FINANCIAL STATEMENT

FINANCIAL STATEMENT (As of May 01, 2022)

Net Taxable Assessed Valuation ("A.V."), 2022	$213,774,228
New Debt	$10,845,000
Outstanding Debt	5,311,000
Total General Obligation Debt	$16,156,000
Less: Self-Supporting (a)	
Water & Sewer	12,939,555
GO Debt payable from Ad Valorem Taxes	$3,216,446
Less: I&S Fund	735,188
Net Debt	$2,481,258

(a) The July 11, 2022 Official Statement reports the following General Obligation Debt being paid from revenues other than ad valorem taxes, thus considered self-supporting.

Net Debt Per Net Taxable Assessed Valuation - 1.54%
Net Debt Per Sq mile - $827,085.83
Net Debt Per Capita - $1,469.07

Net Taxable Assessed Valuation Per Capita - $95,155.85

Bureau of Census Pop: 2010 - 812
Bureau of Census Pop: 2020 - 2,119
2022 Estimated Population - 1,689
Area: 3.00 Sq mile

PAYMENT RECORD

Never defaulted.

TAX DATA

Tax Year	A.V.	Tax Rate	Adjusted Levy	% Collections Total	Year Ended
2016	$63,577,112	$0.5800	$355,947	97.93	09/30/2017
2017	91,095,631	0.5400	479,154	101.88	09/30/2018
2018	106,125,444	0.5800	604,666	99.62	09/30/2019
2019	123,624,553	0.5750	666,245	99.55	09/30/2020
2020	135,720,903	0.5591	732,158	100.60	09/30/2021
2021	160,718,230	0.5167	808,291	100.27	09/30/2022*
2022	213,774,228	0.4916	1,050,914		

* Collections as of June 15, 2022.

Tax Rate Distribution	2022	2021	2020	2019
Maintenance and Operations	$0.3801	$0.4624	$0.4948	$0.4873
Interest and Sinking	0.1115	0.0543	0.0643	0.0877
Totals	0.4916	0.5167	0.5591	0.5750

TAX RATE LIMITATION

Tax Rate Limitation: Article XI, Section 4 of Texas Constitution, applicable to cities of 5,000 or less: $1.50 per $100 assessed valuation for all city purposes.

SALES TAX

Municipal Sales Tax: The City has adopted the provisions of Municipal Sales and Use Tax Act V.T.C.A, Tax Code, Chapter 321, which grants the City power to impose and levy a 1% Local Sales and Use Tax within the City; the proceeds are credited to the General Fund and are not pledged to the payment of the bonds in this report. Voters approved an additional sales and use tax of 1/2 of 1% for the Josephine Community Development Corporation (Type B), effective April of 2014. Net allocations on calendar year basis are as follows:

Calendar Year	Rate	Total Collected	% of Ad Val Tax Levy	Equiv of Ad Val Tax Rate
2019	1.500%	$120,450	18.07%	$0.10
2020	1.500	206,397	27.19	0.15
2021	1.500	224,668	27.05	0.14
2022	1.500	267,892	25.49	0.13

DETAILS OF OUTSTANDING DEBT

Details of Limited Tax Debt (Outstanding 5/1/2022)

Tax Notes Ser 2017

Tax Treatment:	Bank Qualified
Original Issue Amount	$550,000.00
Dated Date:	10/15/2017
Sale Date:	10/10/2017
Delivery Date:	10/31/2017
Sale Type:	Private Placement
TIC:	2.2384%
Record Date:	MSRB
Bond Form:	FR
Denomination	$550,000
Interest pays	Semi-Annually: 03/01, 09/01
1st Coupon Date:	09/01/2018

Paying Agent: Truist, Charlotte, NC
Bond Counsel: McCall, Parkhurst & Horton L.L.P., Dallas, TX
Financial Advisor: Lawrence Financial Consulting LLC, Austin, TX
Purchaser: BB&T Governmental Finance

Use of Proceeds: City Hall.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
09/01/2022	80,000.00	2.2500%	N/A
09/01/2023	82,000.00	2.2500%	N/A
09/01/2024	84,000.00	2.2500%	N/A
	$246,000.00		

Call Option: Bonds maturing on 09/01/2021 to 09/01/2024 callable in whole on any date beginning 03/01/2021 @ par.

Comb Tax & Rev C/O Ser 2022

Tax Treatment:	Tax Exempt
Original Issue Amount	$5,065,000.00
Dated Date:	01/15/2022
Sale Date:	01/10/2022
Delivery Date:	02/15/2022
Sale Type:	Competitive
TIC:	2.3987%
Record Date:	MSRB
Bond Form:	BE
Denomination	$5,000
Interest pays	Semi-Annually: 08/15, 02/15
1st Coupon Date:	02/15/2023

Paying Agent: Wilmington Trust Company, Dallas, TX
Bond Counsel: McCall, Parkhurst & Horton L.L.P., Dallas, TX

Financial Advisor: Hilltop Securities Inc., Dallas, TX
Lead Manager: SAMCO Capital Markets, Inc.
Co-Manager: Estrada Hinojosa & Company, Inc.
Co-Manager: FHN Financial
Disclosure Counsel: McCall, Parkhurst & Horton L.L.P., Dallas, TX

Insurance: Assured Guaranty Municipal Corp.(AGM-Formerly FSA)

Security : Limited Tax and a subordinate lien on the surplus revenues of the Waterworks & Sewer system.

Water & Sewer 100.00%

Use of Proceeds: Water & Sewer.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2023	30,000.00	5.0000%	0.400%
02/15/2024	125,000.00	5.0000%	0.550%
02/15/2025	130,000.00	5.0000%	0.700%
02/15/2026	140,000.00	5.0000%	0.850%
02/15/2027	145,000.00	5.0000%	1.000%
02/15/2028	155,000.00	5.0000%	1.200%
02/15/2029	160,000.00	5.0000%	1.300%
02/15/2030	170,000.00	5.0000%	1.400%
02/15/2031	180,000.00	5.0000%	1.450%
02/15/2033T	380,000.00	4.0000%	1.550%
02/15/2035T	410,000.00	3.0000%	1.800%
02/15/2037T	435,000.00	3.0000%	1.960%
02/15/2039T	460,000.00	3.0000%	2.020%
02/15/2041T	490,000.00	3.0000%	2.080%
02/15/2043T	520,000.00	3.0000%	2.140%
02/15/2045T	550,000.00	3.0000%	2.200%
02/15/2047T	585,000.00	3.0000%	2.230%
			$5,065,000.00

Call Option: Term bonds maturing on 02/15/2033 and 02/15/2035 and 02/15/2037 and 02/15/2039 and 02/15/2041 and 02/15/2043 and 02/15/2045 and 02/15/2047 callable in whole or in part on any date beginning 02/15/2032 @ par.

Term Call: Term bonds maturing on 02/15/2033 subject to mandatory redemption as follows:

Redemption Date	Principal Amount
02/15/2032	$185,000
02/15/2033	$195,000
	$380,000

Term bonds maturing on 02/15/2035 subject to mandatory redemption as follows:

Redemption Date	Principal Amount
02/15/2034	$200,000
02/15/2035	$210,000
	$410,000

Term bonds maturing on 02/15/2037 subject to mandatory redemption as follows:

Redemption Date	Principal Amount
02/15/2036	$215,000
02/15/2037	$220,000
	$435,000

Term bonds maturing on 02/15/2039 subject to mandatory redemption as follows:

Redemption Date	Principal Amount
02/15/2038	$225,000
02/15/2039	$235,000
	$460,000

Term bonds maturing on 02/15/2041 subject to mandatory redemption as follows:

Redemption Date	Principal Amount
02/15/2040	$240,000
02/15/2041	$250,000
	$490,000

Term bonds maturing on 02/15/2043 subject to mandatory redemption as follows:

Redemption Date	Principal Amount
02/15/2042	$255,000
02/15/2043	$265,000
	$520,000

Term bonds maturing on 02/15/2045 subject to mandatory redemption as follows:

Redemption Date	Principal Amount
02/15/2044	$270,000
02/15/2045	$280,000
	$550,000

Term bonds maturing on 02/15/2047 subject to mandatory redemption as follows:

Redemption Date	Principal Amount
02/15/2046	$290,000
02/15/2047	$295,000
	$585,000

Comb Tax & Rev C/O Ser 2022A

Tax Treatment:	Tax Exempt
Original Issue Amount	$10,845,000.00
Dated Date:	07/01/2022
Sale Date:	07/11/2022
Delivery Date:	08/10/2022
Sale Type:	Competitive
TIC:	4.1389%
Record Date:	MSRB
Bond Form:	BE
Denomination	$5,000
Interest pays	Semi-Annually: 08/15, 02/15
1st Coupon Date:	02/15/2023

Paying Agent: Wilmington Trust Company, Dallas, TX
Bond Counsel: McCall, Parkhurst & Horton L.L.P., Dallas, TX
Financial Advisor: Hilltop Securities Inc., Dallas, TX
Lead Manager: Baird
Co-Manager: Bernardi Securities, Inc.
Co-Manager: Carty & Co., Inc.
Co-Manager: Celadon Financial Group
Co-Manager: CL King & Associates
Co-Manager: Commerce Bank
Co-Manager: Country Club Bank
Co-Manager: Crews & Associates, Inc.
Co-Manager: D.A. Davidson & Co.
Co-Manager: Davenport & Co. LLC
Co-Manager: Dinosaur Securities LLC
Co-Manager: Duncan-Williams, Inc.
Co-Manager: Edward Jones
Co-Manager: First Southern Securities, LLC
Co-Manager: FMSbonds, Inc.
Co-Manager: Isaak Bond
Co-Manager: Loop Capital Markets LLC
Co-Manager: Midland Securities, Ltd
Co-Manager: Mountainside Securities
Co-Manager: Multi-Bank Securities, Inc.
Co-Manager: Northland Securities
Co-Manager: Oppenheimer & Co. Inc.
Co-Manager: Seaport Global
Co-Manager: Sierra Pacific
Co-Manager: Wintrust Bank
Disclosure Counsel: McCall, Parkhurst & Horton L.L.P., Dallas, TX

Insurance: Build America Mutual

Security : Limited Tax and a Subordinate lien on the Surplus revenues of the Waterworks & Sewer system.

Water & Sewer 72.61%

Use of Proceeds: Water & Sewer.

Maturity	Amount	Coupon	Orig Reoffering Price/Yield
02/15/2023	85,000.00	6.0000%	1.550%
02/15/2024	95,000.00	6.0000%	1.850%
02/15/2025	150,000.00	6.0000%	2.000%
02/15/2026	155,000.00	6.0000%	2.120%
02/15/2027	170,000.00	6.0000%	2.200%
02/15/2028	175,000.00	6.0000%	2.350%
02/15/2029	190,000.00	6.0000%	2.500%
02/15/2030	200,000.00	6.0000%	2.600%
02/15/2031	210,000.00	6.0000%	2.700%
02/15/2032	230,000.00	6.0000%	2.800%
02/15/2033	240,000.00	5.0000%	2.950%
02/15/2034	255,000.00	5.0000%	3.050%
02/15/2035	260,000.00	5.0000%	3.150%
02/15/2036	275,000.00	5.0000%	3.250%
02/15/2037	290,000.00	5.0000%	3.300%
02/15/2038	305,000.00	5.0000%	3.350%
02/15/2039	320,000.00	4.0000%	3.800%
02/15/2040	335,000.00	4.0000%	3.850%
02/15/2041	345,000.00	4.0000%	3.900%
02/15/2042	365,000.00	4.0000%	100.00%
02/15/2043	375,000.00	4.0000%	4.040%
02/15/2044	395,000.00	4.0000%	4.060%
02/15/2045	405,000.00	4.0000%	4.080%
02/15/2047T	860,000.00	4.0000%	4.100%
02/15/2052T	4,160,000.00	4.0000%	4.150%

--$10,845,000.00

Call Option: Bonds maturing on 02/15/2033 to 02/15/2045 and term bonds maturing on 02/15/2047 and 02/15/2052 callable in whole or in part on any date beginning 02/15/2032 @ par.

Term Call: Term bonds maturing on 02/15/2047 subject to mandatory redemption as follows:

Redemption Date	Principal Amount
02/15/2046	$420,000
02/15/2047	$440,000

	$860,000

Term bonds maturing on 02/15/2052 subject to mandatory redemption as follows:

Redemption Date	Principal Amount
02/15/2048	$765,000
02/15/2049	$800,000
02/15/2050	$830,000
02/15/2051	$865,000
02/15/2052	$900,000

	$4,160,000

Grand Total ===============> $16,156,000.00

Bond Debt Service

Period Ending	Principal	Interest	Debt Service
09/30/22	80,000.00	5,535.00	85,535.00
09/30/23	197,000.00	761,071.81	958,071.81
09/30/24	304,000.00	653,015.00	957,015.00
09/30/25	280,000.00	637,400.00	917,400.00
09/30/26	295,000.00	621,500.00	916,500.00
09/30/27	315,000.00	604,625.00	919,625.00
09/30/28	330,000.00	586,775.00	916,775.00
09/30/29	350,000.00	567,950.00	917,950.00
09/30/30	370,000.00	548,000.00	918,000.00
09/30/31	390,000.00	526,950.00	916,950.00
09/30/32	415,000.00	505,550.00	920,550.00
09/30/33	435,000.00	485,050.00	920,050.00
09/30/34	455,000.00	465,775.00	920,775.00
09/30/35	470,000.00	446,750.00	916,750.00
09/30/36	490,000.00	427,000.00	917,000.00
09/30/37	510,000.00	406,350.00	916,350.00
09/30/38	530,000.00	384,800.00	914,800.00
09/30/39	555,000.00	363,875.00	918,875.00
09/30/40	575,000.00	343,650.00	918,650.00
09/30/41	595,000.00	322,700.00	917,700.00
09/30/42	620,000.00	300,925.00	920,925.00
09/30/43	640,000.00	278,325.00	918,325.00
09/30/44	665,000.00	254,900.00	919,900.00
09/30/45	685,000.00	230,650.00	915,650.00
09/30/46	710,000.00	205,600.00	915,600.00
09/30/47	735,000.00	179,625.00	914,625.00
09/30/48	765,000.00	151,100.00	916,100.00
09/30/49	800,000.00	119,800.00	919,800.00
09/30/50	830,000.00	87,200.00	917,200.00
09/30/51	865,000.00	53,300.00	918,300.00
09/30/52	900,000.00	18,000.00	918,000.00
	16,156,000.00	11,543,746.81	27,699,746.81

COMPUTED ON BASIS OF MANDATORY REDEMPTION

Debt Amortization Rates

Period Ending	Principal	% of Principal Retired
09/30/2022	80,000.00	00.50%
09/30/2023	197,000.00	01.71%
09/30/2024	304,000.00	03.60%
09/30/2025	280,000.00	05.33%
09/30/2026	295,000.00	07.16%
09/30/2027	315,000.00	09.10%
09/30/2028	330,000.00	11.15%
09/30/2029	350,000.00	13.31%
09/30/2030	370,000.00	15.60%
09/30/2031	390,000.00	18.02%
09/30/2032	415,000.00	20.59%
09/30/2033	435,000.00	23.28%
09/30/2034	455,000.00	26.10%
09/30/2035	470,000.00	29.00%
09/30/2036	490,000.00	32.04%
09/30/2037	510,000.00	35.19%
09/30/2038	530,000.00	38.47%
09/30/2039	555,000.00	41.91%
09/30/2040	575,000.00	45.47%
09/30/2041	595,000.00	49.15%
09/30/2042	620,000.00	52.99%
09/30/2043	640,000.00	56.95%
09/30/2044	665,000.00	61.07%
09/30/2045	685,000.00	65.31%
09/30/2046	710,000.00	69.70%
09/30/2047	735,000.00	74.25%
09/30/2048	765,000.00	78.99%
09/30/2049	800,000.00	83.94%
09/30/2050	830,000.00	89.08%

09/30/2051	865,000.00	94.43%
09/30/2052	900,000.00	100.00%

DEBT SERVICE FUND MANAGEMENT INDEX

G.O. Debt Service Requirements for fiscal year-ending 09/30/2022		$85,535
I&S Fds all G.O. issues 09/30/2021	$436,981	
2021 I&S Fund Tax Levy @ 90%	78,543	
Total	515,524	

OPERATING STATEMENT

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, debt service payments and expenditure identified as capital.

	Fiscal Year Ended			
	09-30-2021	09-30-2020	09-30-2019	09-30-2018
Revenues:				
W&S Service	$2,274,527	$1,872,666	$1,347,789	$942,499
Tap	827,473	413,147	256,205	378,364
Other	5,036	5,627	80,794	4,014
Total Revenues	$3,107,036	$2,291,440	$1,684,788	$1,324,877
Expenses:				
Water Purchase	$381,144	$240,966	$207,045	$177,778
Other	967,362	680,496	634,807	444,995
Total Expenses	$1,348,506	$921,462	$841,852	$622,773
Available For Debt Service	$1,758,530	$1,369,978	$842,936	$702,104

SYSTEM DESCRIPTION AND PERTINENT CONTRACTS

WATER SUPPLY The City has a 30 year contract with North Texas Municipal Water District to purchase water. The contract extends until December 31, 2025.

RATES AND FEES

Water Rates

Old Rates (Effective as of October 1, 2017)

	Gallons	Inside City Limits	Outside City Limits
First	3,000	$37.60(Min)	$59.86(Min)
Next	7,000	6.43/M	6.43/M
Over	10,000	8.42/M	8.42/M

New Rates (Effective as of January 10, 2022)

	Gallons	Inside City Limits	Outside City Limits
First	3,000	$40.66(Min)	$44.73(Min)
Next	7,000	6.95/M	7.80/M
Over	10,000	9.11/M	10.22/M

Sewer/Wastewater Rates

Old Rates (Effective as of October 1, 2017)

	Gallons	
First	1,000	$21.58(Min)
Next	4,000	2.29/M
Next	7,000	2.56/M
Maximum		$43.27

Outside City - surcharge of $14.28

New Rates (Effective as of January 10, 2022)

	Gallons	Inside City Limits	Outside City Limits
First	1,000	$23.34(Min)	$26.96(Min)
Next	4,000	2.47/M	2.85/M
Next	5,000	2.77/M	3.20/M
Maximum		$46.79	$51.48

AUTHORIZED BUT UNISSUED

GENERAL OBLIGATION BONDS AUTHORIZED BUT UNISSUED None.

PENSION FUND LIABILITY

All qualified employees of the City are members of the Texas Municipal Retirement System. The City employees also participate in the U.S. Social Security program.

The City participates as one of 890 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.TMRS.com.

Required Contribution Rates (Percentage of gross covered salary)

	2023	2022
Employee:	6.00%	6.00%
City:	8.63%	8.63%

Actuarial Valuation as of	12/31/2021	12/31/2020
Assets	$869,995	$695,500
Accrued Liabilities	$886,351	$717,078
(Unfunded)/Overfunded Liab.	($16,356)	($21,578)
Funded Ratio	98.15%	96.99%
Annual Covered Payroll	$872,017	$748,323
(Unfunded)/Overfunded Liability as a % of Covered Payroll	(1.88)%	(2.88)%
Pension Liability - Beginning	$717,078	$487,160
Pension Liability - Ending (a)	$886,351	$717,078
Contributions Employer	$84,246	$127,213
Contributions Employee	$52,321	$44,899
Plan Fiduciary Net Position Beg	$715,326	$505,066
Plan Fiduciary Net Position End (b)	$938,495	$715,326
Net Pension Liability (a) - (b) (Pension Liab - Fiduciary Position)	($52,144)	$1,752
Plan Fiduciary Net Position as a % of Total Pension Liability	105.88%	99.76%
Covered Employee Payroll	872,017	748,323
Net Pension Liability as a % of Covered Payroll	(5.98)%	0.23%
Membership Data		
Inactive employees or beneficiaries currently receiving benefits	1	0

Inactive employees entitled to but not yet receiving benefits	11	7
Active employees	16	15
Total	28	22

Source: Texas Municipal Retirement System

PENSION FUND OPEB LIABILITY

OPEB Benefits - Supplemental Death Benefits Fund
Texas Municipal Retirement System ("TMRS") administers a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund ("SDBF"). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit ("OPEB") and is a fixed amount of $7,500. As the SDBF covers both active and retiree participants with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e. no assets are accumulated). The member city contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees' entire careers.

	12/31/2021	12/31/2020
Covered Payroll	$872,017	$748,323
Changes in the Total OPEB Liability		
Total OPEB Liability - BOY	$13,227	$7,995
Changes for the year		
Service Cost	$2,616	$1,721
Interest on Total OPEB Liability	$291	$244
Changes of benefit terms including TMRS plan participation	$0	$0
Differences between expected and actual experience	$7,543	$923
Changes in assumptions or other inputs	$1,289	$2,344
Benefit payments	$0	$0
Net changes	$11,739	$5,232
Total OPEB Liability - EOY	$24,966	$13,227
Total OPEB Liability as a Percentage of Covered Payroll	2.8630%	1.7700%
OPEB Expense (Benefit)	4,001	2,190
Number of		
Inactive employees currently receiving benefits	1	0
Inactive employees entitled to but not yet receiving benefits	5	2
Active employees	16	15
Total	22	17

Source: Texas Municipal Retirement System

NON FUNDED DEBT

NON-FUNDED DEBT PAYABLE (As of September 30, 2021)

The City reports additional debt in the principal amount of $151,730 under Govt Activities and $22,992 under W&S Fund as follows:

	Amount Outstanding	Int Rate	Next Year's Requirements	Reported Under
Interlocal Commitment	$113,651	2.8%	$58,498	Govt Activities
Pension Liability*	$1,223	N/A	N/A	Govt Activities
OPEB*	$8,712	N/A	N/A	Govt Activities
Compensated Absences	$28,144	N/A	N/A	Govt Activities
Pension Liability*	$530	N/A	N/A	W&S Fund
OPEB*	$4,516	N/A	N/A	W&S Fund
Compensated Absences	$17,946	N/A	N/A	W&S Fund

* See PENSION FUND LIABILITY section for details of this obligation.

OVERLAPPING DEBT

Taxing Body	Debt Amount	As Of	%Ovlpg	Ovlpg Amt
Collin Co	$529,889,155	05/31/22	0.11	$582,878
Collin Co CCD	498,565,000 *	11/30/22	0.11	548,422
Community ISD	252,871,108	06/30/22	11.60	29,333,049
Hunt Co	11,065,000 *	11/30/22	0.03	3,320
Hunt Mem Hosp Dist	35,416,703	01/31/22	0.03	10,625
Total Overlapping Debt:				$30,478,293
Josephine, City of		05/01/22		$2,481,258
Total Direct and Overlapping Debt:				$32,959,550
Total Direct and Overlapping Debt % of A.V.:				15.42%
Total Direct and Overlapping Debt per Capita:				$19,514

* Gross Debt

ECONOMIC BACKGROUND

The City of Josephine in located in southeastern Collin County. It is located 35 miles northeast of Dallas. It is close in proximity to the Dallas metroplex making for an short commute to downtown Dallas, Garland, Richardson, Mesquite and Plano. The City is located eight miles north of Interstate 30 between Greenville and Rockwall. The 2020 population was 2,119, an increase of 160.96% since 2010.

COUNTY CHARACTERISTICS

Collin County was created in 1846 from Fannin County. Many residents commute to jobs in Dallas, Garland, and Richardson. Popular recreational attractions include water sports on Lake Lavon, the McKinney Historical District, and the South Fork Ranch of the "Dallas" television series.

COUNTY SEAT: McKinney

2020 census: 1,064,465 increasing 36.1 % since 2010
2010 census: 782,341 increasing 59.1 % since 2000
2000 census: 491,675

ECONOMIC BASE
Mineral: Insignificant.

Industry: wholesale center, retail/service, manufacturing plants and government.

Agricultural: wheat, nurseries, hay, grain sorghum, corn and cattle.

RETAIL SALES & EFFECTIVE BUYING INCOME (The Nielsen Company)

Year	2018	2017	2016
Retail Sales	$23.1B	$16.0B	$16.8B
Effective Buying Income (EBI)	$35.4B	$34.5B	$30.0B
County Median Household Income	$75,841	$75,904	$70,703
State Median Household Income	$61,175	$57,227	$55,352
% of Households with EBI below $25K	10.5 %	10.9 %	5.9 %
% of Households with EBI above $25K	71.7 %	70.6 %	70.3 %

EMPLOYMENT DATA (Texas Workforce Commission)

	2022		2021		2020	
	Employed	Earnings	Employed	Earnings	Employed	Earnings
1st Q:	490,052	$10.4B	441,975	$8.7B	442,795	$8.4B
2nd Q:	501,373	$9.8B	455,073	$8.3B	402,661	$7.1B
3rd Q:	N/A	N/A	462,091	$8.7B	420,656	$7.4B
4th Q:	N/A	N/A	479,735	$10.0B	434,028	$8.4B

Starting Q4 2021 includes Federal Data

MAJOR COLLEGES AND UNIVERSITIES: Collin County Community College District

COLLEGES AND UNIVERSITIES

Year	Total	Fall Enrollment
2021	1	32,603
2020	1	34,491
2019	1	34,328

TOP TAXPAYERS

Principal Taxpayers	2022 A.V.	% of A.V.
1. Shepherd Place Homes Inc.	$9,776,392	4.57%
Residential - Home Builder		
2. Astoria Homes LLC	7,722,540	3.61%
Residential - Home Builder		
3. GG Liberty Ranch LP	1,728,278	0.81%
Residential - Home Builder		
4. 1333-2016 Revocable Trust	1,439,434	0.67%
Commercial - Retail Store		
5. Tallant Rentals LLC	1,402,811	0.66%
Residential - Residential Land		
6. AB Petroleum Inc.	1,395,692	0.65%
Mineral - Oil & Gas		
7. Oncor Electric Delivery Company	1,218,184	0.57%
Utility - Electric Utility/Power Plant		
8. Jhony Martinez	1,133,285	0.53%
Residential - Individual Residence		
9. Josephine One WW LLC	834,743	0.39%
Agricultural - Farm		
10. Route 61 Corporation	808,927	0.38%
Commercial - Gas Station		
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Total:	$27,460,286	12.84%

FINANCE CONNECTED OFFICIALS

Mayor
Jason Turney
201 S. Main St.
Josephine, TX 75173
Phone: 972-843-8282
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City Administrator
Lisa Palomba
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Phone: 972-843-8282
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City Secretary
Patti Brooks
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Finance Director
Melissa Stillwell
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Public Works Director
Kirk Peters
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Phone: 972-843-8282
water@cityofjosephinetx.com

Tax Assessor/Collector
Kenneth L. Maun
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Suite 2324
McKinney, TX 75071
Phone: 972-547-5020
taxassessor@collincountytx.gov

Chief Appraiser
Bo Daffin
Collin County Appraisal District
250 Eldorado Pkwy
McKinney, TX 75069
Phone: 469-742-9200
bo.daffin@cadcollin.org

Chief Appraiser
Brent South
Hunt County Appraisal District
4801 King St
Greenville, TX 75401
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