

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 Willow Park, Texas

Issue(s):

\$ 2,665,000 General Obligation Refunding Bonds, Series 2010

Filing Format X electronic ___ paper; If available on the Internet, give URL: _____

CUSIP Numbers to which the information filed relates (optional):

X Nine-digit number(s) (see following page(s)):

___ Six-digit number if information filed relates to all securities of the issuer

* * *

Financial & Operating Data Disclosure Information

X Annual Financial Report or CAFR

X Financial Information & Operating Data

___ Other (describe)

X Fiscal Period Covered: FYE 2011

___ Monthly ___ Quarterly X Annual ___ Other:

* * *

I hereby represent that I am authorized by the issuer or its agent to distribute this information publicly:

Signature: _____

Name: Candice Scott Title: City Administrator

Employer: City of Willow Park, Texas

Voice Telephone Number: (817) 441-7108

Email Address: cscott@willowpark.org

DESCRIPTION OF ISSUES COVERED BY THIS REPORT

General Obligation Refunding Bonds, Series 2010

Date	Principal	CUSIP
02/15/13	\$ 265,000	971148 DP3
02/15/14	265,000	971148 DQ1
02/15/15	275,000	971148 DR9
02/15/16	290,000	971148 DS7
02/15/17	300,000	971148 DT5
02/15/18	310,000	971148 DU2
02/15/19	130,000	971148 DV0
02/15/20	135,000	971148 DW8
02/15/21	145,000	971148 DX6
	<u>\$ 2,115,000</u>	

CONTINUING DISCLOSURE REPORT
FOR THE
FISCAL YEAR ENDED SEPTEMBER 30, 2011

CITY OF WILLOW PARK, TEXAS

GENERAL OBLIGATION DEBT



FINANCIAL STATEMENTS

The audited financial statements for the City for the fiscal year ended September 30, 2011 are being separately filed directly with the Nationally Recognized Municipal Securities Information Repository and any applicable State Information Depository, and are hereby incorporated by reference into this Annual Continuing Disclosure Report.

SIGNATURE OF ISSUER

The information set forth herein has been obtained from the City and other sources believed to be reliable, but such information is not guaranteed as to accuracy or completeness and is not to be construed as a promise or guarantee. This Annual Continuing Disclosure Report may contain, in part, estimates and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates and opinions, or that they will be realized. The information and expressions of opinion contained herein are subject to change without notice, and the delivery of this Annual Continuing Disclosure Report will not, under any circumstances, create any implication that there has been no change in the affairs of the City or other matters described.

CITY OF WILLOW PARK, TEXAS

Candice Scott
City Administrator

Approved for Submission:

Date

CERTIFICATE OF SUBMISSION OF ANNUAL REPORT

Subject to the continuing disclosure requirements of SEC Rule 15c2-12, this Annual Continuing Disclosure Report for the City of Willow Park, Texas with respect to the issues listed on the report cover was submitted directly to the National Recognized Municipal Securities Information Repository ("NRMSIR") listed below as well as to any applicable State Information Depository ("SID").

NRMSIR

Municipal Securities Rulemaking Board ("MSRB")
via the Electronic Municipal Market Access ("EMMA") system

First Southwest Company

Signed by:

/s/ Emily Fatica

CITY OF WILLOW PARK, TEXAS

2012 GENERAL OBLIGATION DEBT REPORT

TABLE 1 - VALUATION, EXEMPTIONS AND GENERAL OBLIGATION DEBT

2011/2012 Market Valuation Established by Parker County Appraisal District (excluding totally exempt property)		\$ 349,803,610
Less Exemptions/Reductions at 100% Market Value:		
Local Option - Over-65	\$ 3,298,000	
Veterans Exemption Loss	4,293,830	
Productivity Value Loss	16,338,630	
Minimum Value	2,700	
10% Cap Loss	1,121,260	25,054,420
2011/2012 Taxable Assessed Valuation		\$ 324,749,190
General Obligation Debt Payable from Ad Valorem Taxes (as of 1/31/2012) ⁽¹⁾		
Total General Obligation Debt		\$ 8,040,000
Less: Self Supporting Debt		\$ 2,925,000
Net General Obligation Debt Payable from Ad Valorem Taxes		\$ 5,115,000
Interest and Sinking Fund (as of 1/31/2012)		\$ 385,321
Ratio Net General Obligation Tax Debt to Taxable Assessed Valuation		1.58%

2012 Estimated Population - 4,225
Per Capita General Obligation Debt Payable from Ad Valorem Taxes - \$1,903
Per Capita Net General Obligation Debt Payable from Ad Valorem Taxes - \$1,211

(1) Includes self-supporting debt.

TABLE 2 - TAXABLE ASSESSED VALUATIONS BY CATEGORY

Category	Fiscal Year Ended September 30,					
	2012		2011		2010	
	Amount	% of Total	Amount	% of Total	Amount	% of Total
Real, Residential, Single-Family	\$ 263,141,350	75.23%	\$ 259,563,070	74.64%	\$ 254,347,120	73.43%
Real, Residential, Multi-Family	1,059,450	0.30%	1,327,780	0.38%	1,327,780	0.38%
Real, Vacant Lots/Tracts	11,975,070	3.42%	13,394,300	3.85%	15,173,320	4.38%
Real, Acreage (Land Only)	19,312,230	5.52%	12,934,750	3.72%	12,179,700	3.52%
Real, Farm and Ranch Improvements	6,770,640	1.94%	6,145,060	1.77%	6,426,360	1.86%
Real, Commercial & Industrial	34,592,020	9.89%	37,710,770	10.84%	38,365,100	11.08%
Oil, Gas & Minerals	455,140	0.13%	1,219,030	0.35%	3,190,140	0.92%
Real and Tangible Personal, Utilities	4,721,220	1.35%	4,953,930	1.42%	5,185,090	1.50%
Tangible Personal, Commercial	5,132,420	1.47%	6,891,040	1.98%	7,921,980	2.29%
Tangible Personal, Industrial	1,737,370	0.50%	2,762,740	0.79%	1,307,210	0.38%
Tangible Personal, Mobile Homes	4,000	0.00%	4,000	0.00%	4,000	0.00%
Inventory, Residential	671,000	0.19%	598,250	0.17%	508,250	0.15%
Inventory, Special	231,700	0.07%	270,430	0.08%	454,400	0.13%
Total Market Value	\$ 349,803,610	100.00%	\$ 347,775,150	100.00%	\$ 346,390,450	100.00%
Less: Total Exemptions/Reductions	(25,054,420)		(14,340,030)		(16,882,110)	
Net Taxable Assessed Value	<u>\$ 324,749,190</u>		<u>\$ 333,435,120</u>		<u>\$ 329,508,340</u>	

Category	Fiscal Year Ended September 30,			
	2009		2008	
	Amount	% of Total	Amount	% of Total
Real, Residential, Single-Family	\$ 244,145,390	72.40%	\$ 210,420,430	70.90%
Real, Residential, Multi-Family	1,327,780	0.39%	1,327,780	0.45%
Real, Vacant Lots/Tracts	15,826,260	4.69%	12,328,320	4.15%
Real, Acreage (Land Only)	12,088,610	3.58%	11,127,470	3.75%
Real, Farm and Ranch Improvements	6,456,440	1.91%	5,988,360	2.02%
Real, Commercial & Industrial	37,178,150	11.03%	35,531,100	11.97%
Oil, Gas & Minerals	4,735,340	1.40%	4,523,270	1.52%
Real and Tangible Personal, Utilities	4,716,690	1.40%	4,413,280	1.49%
Tangible Personal, Commercial	7,747,830	2.30%	6,815,380	2.30%
Tangible Personal, Industrial	323,500	0.10%	1,346,340	0.45%
Tangible Personal, Mobile Homes	4,000	0.00%	4,000	0.00%
Inventory, Residential	956,750	0.28%	492,500	0.17%
Inventory, Special	1,694,580	0.50%	2,453,700	0.83%
Total Market Value	\$ 337,201,320	100.00%	\$ 296,771,930	100.00%
Less: Total Exemptions/Reductions	(14,358,690)		(16,002,130)	
Net Taxable Assessed Value	<u>\$ 322,842,630</u>		<u>\$ 280,769,800</u>	

NOTE: Valuations shown are certified taxable assessed values reported by the Parker County Appraisal District to the State Comptroller of Public Accounts. Certified values are subject to change throughout the year as contested values are resolved and the Appraisal District updates records.

TABLE 3 - VALUATION AND GENERAL OBLIGATION DEBT HISTORY

Fiscal Year Ended 9/30	Estimated Population ⁽¹⁾	Taxable Assessed Valuation ⁽²⁾	Taxable Assessed Valuation Per Capita	G.O. Tax Debt Outstanding at End of Year ⁽³⁾	Ratio of G.O. Tax Debt to Taxable Assessed Valuation	G.O. Tax Debt Per Capita
2008	3,700	\$ 280,769,800	\$ 75,884	\$ 9,545,000	3.40%	\$ 2,580
2009	4,225	322,842,630	76,412	9,105,000	2.82%	2,155
2010	4,225	329,508,340	77,990	8,625,000	2.62%	2,041
2011	4,225	333,435,120	78,920	8,040,000	2.41%	1,903
2012	4,225	324,749,190	76,864	7,480,000 ⁽⁴⁾	2.30%	1,770

(1) Source: City of Willow Park.

(2) As reported by the Parker County Appraisal District on City's annual State Property Tax Board Reports; subject to change during the ensuing year.

(3) Includes self-supporting debt.

(4) Projected.

TABLE 4 - TAX RATE, LEVY AND COLLECTION HISTORY

Fiscal Year Ended 9/30	Total Tax Rate	General Fund	Interest and Sinking Fund	Tax Levy	% Current Collections	% Total Collections
2008	\$ 0.4500	\$ 0.2700	\$ 0.1800	\$ 1,152,475	97.03%	97.69%
2009	0.4500	0.2700	0.1800	1,409,208	91.73%	96.50%
2010	0.4500	0.2800	0.1700	1,438,304	98.61%	102.95%
2011	0.4705	0.2975	0.1730	1,568,812	97.95%	100.00%
2012	0.4705	0.3020	0.1685	1,527,945	95.00% ⁽¹⁾	95.00% ⁽¹⁾

(1) Collections as of January 31, 2012.

TABLE 5 - TEN LARGEST TAXPAYERS ⁽¹⁾

Name of Taxpayer	Nature of Property	2011/2012 Taxable Assessed Valuation	% of Total Taxable Assessed Valuation
Willow Park MOB	Hospital	\$ 4,720,470	1.45%
Tritan Realty Partners I LTD	Realty	3,998,930	1.23%
Oncor Electric TXU	Utility	3,053,360	0.94%
Trinity Oaks CTR LP	Ranch	2,239,610	0.69%
DBT Porcupine WDI	Grocery	2,059,880	0.63%
Lockheed Martin Rec Association	Corporate Facility	2,033,470	0.63%
Charles Williams	Residence	2,003,660	0.62%
Martha Hyder	Retail	1,965,790	0.61%
James Dunnagan	Residence	1,723,270	0.53%
VCMT Ranches	Office Building	1,579,750	0.49%
		<u>\$ 25,378,190</u>	<u>7.81%</u>

(1) Source: Parker County Appraisal District.

TABLE 6 - TAX ADEQUACY ⁽¹⁾

2012 Principal and Interest Requirements, All General Obligation Debt	\$ 874,664
\$0.2796 Tax Rate at 96% Collection Produces	\$ 874,684
Maximum Principal and Interest Requirements, All General Obligation Debt, 2018	\$ 953,861
\$0.3050 Tax Rate at 96% Collection Produces	\$ 954,144

(1) Includes self-supporting debt.

TABLE 8 - GENERAL OBLIGATION DEBT SERVICE REQUIREMENTS

FYE 30-Sep	Outstanding Debt Service			Less: Self Supporting Total Debt Service	Total Tax Supported Debt Service	Principal Retired
	Principal	Interest	Total			
2012	\$ 560,000	\$ 314,664	\$ 874,664	\$ 387,947	\$ 486,716	
2013	590,000	295,707	885,707	390,272	495,435	
2014	615,000	274,445	889,445	381,520	507,925	
2015	655,000	250,668	905,668	381,640	524,028	
2016	700,000	225,131	925,131	386,272	538,859	38.81%
2017	745,000	196,229	941,229	389,085	552,144	
2018	790,000	163,861	953,861	390,012	563,849	
2019	640,000	133,386	773,386	194,237	579,149	
2020	685,000	104,860	789,860	192,025	597,835	
2021	740,000	74,125	814,125	194,435	619,690	83.58%
2022	635,000	44,176	679,176	117,962	561,214	
2023	685,000	15,100	700,100	117,702	582,398	100.00%
	<u>\$ 8,040,000</u>	<u>\$ 2,092,352</u>	<u>\$ 10,132,352</u>	<u>\$ 3,523,111</u>	<u>\$ 6,609,241</u>	

TABLE 9 - INTEREST AND SINKING FUND BUDGET PROJECTION⁽¹⁾

Tax Supported Debt Service Requirements, Fiscal Year Ending September 30, 2012		\$	874,664
Interest and Sinking Fund, 9/30/2011	17,462		
Transfer from Water Fund	330,076		
Calculated Budgeted Interest and Sinking Fund Levy, FYE 9/30/2012	<u>527,126</u>		<u>874,664</u>
Estimated Balance, 9/30/2012		\$	-

(1) Includes self-supporting debt.

TABLE 10 - AUTHORIZED BUT UNISSUED GENERAL OBLIGATION BONDS

As of January 31, 2012, the City has no authorized but unissued general obligation debt.

TABLE 11 - OTHER OBLIGATIONS

As of September 30, 2011, the City does not have any other obligations outstanding.

TABLE 12 - GENERAL FUND REVENUES AND EXPENDITURES HISTORY

	Fiscal Years Ended September 30,				
	2011	2010	2009	2008	2007
Revenues:					
Taxes	\$ 2,257,193	\$ 2,166,974	\$ 2,186,994	\$ 1,995,383	\$ 1,454,295
Licenses and Permits	110,141	124,489	122,860	105,171	143,058
Reviews & Inspections	49,867	57,597	50,633	6,319	3,458
Fines & Forfeits	167,652	184,606	150,020	178,453	205,042
Waste Management Fees	200,795	188,909	181,737	178,195	164,732
Interest	3,823	10,763	49,772	67,685	72,990
Contributions	6,829	4,195	7,170	15,175	14,552
Bond Proceeds	-	-	-	5,125,000	332,500
Miscellaneous	82,237	25,562	68,636	62,423	54,613
Total Revenues	<u>\$ 2,878,537</u>	<u>\$ 2,763,095</u>	<u>\$ 2,817,822</u>	<u>\$ 7,733,804</u>	<u>\$ 2,445,240</u>
Expenditures:					
Administration	\$ 984,593	\$ 938,181	\$ 885,857	\$ 822,648	\$ 806,907
Police	940,359	950,193	896,821	821,936	617,434
Municipal Court	85,127	126,623	132,559	130,306	120,139
City Services	2,085,830	1,433,075	1,693,410	2,365,351	346,633
Debt Service: Interest & Fiscal Charges	-	-	-	90,000	-
Total Expenditures	<u>\$ 4,095,909</u>	<u>\$ 3,448,072</u>	<u>\$ 3,608,647</u>	<u>\$ 4,230,241</u>	<u>\$ 1,891,113</u>
Excess (Deficient) Revenues					
Over Expenditures	\$ (1,217,372)	\$ (684,977)	\$ (790,825)	\$ 3,503,563	\$ 554,127
Transfers In (Out)	\$ (500,147)	\$ (454,689)	\$ (518,090)	\$ (434,637)	\$ (80,609)
Fund Balance Beginning of Year	<u>\$ 2,926,866</u>	<u>\$ 4,066,532</u>	<u>\$ 5,375,447</u>	<u>\$ 2,306,521</u>	<u>\$ 1,833,003</u>
Fund Balance End of Year	<u>\$ 1,209,347</u>	<u>\$ 2,926,866</u>	<u>\$ 4,066,532 ⁽¹⁾</u>	<u>\$ 5,375,447 ⁽¹⁾</u>	<u>\$ 2,306,521</u>

(1) Fund balances for fiscal years 2008 and 2009 include unspent bond proceeds of approximately \$3,687,498 and \$2,709,283, respectively.

TABLE 12A - CHANGE IN NET ASSETS

	Fiscal Year Ended September 30,				
	2011	2010	2009	2008	2007
Revenues:					
Program Revenues:					
Charges for Services	\$ 528,455	\$ 555,601	\$ 505,250	\$ 468,138	\$ 516,290
Operating Grants and Contributions	6,829	4,195	7,170	15,175	14,552
General Revenues:					
Property Tax	1,446,012	1,418,367	1,372,368	1,145,250	703,995
Sales Taxes	566,660	543,502	612,478	653,643	565,518
Franchise Tax	214,531	176,670	173,983	165,424	161,139
Mixed Beverage Tax	18,116	19,008	19,236	16,163	3,673
Motel Tax	11,874	9,427	8,929	14,903	19,970
Interest	3,823	10,763	49,802	69,146	74,186
Miscellaneous (Including Transfers)	82,237	44,835	4,030	62,423	30,774
Total Revenues	<u>\$ 2,878,537</u>	<u>\$ 2,782,368</u>	<u>\$ 2,753,246</u>	<u>\$ 2,610,265</u>	<u>\$ 2,090,097</u>
Expenses:					
Administration	\$ 1,006,761	\$ 919,196	\$ 916,939	\$ 838,625	\$ 851,898
Police Department	946,683	967,334	964,062	805,456	656,562
Municipal Court	79,548	121,908	143,279	130,306	120,139
City Services	499,193	695,230	1,112,186	530,448	334,215
Interest on Long Term Debt	214,492	247,675	260,231	162,752	37,894
Total Expenses	<u>\$ 2,746,677</u>	<u>\$ 2,951,343</u>	<u>\$ 3,396,697</u>	<u>\$ 2,467,587</u>	<u>\$ 2,000,708</u>
Increase (Decrease) in Net Assets	\$ 131,860	\$ (168,975)	\$ (643,451)	\$ 142,678	\$ 89,389
Beginning Net Assets	\$ 1,402,508	\$ 1,571,483	\$ 2,214,934	\$ 2,072,256	\$ 1,982,867
Prior Year Adjustment	-	-	-	-	-
Ending Net Assets	<u>\$ 1,534,368</u>	<u>\$ 1,402,508</u>	<u>\$ 1,571,483</u>	<u>\$ 2,214,934</u>	<u>\$ 2,072,256</u>

TABLE 13 - CITY SALES TAX HISTORY

The City has adopted the Municipal Sales and Use Tax Act, Texas Tax Code, Chapter 321, which grants the City the 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. Collections and enforcements are effected through the offices of the Comptroller of Public Accounts, State of Texas, who remits the proceeds of the tax, after deduction of a 2% service fee, to the City monthly. The Tax Code provides certain cities and counties the option of assessing a maximum one-half percent (1/2%) sales tax on retail sales of taxable items for the purpose of reducing its ad valorem taxes, if approved by a majority of the voters in a local option election. If the additional tax is approved and levied, the ad valorem property tax levy must be reduced by the estimated amount of the sales tax revenues to be generated in the current year. Subject to the approval of a majority of the voters in a local option election, state law also provides certain cities the option of assessing a sales and use tax for a variety of other purposes, including economic and industrial development, municipal street maintenance and repair, and sports and community venues.

State law limits the maximum aggregate sales and use tax rate in any area to 8¼%. Accordingly, the collection of local sales and use taxes in the area of the City (including sales and use taxes levied by the City) is limited to no more than 2% (when combined with the State sales and use tax rate of 6¼%).

In addition to the one percent (1%) local sales and use tax referred to above, the City imposes an additional one-half percent (1/2%) sales and use tax for the reduction of ad valorem taxes.

Fiscal Year Ended 9/30	Total Collected ⁽¹⁾	% of Ad Valorem Tax Levy	Equivalent of Ad Valorem Tax Rate	Per Capita
2008	\$ 653,643	56.72%	\$ 0.2328	\$ 176.66
2009	612,478	43.46%	0.1897	144.97
2010	543,502	37.79%	0.1649	128.64
2011	566,635	36.12%	0.1699	134.11
2012 ⁽²⁾	155,961	10.21%	0.0480	36.91

(1) Includes the additional one-half percent (1/2%) sales and use tax collected for the reduction of ad valorem taxes.

(2) Collections as of January 31, 2012.

TABLE 14 - CURRENT INVESTMENTS

As of January 31, 2012, the City does not have any current investments.