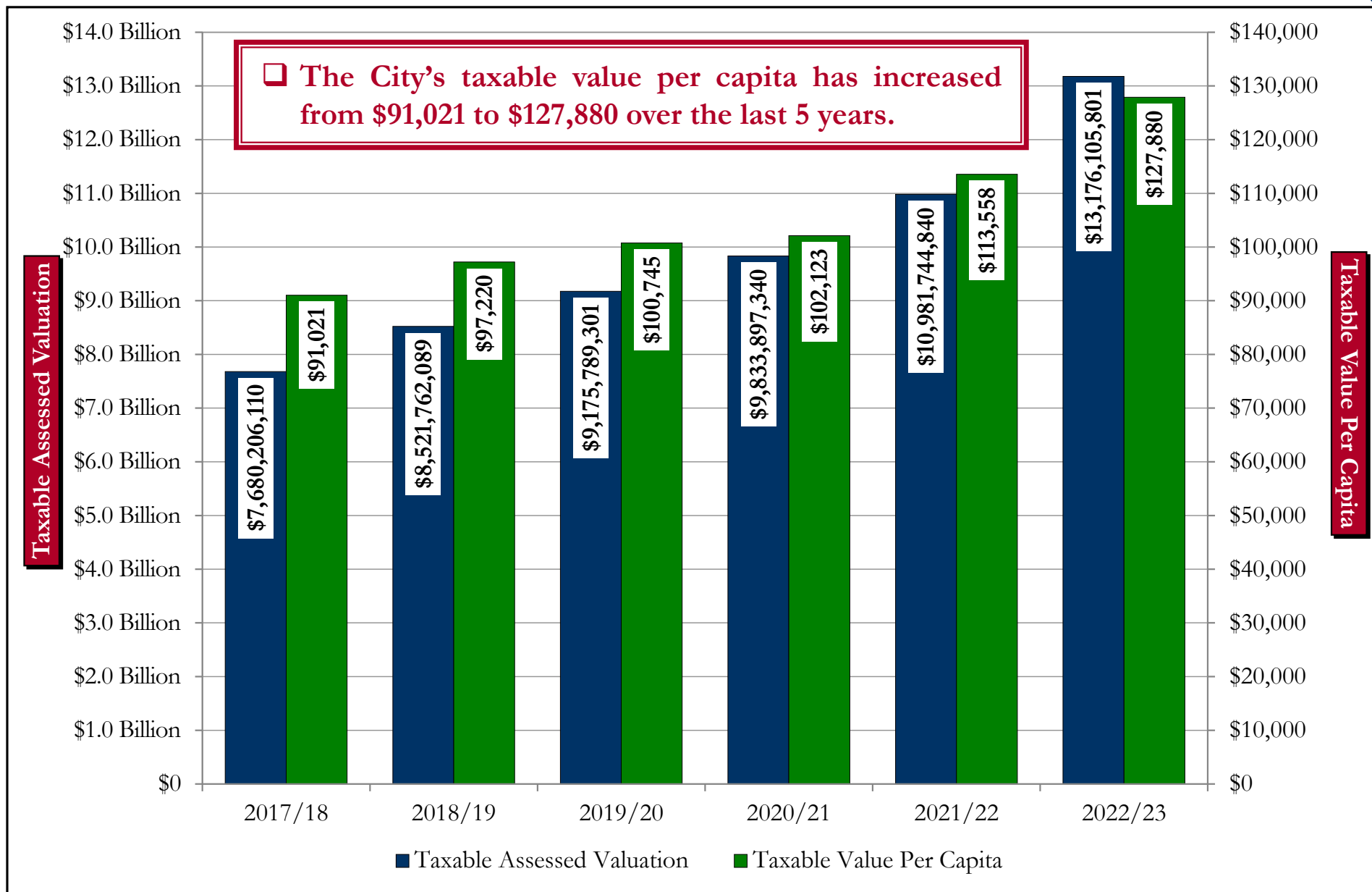
For year 2022/23 the City's taxable assessed valuation was \$15,779,128,426. Single-Family Residential properties comprised 49.6% of the City's total assessed valuation and other property categories comprised 50.4%.





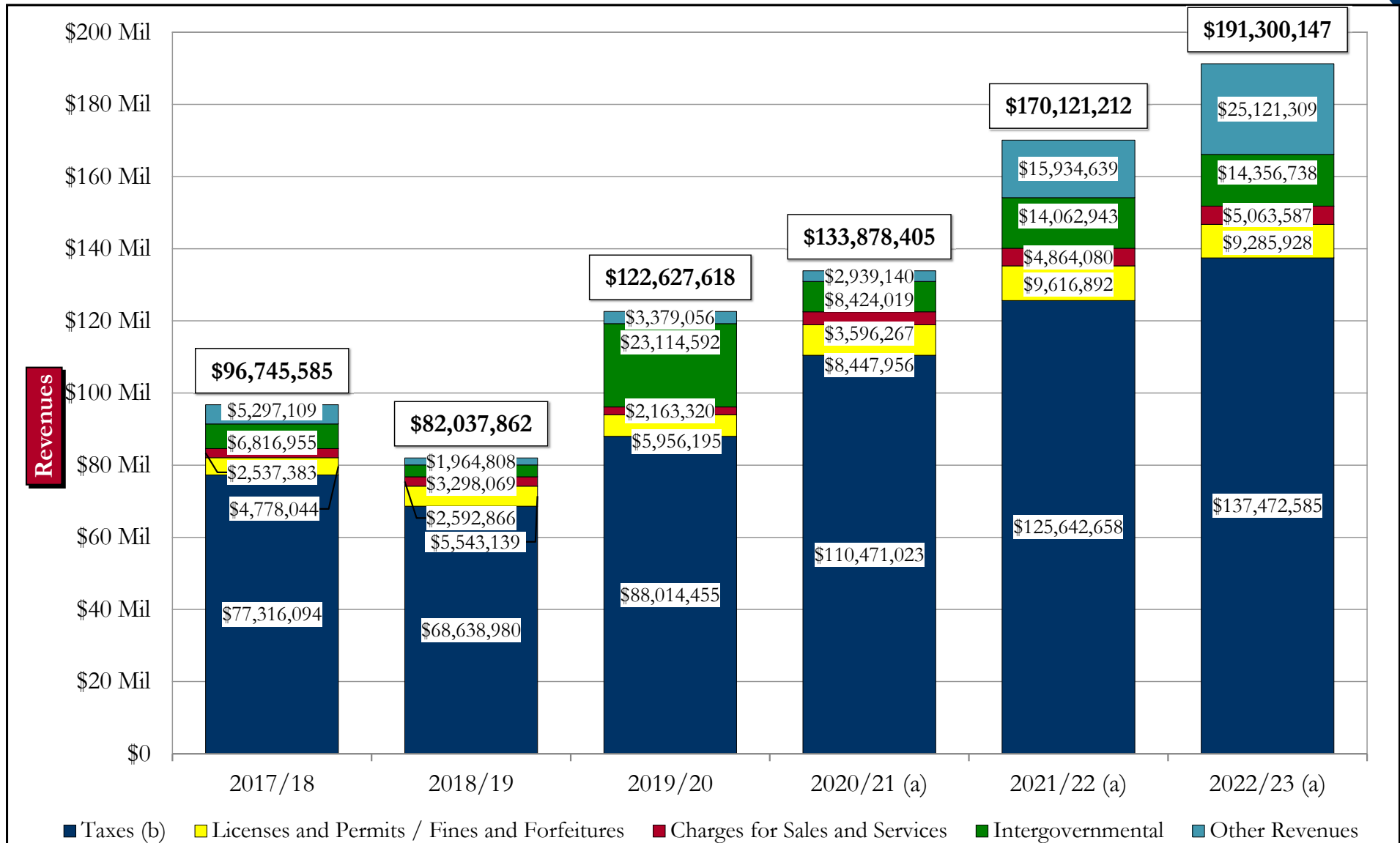


# Historical Taxable Assessed Valuation and Taxable Value Per Capita





# Governmental Funds\* Revenues By Source

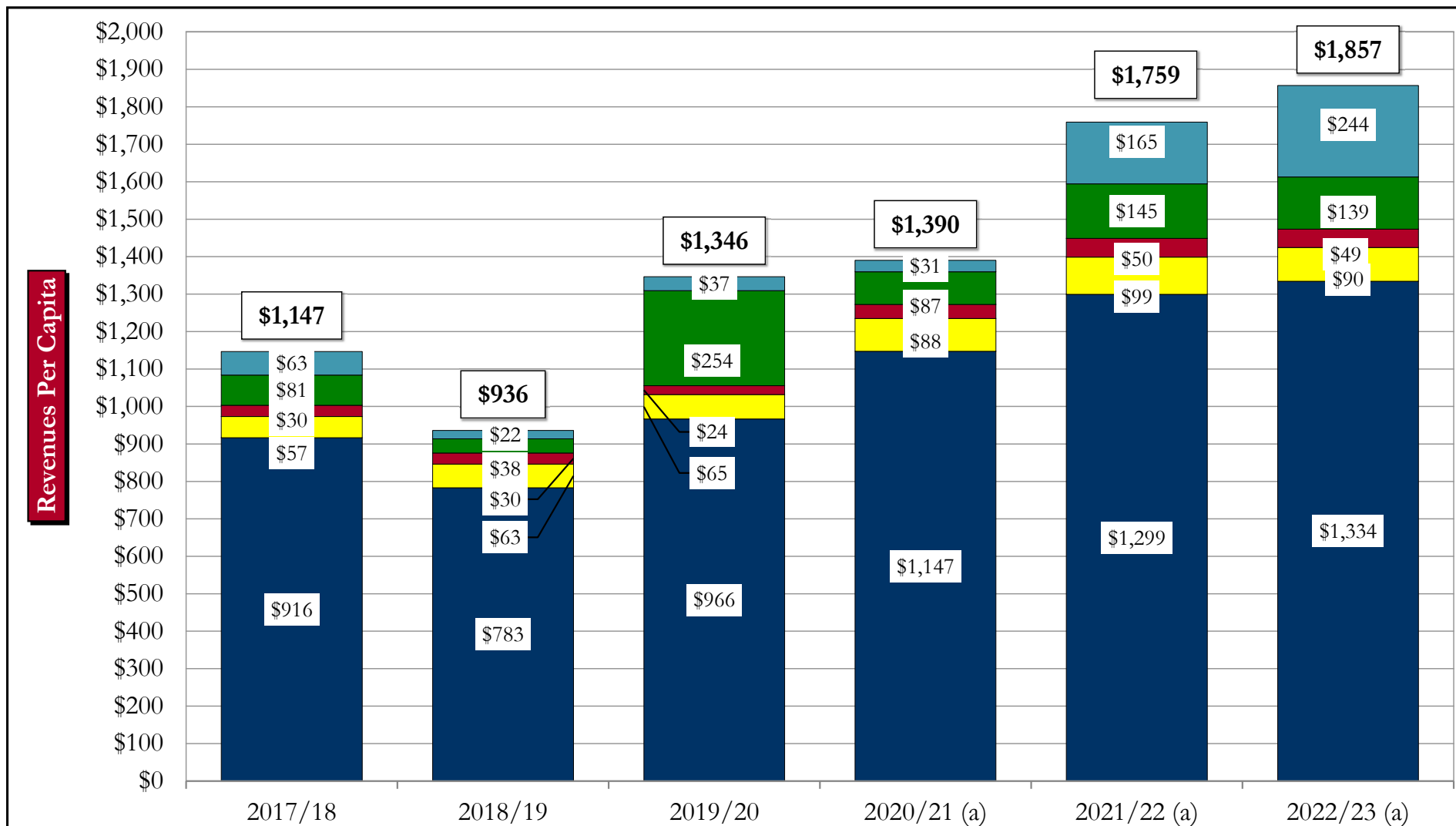


(a) Includes revenues of the Conroe Industrial Development Corporation (the "CIDC").

(b) Includes Property, Sales and Use, Hotel/Motel Occupancy, Franchise and Other Taxes collected by the City.



# Governmental Funds\* Revenues Per Capita



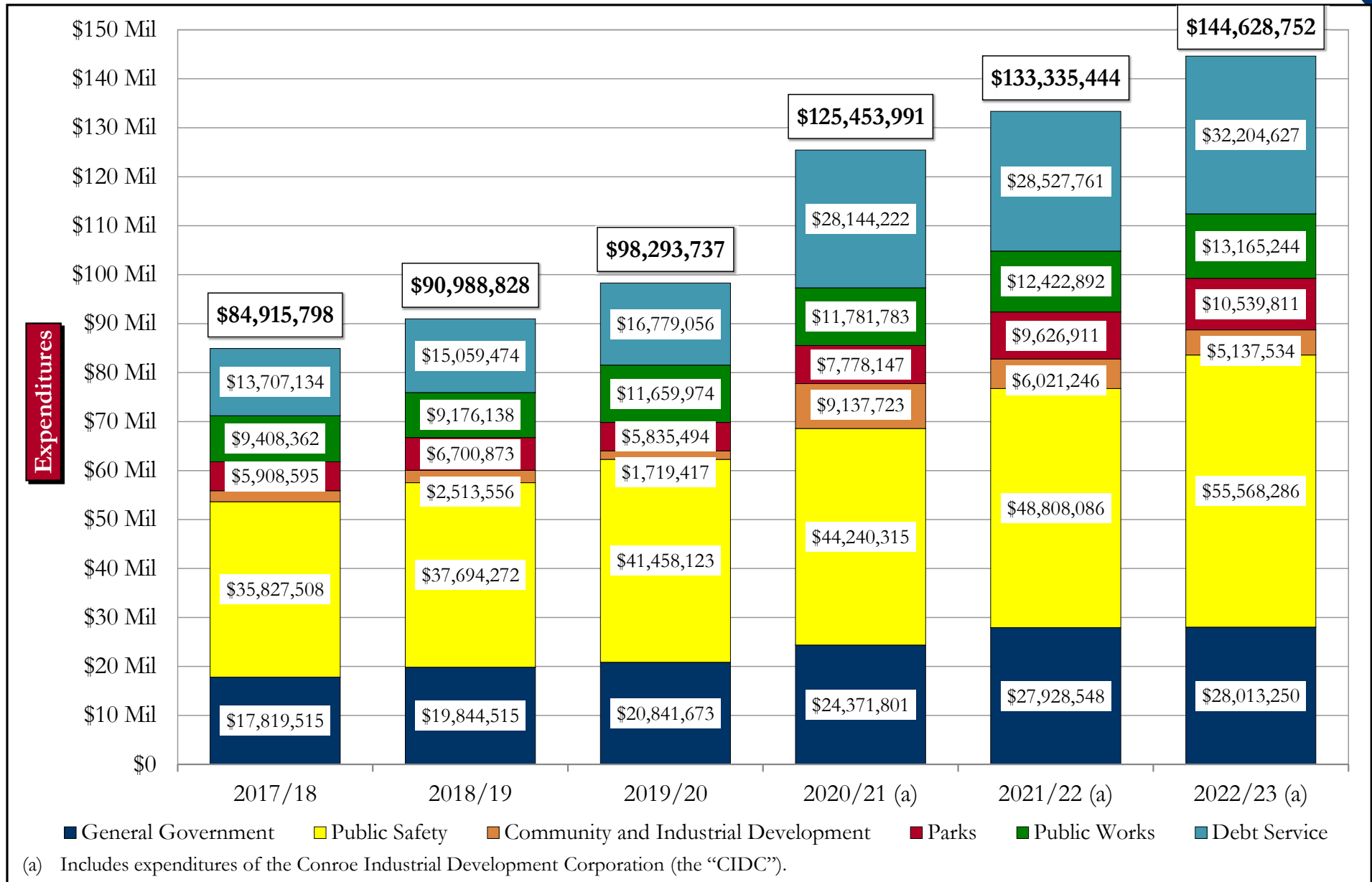
■ Taxes (a) ■ Licenses and Permits / Fines and Forfeitures ■ Charges for Sales and Services ■ Intergovernmental ■ Other Revenues

(a) Includes revenues of the Conroe Industrial Development Corporation (the "CIDC").

(b) Includes Property, Sales and Use, Hotel/Motel Occupancy, Franchise and Other Taxes collected by the City.



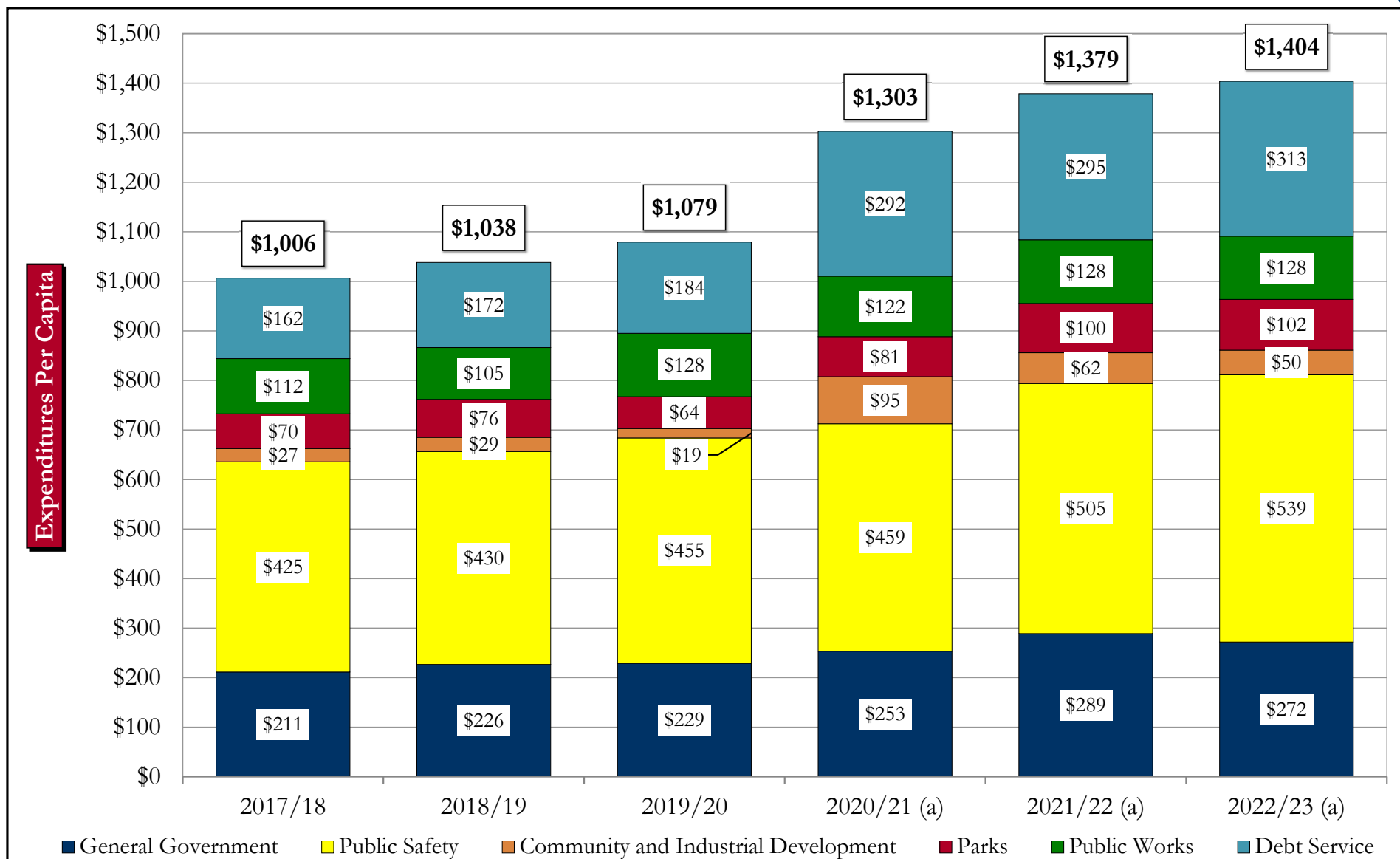
# Governmental Fund\* Operating Expenditures By Source



\*Excludes Capital Outlay expenditures. Source: City's Audited Financial Statements and City records.



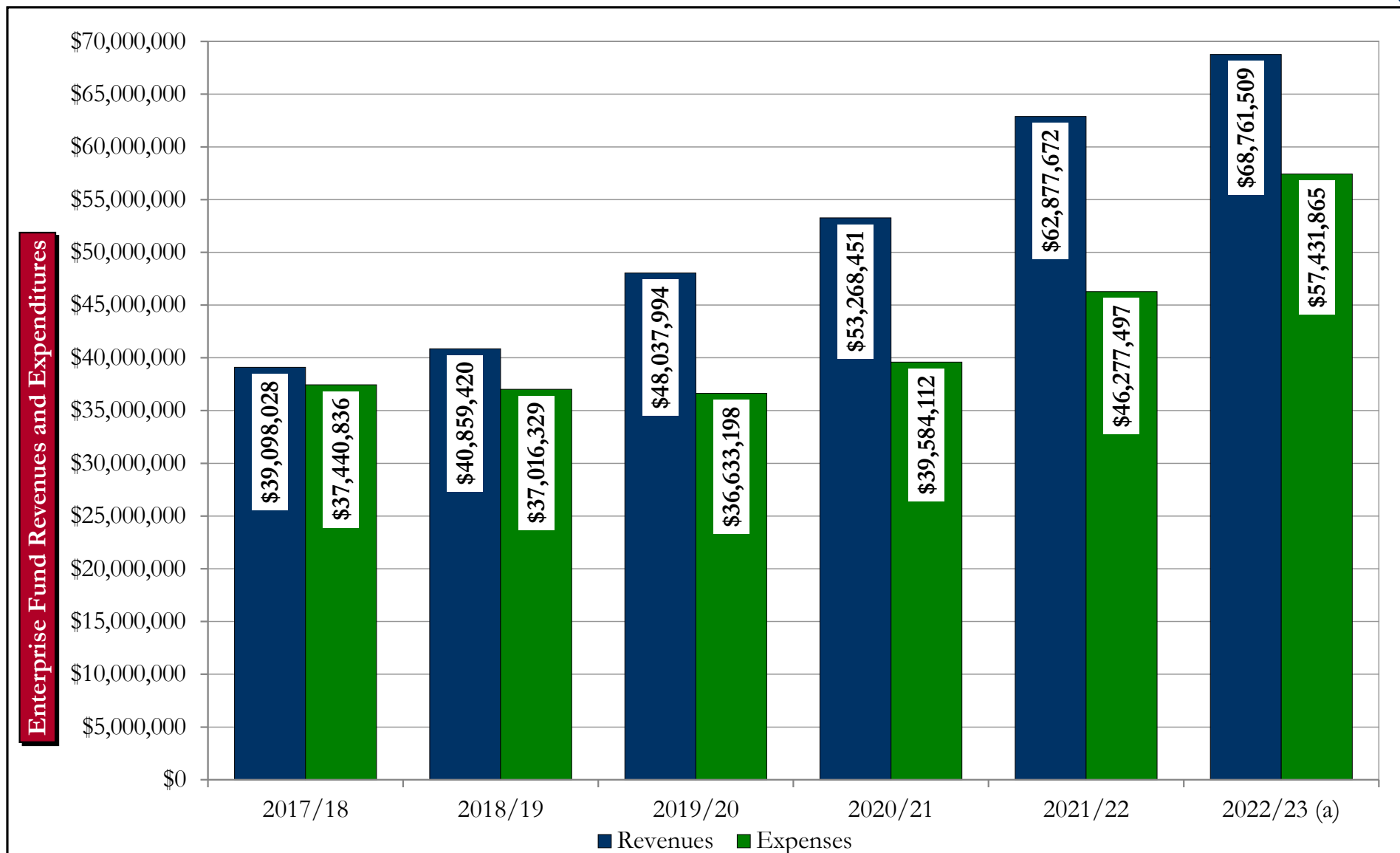
# Governmental Funds\* Operating Expenditures Per Capita



(a) Includes expenditures of the Conroe Industrial Development Corporation (the "CIDC").



# Enterprise Fund (Business-Type Activities\*) Operating Revenues and Expenses

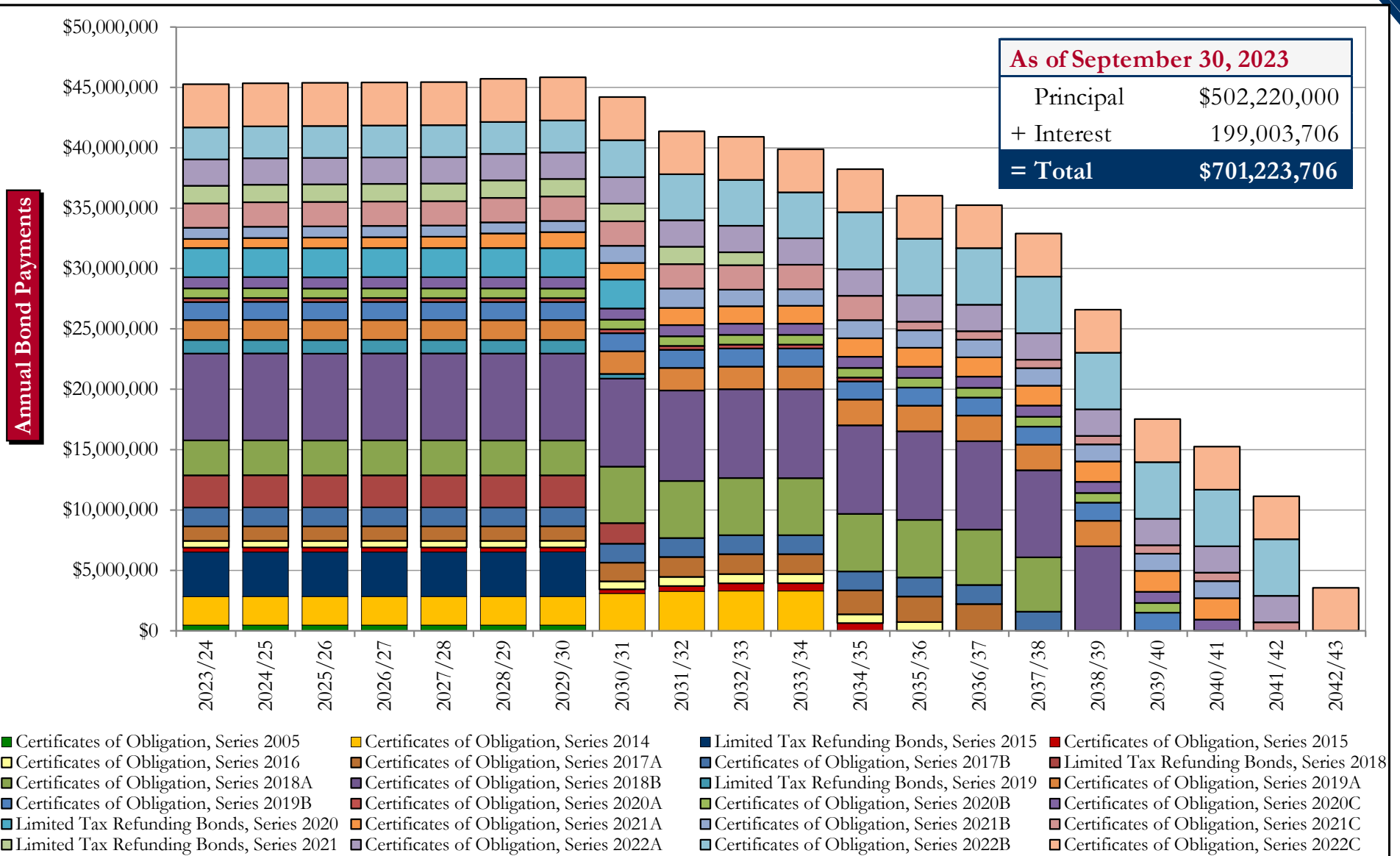


\* Does not include Non-Operating Revenues and Expenses.

(a) Includes revenue and expenditures from the Conroe Local Government Corporation (the "CLGC").



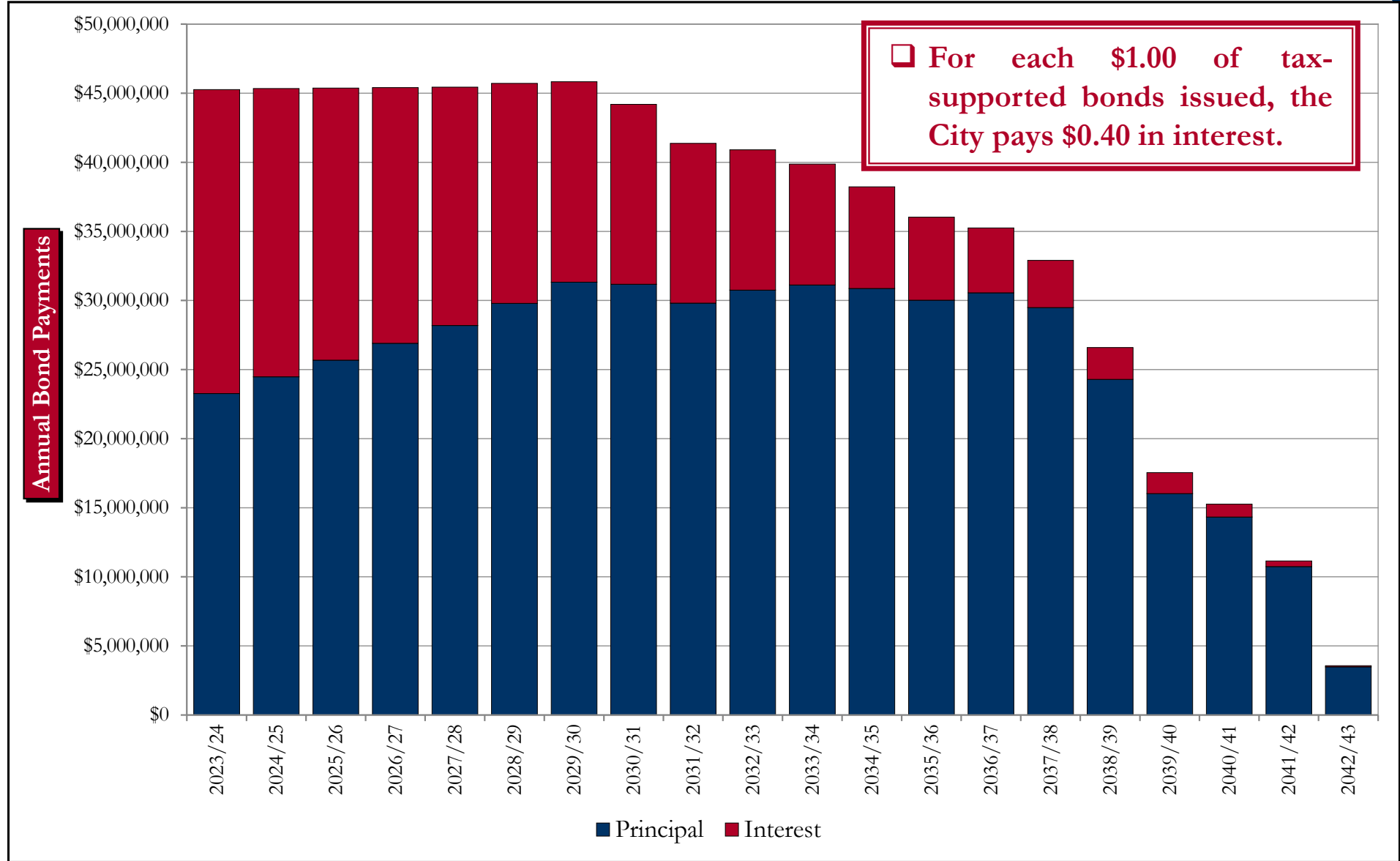
# ☑ Tax-Supported Debt Service By Series



Note: Debt service payments reflect payments from October 1 through September 30.



# ☑ Tax-Supported Debt Service By Principal and Interest



Note: Debt service payments reflect payments from October 1 through September 30.





# Summary of Tax-Supported Debt Outstanding By Series – As of Fiscal Year Ended September 30, 2023

No.	Issue Description	Purpose	Original Principal Amount	Outstanding Principal	Total Outstanding Debt Service	Outstanding Principal Per Capita	Outstanding Debt Service Per Capita	Final Maturity Date	Partially Secured by Ad Valorem Taxes	Total Proceeds Received	Spent Proceeds	Unspent Proceeds
1	Certificates of Obligation, Series 2005	Capital Improvements	\$3,865,000	\$2,840,000	\$3,290,881	\$27.56	\$31.94	03/01/2030	Yes	\$3,865,000	\$3,865,000	\$0
2	Certificates of Obligation, Series 2014	Capital Improvements	\$31,100,000	\$22,620,000	\$29,514,047	\$219.54	\$286.45	03/01/2034	Yes	\$34,550,980	\$34,550,980	\$0
3	Limited Tax Refunding Bonds, Series 2015	Refunding at a lower interest rate, etc.	\$33,370,000	\$23,015,000	\$25,804,900	\$223.37	\$250.45	03/01/2030	Yes	\$35,926,669	\$35,926,669	\$0
4	Certificates of Obligation, Series 2015	Capital Improvements	\$8,795,000	\$4,200,000	\$5,323,816	\$40.76	\$51.67	03/01/2035	Yes	\$8,823,955	\$8,823,955	\$0
5	Certificates of Obligation, Series 2016	Capital Improvements	\$11,275,000	\$6,440,000	\$8,267,078	\$62.50	\$80.24	03/01/2036	Yes	\$11,934,645	\$11,934,645	\$0
6	Certificates of Obligation, Series 2017A	Capital Improvements	\$20,110,000	\$15,555,000	\$21,169,850	\$150.97	\$205.46	03/01/2037	Yes	\$21,848,573	\$21,848,573	\$0
7	Certificates of Obligation, Series 2017B	Capital Improvements	\$21,590,000	\$17,600,000	\$23,625,625	\$170.82	\$229.30	11/15/2037	Yes	\$23,836,662	\$23,836,662	\$0
8	Limited Tax Refunding Bonds, Series 2018	Refunding at a lower interest rate, etc.	\$24,185,000	\$16,965,000	\$20,307,925	\$164.65	\$197.10	11/15/2030	Yes	\$27,104,190	\$27,104,190	\$0
9	Certificates of Obligation, Series 2018A	Capital Improvements	\$42,870,000	\$38,855,000	\$57,697,625	\$377.10	\$559.98	03/01/2038	Yes	\$48,041,016	\$39,563,409	\$8,477,607
10	Certificates of Obligation, Series 2018B	Capital Improvements	\$86,845,000	\$79,820,000	\$116,037,750	\$774.69	\$1,126.20	11/15/2038	Yes	\$98,390,621	\$94,657,274	\$3,733,347
11	Limited Tax Refunding Bonds, Series 2019	Refunding at a lower interest rate, etc.	\$9,075,000	\$6,915,000	\$8,266,875	\$67.11	\$80.23	03/01/2031	Yes	\$10,732,786	\$10,732,786	\$0
12	Certificates of Obligation, Series 2019A	Capital Improvements	\$23,730,000	\$21,125,000	\$29,644,225	\$205.03	\$287.71	03/01/2039	Yes	\$27,324,392	\$19,946,712	\$7,377,680
13	Certificates of Obligation, Series 2019B	Capital Improvements	\$19,915,000	\$18,030,000	\$25,467,075	\$174.99	\$247.17	11/15/2039	Yes	\$23,314,314	\$21,072,838	\$2,241,476
14	Certificates of Obligation, Series 2020A	Capital Improvements	\$4,350,000	\$3,545,000	\$3,847,865	\$34.41	\$37.35	03/01/2035	Yes	\$4,350,000	\$4,350,000	\$0
15	Certificates of Obligation, Series 2020B	Capital Improvements	\$11,160,000	\$10,160,000	\$13,642,925	\$98.61	\$132.41	03/01/2040	Yes	\$13,178,400	\$4,345,543	\$8,832,857
16	Certificates of Obligation, Series 2020C	Capital Improvements	\$13,430,000	\$12,550,000	\$16,701,100	\$121.80	\$162.09	11/15/2040	Yes	\$15,641,930	\$14,708,189	\$933,741

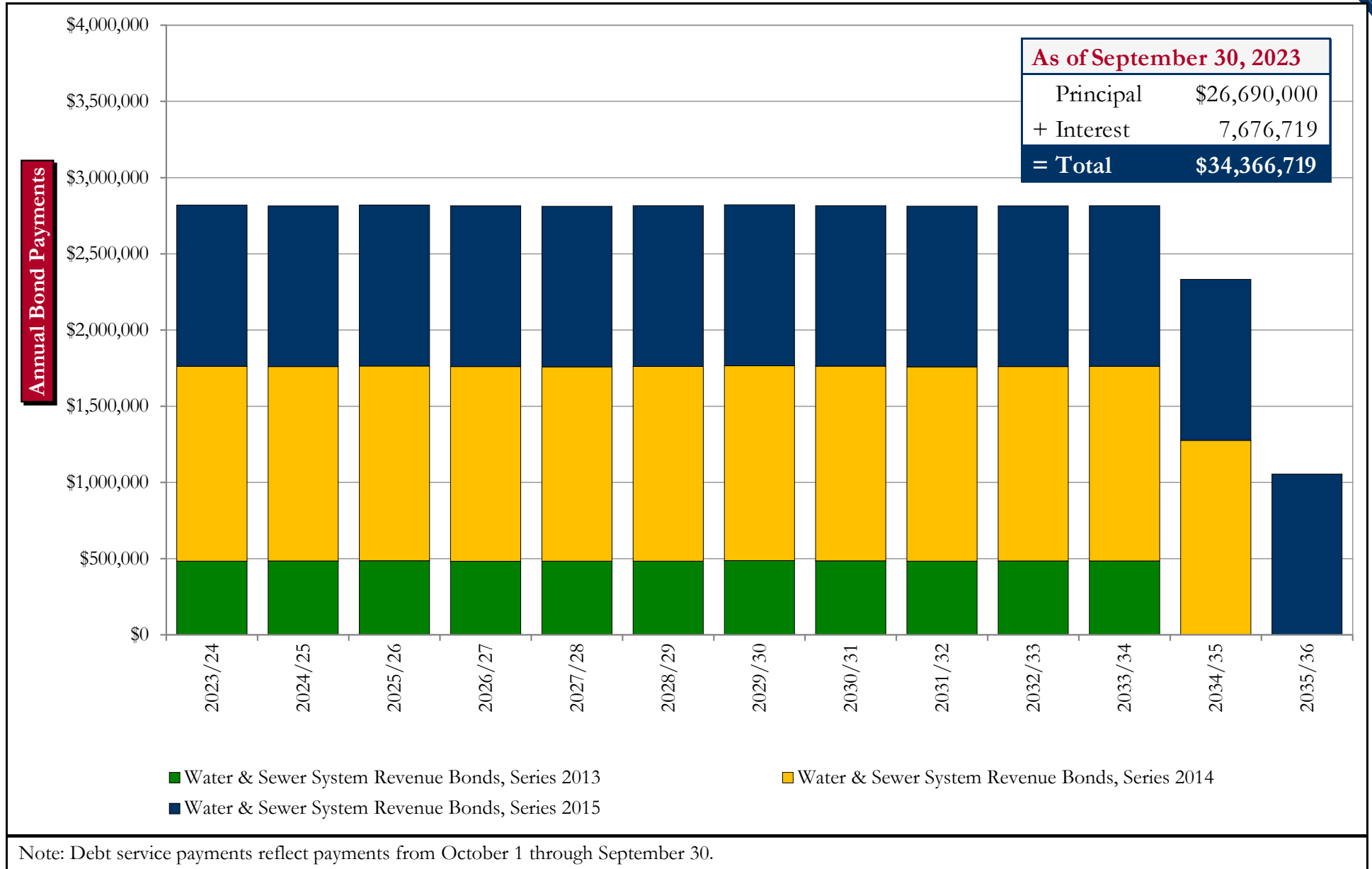


# ☑ Summary of Tax-Supported Debt Outstanding By Series – As of Fiscal Year Ended September 30, 2023 (Continued)

No.	Issue Description	Purpose	Original Principal Amount	Outstanding Principal	Total Outstanding Debt Service	Outstanding Principal Per Capita	Outstanding Debt Service Per Capita	Final Maturity Date	Partially Secured by Ad Valorem Taxes	Total Proceeds Received	Spent Proceeds	Unspent Proceeds
17	Limited Tax Refunding Bonds, Series 2020	Refunding at a lower interest rate, etc.	\$20,765,000	\$15,905,000	\$19,292,625	\$154.37	\$187.24	03/01/2031	Yes	\$25,453,765	\$25,453,765	\$0
18	Certificates of Obligation, Series 2021A	Capital Improvements	\$17,390,000	\$17,390,000	\$24,087,175	\$168.78	\$233.78	03/01/2041	Yes	\$20,099,020	\$20,099,020	\$0
19	Certificates of Obligation, Series 2021B	Capital Improvements	\$16,725,000	\$16,225,000	\$22,363,875	\$157.47	\$217.05	03/01/2041	Yes	\$19,193,171	\$9,441,647	\$9,751,524
20	Certificates of Obligation, Series 2021C	Capital Improvements	\$23,000,000	\$21,955,000	\$29,226,550	\$213.08	\$283.66	11/15/2041	Yes	\$27,504,820	\$25,659,044	\$1,845,776
21	Limited Tax Refunding Bonds, Series 2021	Refunding at a lower interest rate, etc.	\$12,170,000	\$11,295,000	\$14,169,150	\$109.62	\$137.52	11/15/2032	Yes	\$14,792,938	\$14,792,938	\$0
22	Certificates of Obligation, Series 2022A	Capital Improvements	\$29,645,000	\$28,730,000	\$41,663,450	\$278.84	\$404.36	03/01/2042	Yes	\$34,171,625	\$5,007,868	\$29,163,757
23	Certificates of Obligation, Series 2022B	Capital Improvements	\$47,040,000	\$44,875,000	\$70,539,231	\$435.53	\$684.61	03/01/2042	Yes	\$48,980,025	\$3,035,724	\$45,944,301
24	Certificates of Obligation, Series 2022C	Capital Improvements	\$45,610,000	\$45,610,000	\$71,272,088	\$442.67	\$691.73	11/15/2042	Yes	\$49,441,782	\$6,457,345	\$42,984,437
<b>Totals:</b>			<b>\$578,010,000</b>	<b>\$502,220,000</b>	<b>\$701,223,706</b>	<b>\$3,996</b>	<b>\$5,429</b>			<b>\$648,501,278</b>	<b>\$487,214,775</b>	<b>\$161,286,503</b>

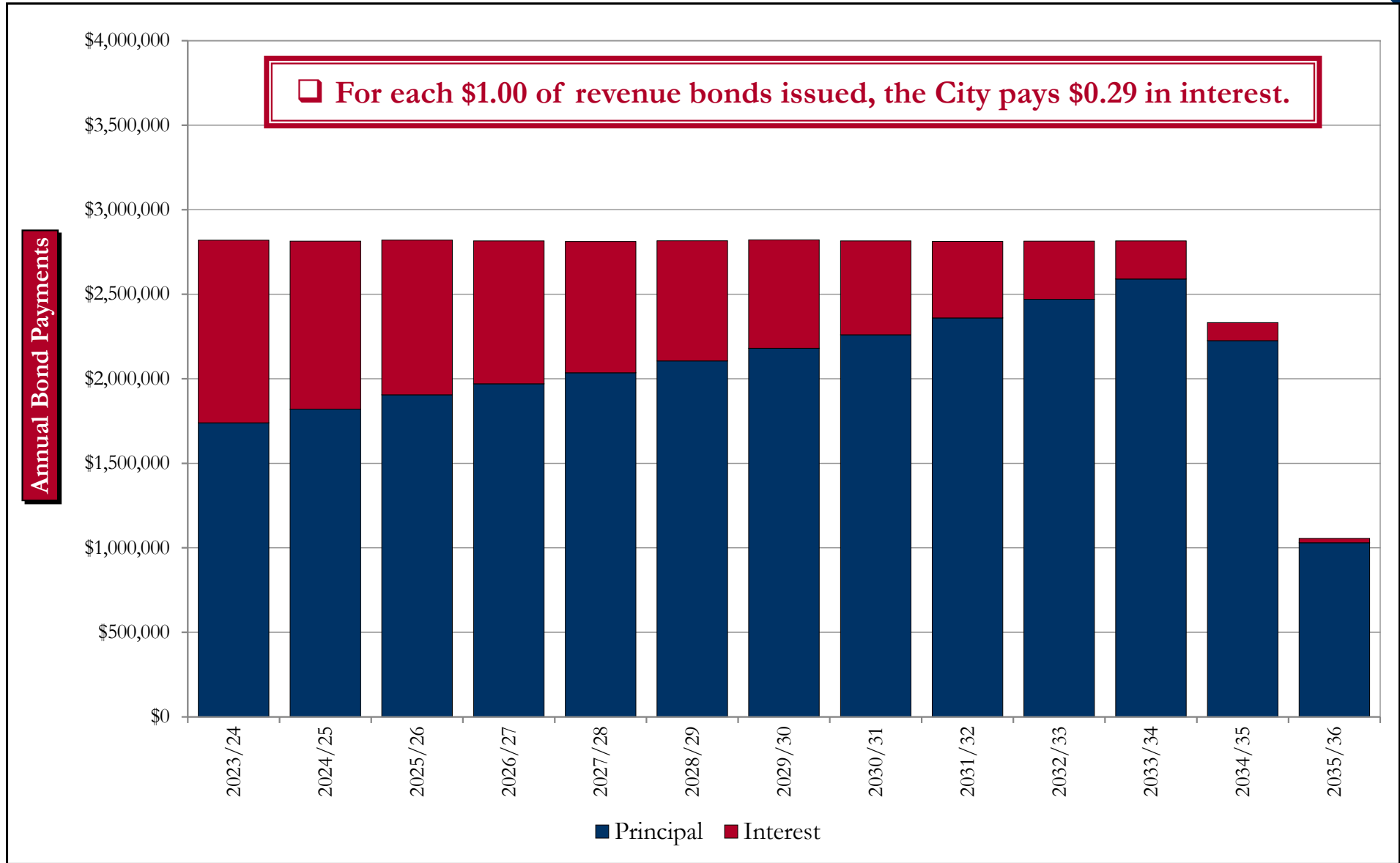


# Water and Sewer System Revenue Debt Service By Series





# Water and Sewer System Revenue Debt Service By Principal and Interest



Note: Debt service payments reflect payments from October 1 through September 30.

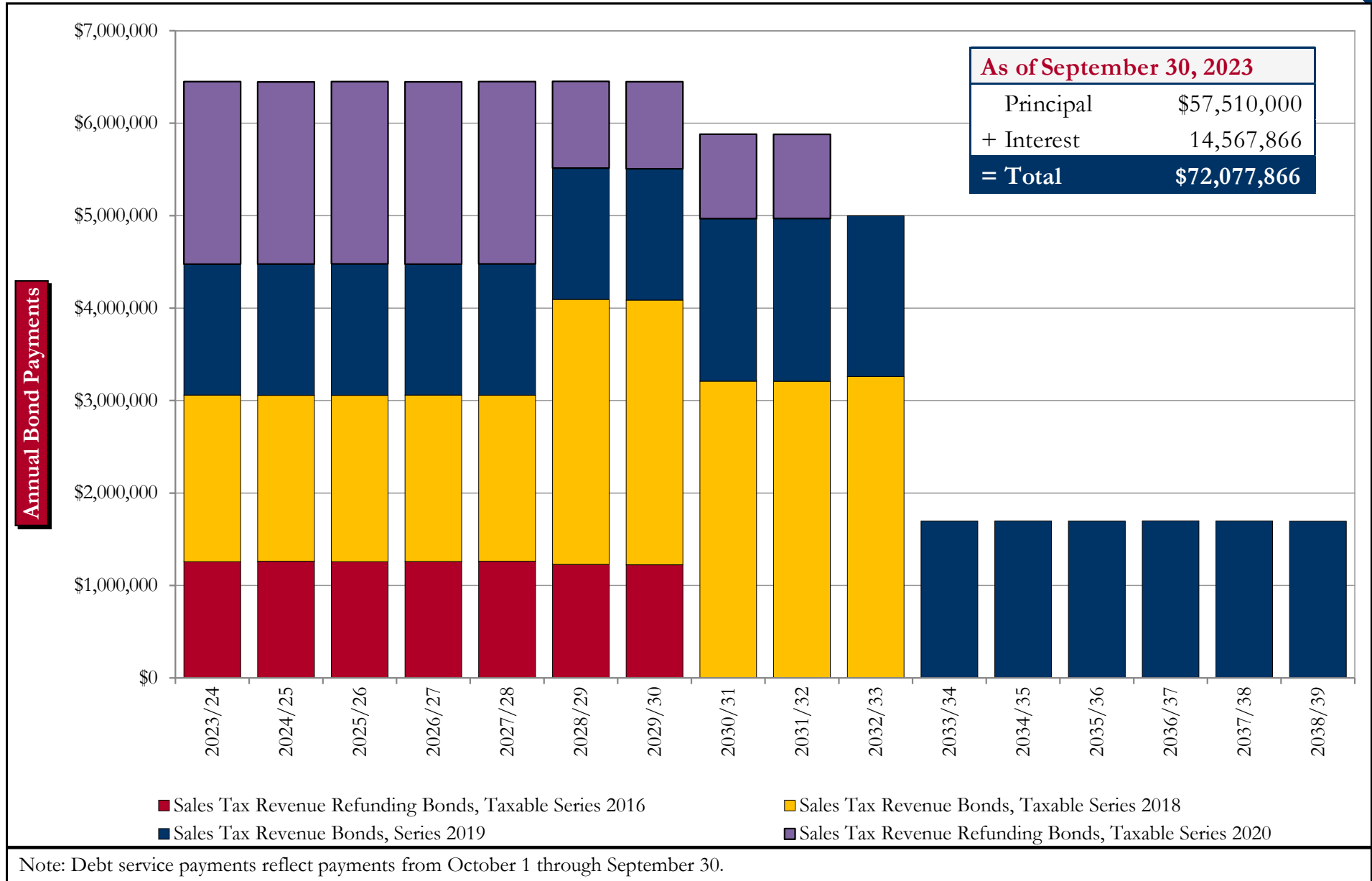


# ☑ Summary of Water and Sewer System Revenue Debt Outstanding By Series – As of Fiscal Year Ended September 30, 2023

No.	Issue Description	Purpose	Original Principal Amount	Outstanding Principal	Total Outstanding Debt Service	Outstanding Principal Per Capita	Outstanding Debt Service Per Capita	Final Maturity Date	Partially Secured by Ad Valorem Taxes	Total Proceeds Received	Spent Proceeds	Unspent Proceeds
1	Water & Sewer System Revenue Bonds, Series 2013	Capital Improvements	\$6,790,000	\$4,290,000	\$5,331,097	\$41.64	\$51.74	11/15/2033	No	\$6,913,367	\$6,913,367	\$0
2	Water & Sewer System Revenue Bonds, Series 2014	Capital Improvements	\$17,130,000	\$11,835,000	\$15,315,363	\$114.86	\$148.64	11/15/2034	No	\$18,873,459	\$18,873,459	\$0
3	Water & Sewer System Revenue Bonds, Series 2015	Capital Improvements	\$14,400,000	\$10,565,000	\$13,720,259	\$102.54	\$133.16	11/15/2035	No	\$15,441,475	\$15,441,475	\$0
<b>Totals:</b>			<b>\$38,320,000</b>	<b>\$26,690,000</b>	<b>\$34,366,719</b>	<b>\$259.04</b>	<b>\$333.54</b>			<b>\$41,228,302</b>	<b>\$41,228,302</b>	<b>\$0</b>

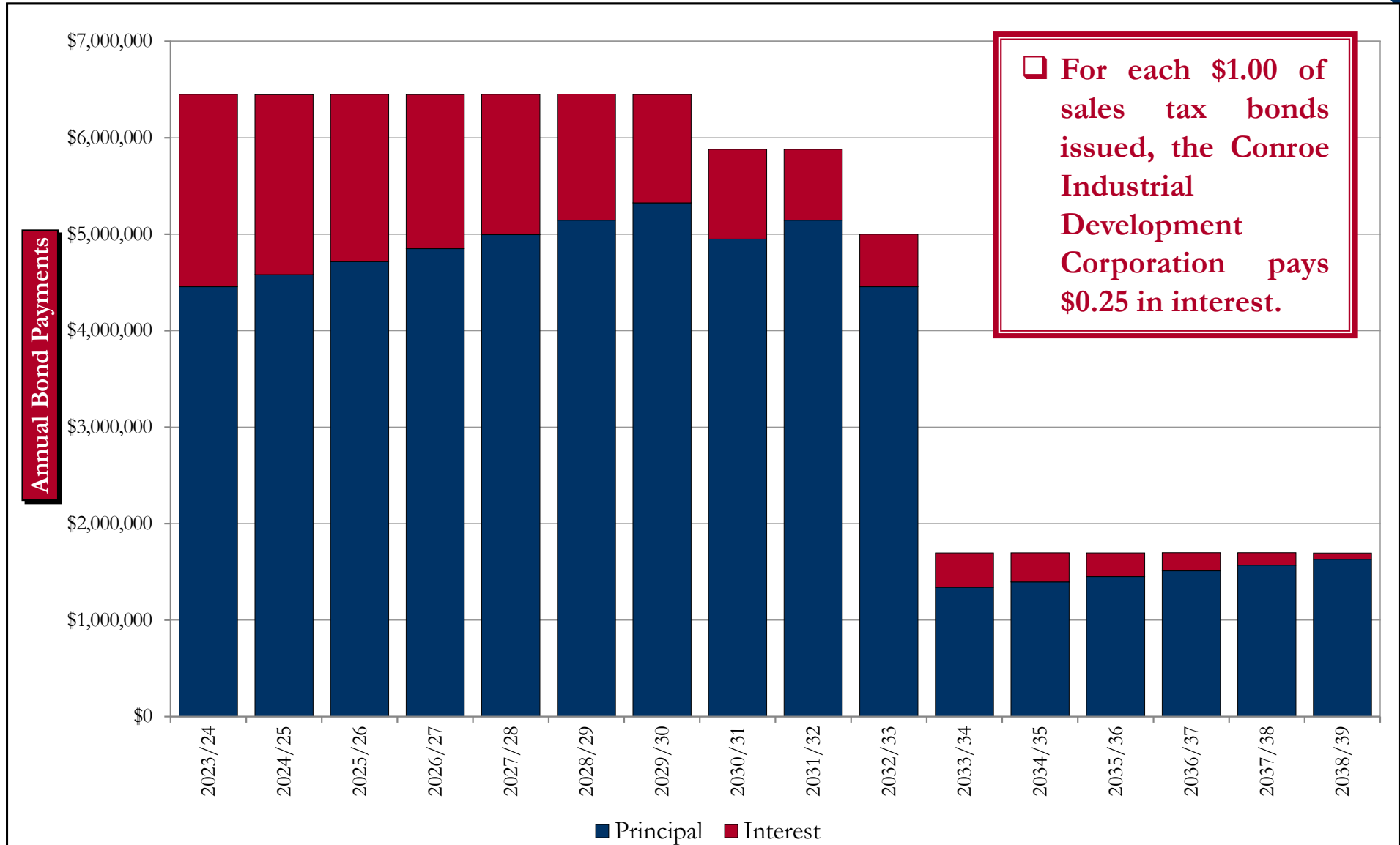


# ☑ Conroe Industrial Development Corporation (Sales Tax) Debt Service By Series





# ☑ Conroe Industrial Development Corporation (Sales Tax) Debt Service By Principal and Interest



Note: Debt service payments reflect payments from October 1 through September 30.



# Summary of Conroe Industrial Development Corporation (Sales Tax) Debt Outstanding By Series – As of Fiscal Year Ended September 30, 2023

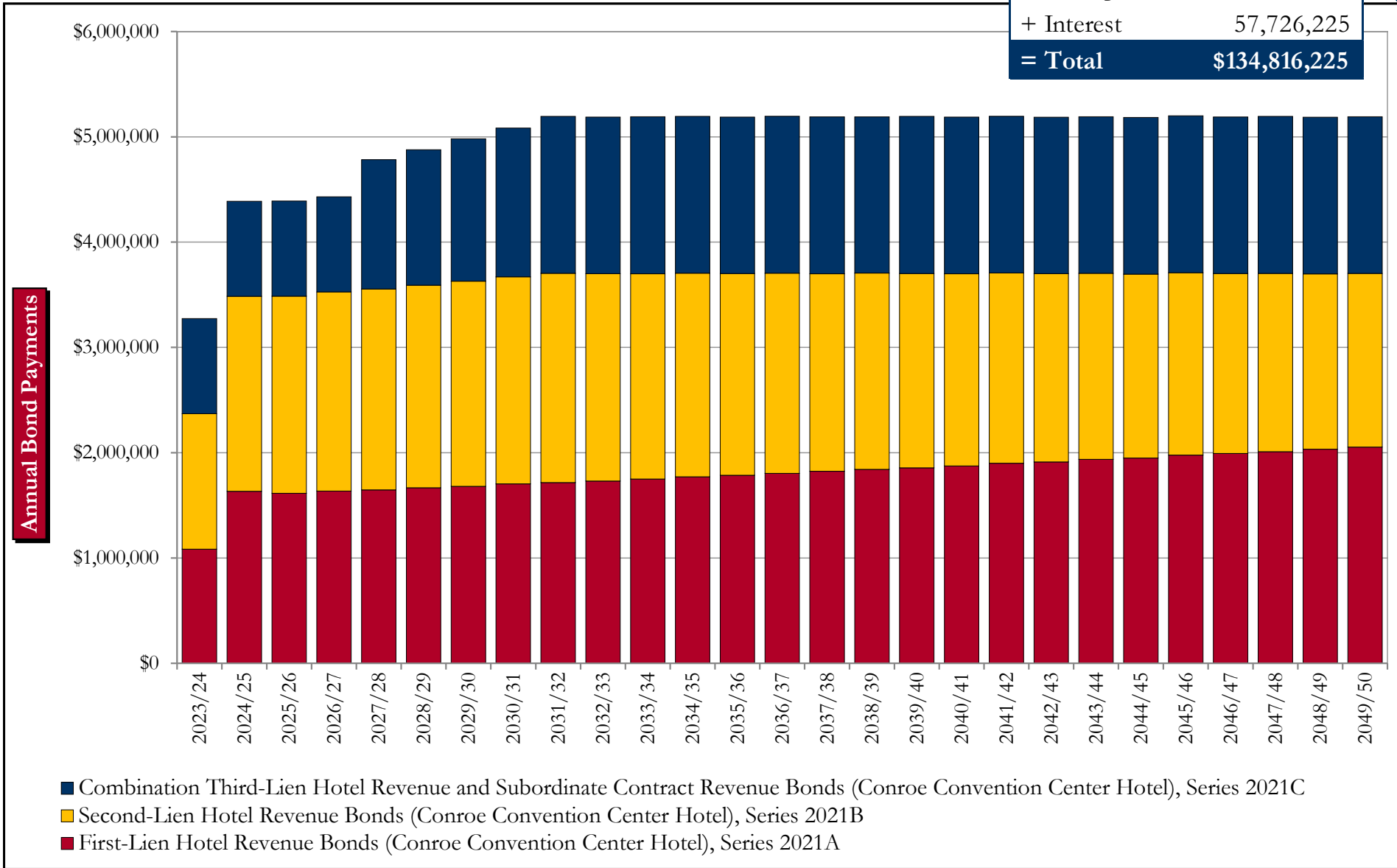
No.	Issue Description	Purpose	Original Principal Amount	Outstanding Principal	Total Outstanding Debt Service	Outstanding Principal Per Capita	Outstanding Debt Service Per Capita	Final Maturity Date	Partially Secured by Ad Valorem Taxes	Total Proceeds Received	Spent Proceeds	Unspent Proceeds
1	Sales Tax Revenue Refunding Bonds, Taxable Series 2016	Refunding at a lower interest rate, etc.	\$13,815,000	\$7,820,000	\$8,748,580	\$75.90	\$84.91	09/01/2030	No	\$13,815,000	\$13,815,000	\$0
2	Sales Tax Revenue Bonds, Taxable Series 2018	Capital Improvements	\$23,225,000	\$18,900,000	\$24,393,096	\$183.43	\$236.75	09/01/2033	No	\$23,225,000	\$23,225,000	\$0
3	Sales Tax Revenue Bonds, Series 2019	Capital Improvements	\$20,195,000	\$17,950,000	\$25,377,000	\$174.21	\$246.29	09/01/2039	No	\$23,840,141	\$21,088,087	\$2,752,054
4	Sales Tax Revenue Refunding Bonds, Taxable Series 2020	Refunding at a lower interest rate, etc.	\$16,645,000	\$12,840,000	\$13,559,190	\$124.62	\$131.60	09/01/2032	No	\$16,645,000	\$16,645,000	\$0
<b>Totals:</b>			<b>\$73,880,000</b>	<b>\$57,510,000</b>	<b>\$72,077,866</b>	<b>\$558.16</b>	<b>\$699.55</b>			<b>\$77,525,141</b>	<b>\$74,773,087</b>	<b>\$2,752,054</b>





# Conroe Local Government Corporation (Hotel Revenue) Debt Service By Series

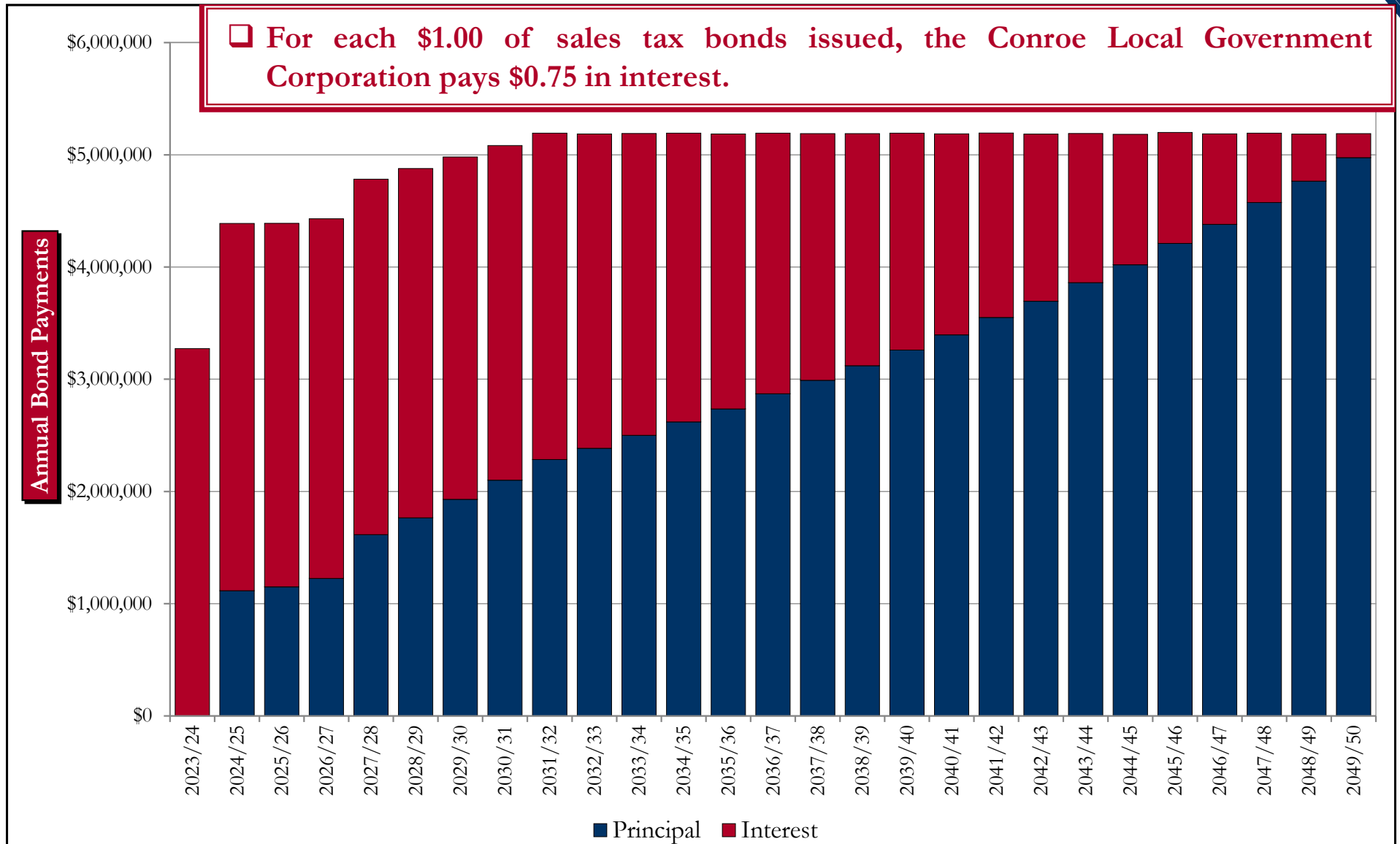
As of September 30, 2023	
Principal	\$77,090,000
+ Interest	57,726,225
<b>= Total</b>	<b>\$134,816,225</b>



Note: Debt service payments reflect payments from October 1 through September 30.



# ☑ Conroe Local Government Corporation (Hotel Revenue) Debt Service By Principal and Interest



Note: Debt service payments reflect payments from October 1 through September 30.



# Summary of Conroe Local Government Corporation (Hotel Revenue) Debt Outstanding By Series – As of Fiscal Year Ended September 30, 2023

No.	Issue Description	Purpose	Original Principal Amount	Outstanding Principal	Total Outstanding Debt Service	Outstanding Principal Per Capita	Outstanding Debt Service Per Capita	Final Maturity Date	Partially Secured by Ad Valorem Taxes	Total Proceeds Received	Spent Proceeds	Unspent Proceeds
1	First-Lien Hotel Revenue Bonds (Conroe Convention Center Hotel), Series 2021A	Capital Improvements	\$28,715,000	\$28,715,000	\$48,403,450	\$278.69	\$469.78	10/01/2050	No	\$30,351,336	\$30,351,336	\$0
2	Second-Lien Hotel Revenue Bonds (Conroe Convention Center Hotel), Series 2021B	Capital Improvements	\$27,160,000	\$27,160,000	\$49,250,225	\$263.60	\$478.00	10/01/2050	No	\$28,400,389	\$28,400,389	\$0
3	Combination Third-Lien Hotel Revenue and Subordinate Contract Revenue Bonds (Conroe)	Capital Improvements	\$21,215,000	\$21,215,000	\$37,162,550	\$205.90	\$360.68	10/01/2050	No	\$25,053,884	\$25,053,884	\$0
<b>Totals:</b>			<b>\$77,090,000</b>	<b>\$77,090,000</b>	<b>\$134,816,225</b>	<b>\$748.19</b>	<b>\$1,308.45</b>			<b>\$83,805,609</b>	<b>\$83,805,609</b>	<b>\$0</b>



# Savings from City's Bond Refunding Programs

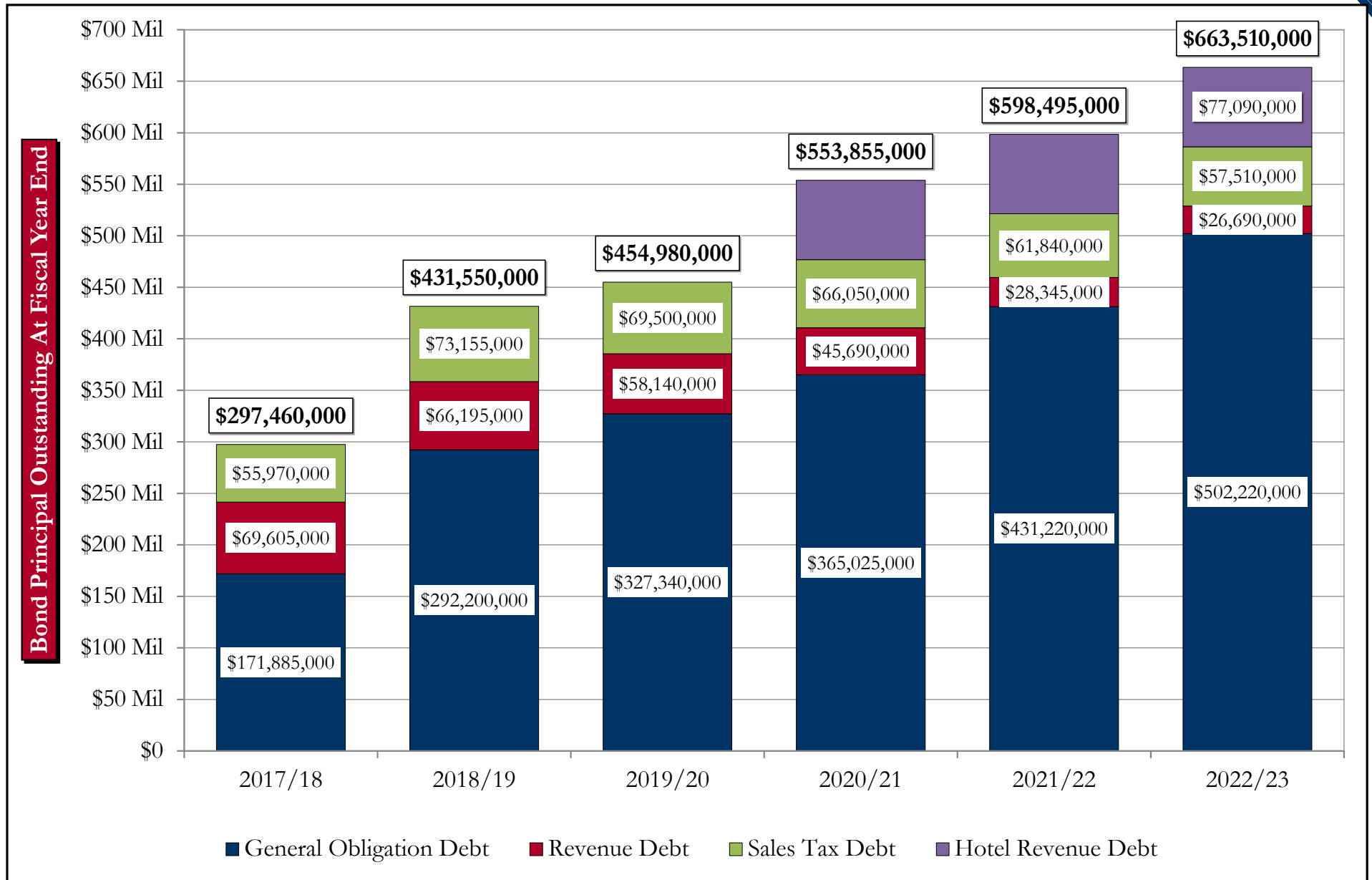
- ❑ The City of Conroe has implemented 10 bond refunding programs of existing bonds to reduce interest costs – Which have generated more than **\$20.4 million** of savings for City taxpayers since 2007.

## Summary of Interest Cost Savings – Bond Refunding Programs

Issue/Description	Series Refunded	Principal Amount Refunded	Total Savings
<b>Tax Supported Debt</b>			
Refunding Bonds, Series 2007	1996, 1997, 1998, 2000	\$ 12,845,000	\$ 535,202
Permanent Improvement Refunding Bonds, Series 2010	1998, 2001	4,000,000	275,373
Permanent Improvement Refunding Bonds, Series 2012	2003	7,270,000	612,192
Limited Tax Refunding Bonds, Series 2015	2006, 2007, 2008	33,650,000	4,598,974
Limited Tax Refunding Bonds, Series 2018	2006 WSS, 2007 WSS, 2008 WSS, 2009	27,020,000	3,565,663
Limited Tax Refunding Bonds, Series 2019	2010, 2009 WSS	10,560,000	1,347,133
Limited Tax Refunding Bonds, Series 2020	2011, 2012, 2012 Rfdg, 2010 WSS	25,050,000	4,369,528
Limited Tax Refunding Bonds, Series 2021	2011 WSS, 2012 WSS	14,685,000	1,964,012
<b>Sales Tax Debt</b>			
Sales Tax Revenue and Refunding Bonds, Series 2012	2008	\$ 12,970,000	\$ 2,117,773
Sales Tax Revenue Refunding Bonds, Taxable Series 2016	2011	12,785,000	(409,887)
Sales Tax Revenue Refunding Bonds, Taxable Series 2020	2012	16,010,000	1,499,506
<b>Totals</b>	---	<b>\$ 176,845,000</b>	<b>\$ 20,475,469</b>

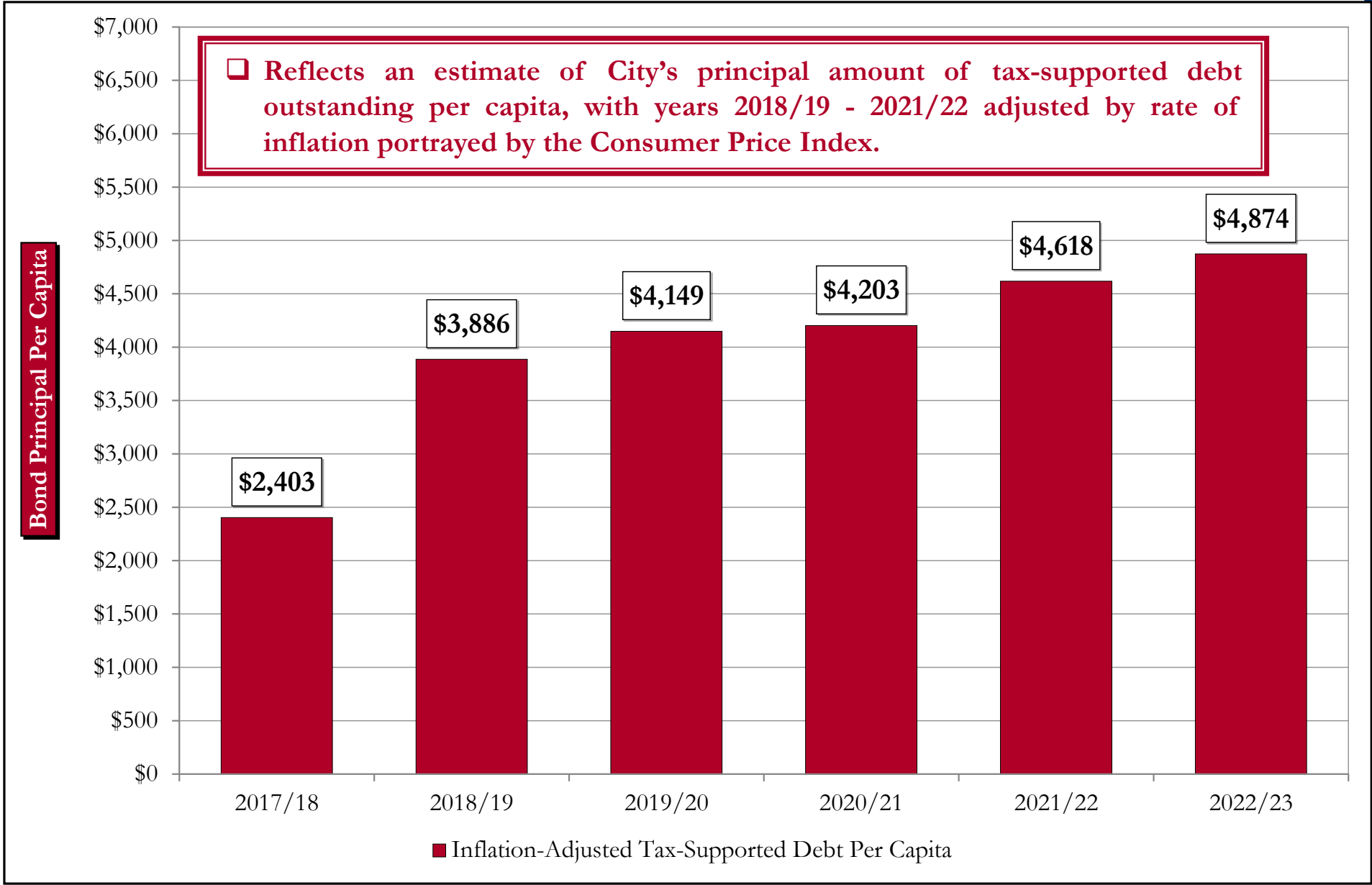


# Total Bond Principal Outstanding At Fiscal Year End





# Inflation-Adjusted Tax-Supported Debt Per Capita



Source: City's Audited Financial Statements, 2020 U.S. Census (Interpolated), Bureau of Labor Statistics and City records.



## Contact Information and Links to Additional Resources

### City Hall Contact Information:

Physical and Mailing Address:

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Conroe, Texas 77301

Phone: (936) 522-3000

### For additional information regarding this report, please contact:

Mr. Collin Boothe

Assistant City Administrator & Director of Finance

Phone: (936) 522-3049

Email: [cboothe@cityofconroe.org](mailto:cboothe@cityofconroe.org)

### Links to Additional Resources:

<https://www.comptroller.texas.gov/transparency/local/debt/cities.php>

[http://www.brb.state.tx.us/local\\_debt\\_search.aspx](http://www.brb.state.tx.us/local_debt_search.aspx)