

**CROSSWINDS MUNICIPAL  
UTILITY DISTRICT**

**HAYS COUNTY, TEXAS**

**FINANCIAL REPORT**

**September 30, 2024**



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Houston, Texas 77092

## Independent Auditor's Report

Board of Directors  
Crosswinds Municipal Utility District  
Hays County, Texas

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Crosswinds Municipal Utility District (the "District"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Crosswinds Municipal Utility District, as of September 30, 2024, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied

***Board of Directors  
Crosswinds Municipal Utility District  
Hays County, Texas***

certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Supplementary Information schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Texas Supplementary Information schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.



Houston, Texas  
January 8, 2025

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## **Management's Discussion and Analysis**

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***Crosswinds Municipal Utility District  
Management’s Discussion and Analysis  
September 30, 2024***

**Using this Annual Report**

Within this section of the financial report of Crosswinds Municipal Utility District (the “District”), the District’s Board of Directors provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended September 30, 2024. This analysis should be read in conjunction with the independent auditor’s report and the basic financial statements that follow this section.

In addition to this discussion and analysis, this annual report consists of:

- The District’s basic financial statements;
- Notes to the basic financial statements, which provide additional information essential to a full understanding of the data provided in the financial statements;
- Supplementary information required by the Governmental Accounting Standards Board (GASB) concerning the District’s budget; and
- Other Texas supplementary information required by the District’s state oversight agency, the Texas Commission on Environmental Quality (TCEQ).

**Overview of the Financial Statements**

The District prepares its basic financial statements using a format that combines fund financial statements and government-wide statements onto one financial statement. The combined statements are the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances*. Each statement contains an adjustments column which quantifies the differences between the government-wide and fund level statements. Additional details of the adjustments are provided in Note 2 to the basic financial statements.

**Government-Wide Financial Statements**

The focus of government-wide financial statements is on the overall financial position and activities of the District, both long-term and short-term. The District’s government-wide financial statements consist of the *Statement of Net Position* and the *Statement of Activities*, which are prepared using the accrual basis of accounting. The *Statement of Net Position* includes all of the District’s assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual reported as net position. Over time, changes in net position may provide a useful indicator of whether the financial position of the District as a whole is improving or deteriorating.

Accounting standards establish three components of net position. The net investment in capital assets component represents the District’s investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets. Resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The restricted component of net position consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties. The unrestricted component of net position represents resources not included in the other components.

***Crosswinds Municipal Utility District  
Management’s Discussion and Analysis  
September 30, 2024***

The *Statement of Activities* reports how the District’s net position has changed during the fiscal year. All revenues and expenses are included on this statement, regardless of whether cash has been received or paid.

**Fund Financial Statements**

The fund financial statements include the *Governmental Funds Balance Sheet* and the *Governmental Funds Revenues, Expenditures and Changes in Fund Balances*. The focus of fund financial statements is on specific activities of the District rather than the District as a whole, reported using modified accrual accounting. These statements report on the District’s use of available financial resources and the balances of available financial resources at the end of the year. Except for the General Fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties, governmental statutes or regulations.

For further discussion on the government-wide and fund financial statements, please refer to Note 1 in the financial statements.

**Financial Analysis of the District as a Whole**

The District’s net position at September 30, 2024, was negative \$51,512,371. The District’s net position is negative because the District incurs debt to construct water and sewer facilities which it conveys to City of Kyle upon completion of construction. Additionally, the District incurs debt to construct public road improvements which are conveyed to Hays County. A comparative summary of the District’s overall financial position, as of September 30, 2024 and 2023, is as follows:

	<u>2024</u>	<u>2023</u>
Current and other assets	\$ 3,867,580	\$ 3,158,600
Capital assets	155,944	157,304
Total assets	<u>4,023,524</u>	<u>3,315,904</u>
Current liabilities	493,658	293,549
Long-term liabilities	55,042,237	45,351,650
Total liabilities	<u>55,535,895</u>	<u>45,645,199</u>
Net position		
Net investment in capital assets	(36,771)	(34,997)
Restricted	1,133,190	862,795
Unrestricted	<u>(52,608,790)</u>	<u>(43,157,093)</u>
Total net position	<u>\$ (51,512,371)</u>	<u>\$ (42,329,295)</u>

***Crosswinds Municipal Utility District  
Management’s Discussion and Analysis  
September 30, 2024***

The total net position of the District decreased during the current fiscal year by \$9,183,076. A comparative summary of the District’s *Statement of Activities* for the past two years is as follows:

	<u>2024</u>	<u>2023</u>
Revenues		
Property taxes	\$ 2,115,668	\$ 1,399,537
Other	210,399	158,271
Total revenues	<u>2,326,067</u>	<u>1,557,808</u>
Expenses		
Operating and administrative	443,538	452,894
Debt interest and fees	1,087,200	723,256
Developer interest	870,536	1,234,839
Debt issuance costs	580,967	880,196
Amortization	1,360	1,360
Total expenses	<u>2,983,601</u>	<u>3,292,545</u>
Change in net position before other item	(657,534)	(1,734,737)
Other items		
Receivable write-off	(54,750)	
Transfer to other governments	<u>(8,470,792)</u>	<u>(22,018,944)</u>
Change in net position	(9,183,076)	(23,753,681)
Net position, beginning of year	<u>(42,329,295)</u>	<u>(18,575,614)</u>
Net position, end of year	<u>\$ (51,512,371)</u>	<u>\$ (42,329,295)</u>

**Financial Analysis of the District’s Funds**

The District’s combined fund balances, as of September 30, 2024, were \$3,741,686, which consists of \$2,637,150 in the General Fund, \$1,080,264 in the Debt Service Fund, and \$24,272 in the Capital Projects Fund.

*General Fund*

A comparative summary of the General Fund’s financial position as of September 30, 2024 and 2023, is as follows:

	<u>2024</u>	<u>2023</u>
Total assets	<u>\$ 2,705,364</u>	<u>\$ 2,304,192</u>
Total liabilities	\$ 33,904	\$ 63,947
Total deferred inflows	34,310	58,363
Total fund balance	<u>2,637,150</u>	<u>2,181,882</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 2,705,364</u>	<u>\$ 2,304,192</u>

***Crosswinds Municipal Utility District  
Management’s Discussion and Analysis  
September 30, 2024***

A comparative summary of the General Fund’s activities for the current and prior fiscal year is as follows:

	<u>2024</u>	<u>2023</u>
Total revenues	\$ 877,910	\$ 620,979
Total expenditures	<u>(422,642)</u>	<u>(410,637)</u>
Revenues over expenditures	<u>\$ 455,268</u>	<u>\$ 210,342</u>

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District’s primary financial resources in the General Fund are from a property tax levy, which are dependent upon assessed values in the District and the maintenance tax rate set by the District. While the District decreased its maintenance tax levy, property tax revenues increased because assessed values in the District increased from the prior year.

*Debt Service Fund*

A comparative summary of the Debt Service Fund’s financial position as of September 30, 2024 and 2023, is as follows:

	<u>2024</u>	<u>2023</u>
Total assets	<u>\$ 1,137,944</u>	<u>\$ 867,397</u>
Total liabilities	\$ 4,754	\$ 4,602
Total deferred inflows	52,926	7,693
Total fund balance	<u>1,080,264</u>	<u>855,102</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 1,137,944</u>	<u>\$ 867,397</u>

A comparative summary of the Debt Service Fund’s activities for the current and prior fiscal year is as follows:

	<u>2024</u>	<u>2023</u>
Total revenues	\$ 1,370,728	\$ 922,744
Total expenditures	<u>(1,325,066)</u>	<u>(874,499)</u>
Revenues over expenditures	45,662	48,245
Other changes in fund balance	179,500	466,862
Net change in fund balance	<u>\$ 225,162</u>	<u>\$ 515,107</u>

The District’s financial resources in the Debt Service Fund in both the current year and prior year are from property tax revenues and capitalized interest from the sale of bonds. The difference between these financial resources and debt service requirements resulted in an increase in fund balance each year. It is important to note that the District sets its annual debt service tax rate as recommended by its financial advisor, who monitors projected cash flows in the Debt Service Fund to ensure that the District will be able to meet its future debt service requirements.

**Crosswinds Municipal Utility District  
 Management’s Discussion and Analysis  
 September 30, 2024**

*Capital Projects Fund*

A comparative summary of the Capital Projects Fund’s financial position as of September 30, 2024 and 2023, is as follows:

	2024	2023
Total assets	\$ 24,272	\$ 11,205
Total liabilities	\$ -	\$ 24,194
Total fund balance	24,272	(12,989)
Total liabilities and fund balance	\$ 24,272	\$ 11,205

A comparative summary of activities in the Capital Projects Fund for the current and prior fiscal year is as follows:

	2024	2023
Total revenues	\$ 1,498	\$ 8,294
Total expenditures	(6,964,737)	(3,659,564)
Revenues under expenditures	(6,963,239)	(3,651,270)
Other changes in fund balance	7,000,500	3,570,138
Net change in fund balance	\$ 37,261	\$ (81,132)

The District has had considerable capital asset activity in the last two years, which was financed with proceeds from the issuance of its Series 2023A Unlimited Tax Road Bonds in the current year and issuance of its Series 2022 Unlimited Tax Bonds and Series 2023 Unlimited Tax Bonds in the prior year.

**General Fund Budgetary Highlights**

The Board of Directors adopts an annual unappropriated budget for the General Fund prior to the beginning of each fiscal year. The Board did not amend the budget during the fiscal year.

Since the District’s budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$179,896 greater than budgeted. The *Budgetary Comparison Schedule* on page 34 of this report provides variance information per financial statement line item.

**Capital Assets**

The District has entered into financing agreements with its developers for the financing of the construction of capital assets within the District. Developers will be reimbursed from proceeds of future bond issues or other lawfully available funds. These developer funded capital assets are recorded on the District’s financial statements upon completion of construction.

***Crosswinds Municipal Utility District  
Management’s Discussion and Analysis  
September 30, 2024***

Capital assets held by the District at September 30, 2024 and 2023, are summarized as follows:

	<u>2024</u>	<u>2023</u>
Capital assets not being depreciated		
Land and improvements	<u>\$ 128,732</u>	<u>\$ 128,732</u>
Capital assets being amortized		
Impact fees for irrigation meters	38,092	38,092
Less accumulated amortization	<u>(10,880)</u>	<u>(9,520)</u>
Depreciable capital assets, net	<u>27,212</u>	<u>28,572</u>
Capital assets, net	<u><u>\$ 155,944</u></u>	<u><u>\$ 157,304</u></u>

The District and the City of Kyle (the “City”) have entered into an agreement which obligates the District to construct water and wastewater facilities to serve the District and, when completed, to convey title to the facilities to the City (Note 11). Additionally, Hays County assumes responsibility for roads and storm sewer systems constructed within the county’s public right-of-way. Consequently, these projects conveyed to the City of Kyle and Hays County are not recorded as capital assets on the District’s financial statements but are recorded as transfers to other governments upon completion of construction. The value of these assets is trued-up when the developer is reimbursed. For the year ended September 30, 2024, capital assets in the amount of \$8,470,792 have been recorded as transfers to other governments in the government-wide statements.

**Long-Term Debt and Related Liabilities**

As of September 30, 2024, the District owes approximately \$29,005,891 to developers for completed projects and operating advances. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District’s financial statements upon completion of construction. As discussed in Note 7, the District has an additional commitment in the amount of \$4,051,490 for projects under construction by the developers. As noted, the District will owe its developers for these projects upon completion of construction. The District intends to reimburse the developers from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developers is trued up when the developers are reimbursed.

At September 30, 2024 and 2023, the District had total bonded debt outstanding as shown below:

<u>Series</u>	<u>2024</u>	<u>2023</u>
2018 Road	\$ 3,025,000	\$ 3,100,000
2020 Road	3,180,000	3,255,000
2021	2,730,000	2,805,000
2022	7,580,000	7,580,000
2023	2,820,000	2,820,000
2023A Road	7,180,000	
	<u><u>\$ 26,515,000</u></u>	<u><u>\$ 19,560,000</u></u>

***Crosswinds Municipal Utility District  
Management’s Discussion and Analysis  
September 30, 2024***

During the current year, the District issued \$7,180,000 in unlimited tax road bonds. At September 30, 2024, the District had \$76,795,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and \$90,000,000 for the refunding of such bonds; and \$21,540,000 for road improvements and \$45,890,000 for the refunding of such bonds.

**Next Year’s Budget**

In establishing the budget for the next fiscal year, the Board considered various economic factors that may affect the District, most notably projected revenues from property taxes and the projected cost of operating the District. A comparison of next year’s budget to current year actual amounts for the General Fund is as follows:

	<u>2024 Actual</u>	<u>2025 Budget</u>
Total revenues	\$ 877,910	\$ 1,014,432
Total expenditures	<u>(422,642)</u>	<u>(533,012)</u>
Revenues over expenditures	455,268	481,420
Beginning fund balance	<u>2,181,882</u>	<u>2,637,150</u>
Ending fund balance	<u><u>\$ 2,637,150</u></u>	<u><u>\$ 3,118,570</u></u>

**Property Taxes**

The District’s property tax base increased approximately \$111,296,000 for the 2024 tax year from \$229,190,038 to \$340,486,290. This increase was primarily due to new construction in the District and increased property values. For the 2024 tax year, the District has levied a maintenance tax rate of \$0.32 per \$100 of assessed value, a road debt service tax rate of \$0.34 per \$100 of assessed value, and a water, sewer, and drainage debt service tax rate of \$0.24 per \$100 of assessed value, for a total combined tax rate of \$0.90 per \$100 of assessed value. Tax rates for the 2023 tax year were \$0.33 per \$100 of assessed value for maintenance and operations, a road debt service tax rate of \$0.32 per \$100 of assessed value, and a water, sewer, and drainage debt service tax rate of \$0.25 per \$100 of assessed value, for a total combined tax rate of \$0.90 per \$100 of assessed value.

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## **Basic Financial Statements**

**Crosswinds Municipal Utility District**  
**Statement of Net Position and Governmental Fund Balance Sheet**  
**September 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
<b>Assets</b>						
Cash	\$ 38,361	\$ -	\$ 3	\$ 38,364	\$ -	\$ 38,364
Investments	2,633,752	1,083,459	24,269	3,741,480		3,741,480
Taxes receivable	34,310	52,926		87,236		87,236
Other receivables	500			500		500
Internal balances	(1,559)	1,559				
Capital assets not being depreciated					128,732	128,732
Capital assets, net					27,212	27,212
Total Assets	<u>\$ 2,705,364</u>	<u>\$ 1,137,944</u>	<u>\$ 24,272</u>	<u>\$ 3,867,580</u>	<u>155,944</u>	<u>4,023,524</u>
<b>Liabilities</b>						
Accounts payable	\$ 33,228	\$ -	\$ -	\$ 33,228		33,228
Other payables	676	4,754		5,430		5,430
Due to developer					29,005,891	29,005,891
Long-term debt						
Due within one year					455,000	455,000
Due after one year					26,036,346	26,036,346
Total Liabilities	<u>33,904</u>	<u>4,754</u>	<u>-</u>	<u>38,658</u>	<u>55,497,237</u>	<u>55,535,895</u>
<b>Deferred Inflows of Resources</b>						
Deferred property taxes	<u>34,310</u>	<u>52,926</u>	<u>-</u>	<u>87,236</u>	<u>(87,236)</u>	
<b>Fund Balance/Net Position</b>						
<b>Fund Balance</b>						
Restricted		1,080,264	24,272	1,104,536	(1,104,536)	
Unassigned	<u>2,637,150</u>			<u>2,637,150</u>	<u>(2,637,150)</u>	
Total Fund Balance	<u>2,637,150</u>	<u>1,080,264</u>	<u>24,272</u>	<u>3,741,686</u>	<u>(3,741,686)</u>	
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 2,705,364</u>	<u>\$ 1,137,944</u>	<u>\$ 24,272</u>	<u>\$ 3,867,580</u>		
<b>Net Position</b>						
Net investment in capital assets					(36,771)	(36,771)
Restricted for debt service					1,133,190	1,133,190
Unrestricted					(52,608,790)	(52,608,790)
Total Net Position					<u>\$ (51,512,371)</u>	<u>\$ (51,512,371)</u>

See notes to basic financial statements.

***Crosswinds Municipal Utility District***  
***Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balances***  
***For the Year Ended September 30, 2024***

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
<b>Revenues</b>						
Property taxes	\$ 745,970	\$ 1,288,696	\$ -	\$ 2,034,666	\$ 71,916	\$ 2,106,582
Penalties and interest	1,883	3,188		5,071	4,015	9,086
Investment earnings	130,057	78,844	1,498	210,399		210,399
<b>Total Revenues</b>	<b>877,910</b>	<b>1,370,728</b>	<b>1,498</b>	<b>2,250,136</b>	<b>75,931</b>	<b>2,326,067</b>
<b>Expenditures/Expenses</b>						
Operating and administrative						
Professional fees	140,400	2,027	7,000	149,427		149,427
Contracted services	50,744	9,494		60,238		60,238
Repairs and maintenance	186,636			186,636		186,636
Utilities	18,172			18,172		18,172
Administrative	24,364			24,364		24,364
Other	2,326	2,375		4,701		4,701
Capital outlay			5,506,234	5,506,234	(5,506,234)	
Debt service						
Principal		225,000		225,000	(225,000)	
Interest and fees		1,086,170		1,086,170	1,030	1,087,200
Developer interest			870,536	870,536		870,536
Debt issuance costs			580,967	580,967		580,967
Amortization					1,360	1,360
<b>Total Expenditures/Expenses</b>	<b>422,642</b>	<b>1,325,066</b>	<b>6,964,737</b>	<b>8,712,445</b>	<b>(5,728,844)</b>	<b>2,983,601</b>
<b>Revenues Over/(Under) Expenditures/Expenses</b>	<b>455,268</b>	<b>45,662</b>	<b>(6,963,239)</b>	<b>(6,462,309)</b>	<b>5,804,775</b>	<b>(657,534)</b>
<b>Other Financing Sources</b>						
Proceeds from sale of bonds		179,500	7,000,500	7,180,000	(7,180,000)	
<b>Other Items</b>						
Receivable write-off					(54,750)	(54,750)
Transfer to other governments					(8,470,792)	(8,470,792)
<b>Net Change in Fund Balance Change in Net Position</b>	<b>455,268</b>	<b>225,162</b>	<b>37,261</b>	<b>717,691</b>	<b>(717,691)</b>	<b>(9,183,076)</b>
Fund Balance/Net Position						
Beginning of the year	2,181,882	855,102	(12,989)	3,023,995	(45,353,290)	(42,329,295)
<b>End of the year</b>	<b>\$ 2,637,150</b>	<b>\$ 1,080,264</b>	<b>\$ 24,272</b>	<b>\$ 3,741,686</b>	<b>\$ (55,254,057)</b>	<b>\$ (51,512,371)</b>

See notes to basic financial statements.

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## **Note 1 – Summary of Significant Accounting Policies**

The accounting policies of Crosswinds Municipal Utility District (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

### **Creation**

The District was organized, created and established pursuant to Senate Bill 1862, 83rd (R) Session of the Texas Legislature, dated June 14, 2013, and operates in accordance with the Texas Water Code, Chapters 49 and 54. The District added additional Road Powers pursuant to House Bill 2401, 84th (R) Session on June 16, 2015. The Board of Directors held its first meeting on August 26, 2013, and the first bonds were issued on November 13, 2018.

The District is responsible for providing water, sewer and drainage facilities within the District. As further discussed in Note 11, the District transfers water and sewer facilities to the City of Kyle for operation and maintenance upon completion of construction. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll or pension costs.

### **Reporting Entity**

The District is a political subdivision of the State of Texas governed by an elected five-member board. The GASB has established the criteria for determining the reporting entity for financial statement reporting purposes. To qualify as a primary government, a government must have a separately elected governing body, be legally separate, and be fiscally independent of other state and local governments, while a component unit is a legally separate government for which the elected officials of a primary government are financially accountable. Fiscal independence implies that the government has the authority to adopt a budget, levy taxes, set rates, and/or issue bonds without approval from other governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District’s financial statements as component units.

### **Government-Wide and Fund Financial Statements**

Government-wide financial statements display information about the District as a whole. These statements focus on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. Interfund activity, if any, has been removed from these statements. These aggregated statements consist of the *Statement of Net Position* and the *Statement of Activities*.

**Note 1 – Summary of Significant Accounting Policies (continued)**

**Government-Wide and Fund Financial Statements (continued)**

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. Most governments typically have many funds; however, governmental financial statements focus on the most important or “major” funds with non-major funds aggregated in a single column. The District has three governmental funds, which are all considered major funds.

The following is a description of the various funds used by the District:

- The General Fund is used to account for the operations of the District and all other financial transactions not reported in other funds. The principal source of revenue is property taxes. Expenditures include costs associated with the daily operations of the District.
- The Debt Service Fund is used to account for the payment of interest and principal on the District’s general long-term debt. The primary source of revenue for debt service is property taxes. Expenditures include costs incurred in assessing and collecting these taxes.
- The Capital Projects Fund is used to account for the expenditures of bond proceeds for the construction of the District’s water, sewer, and drainage facilities and road improvements.

As a special-purpose government engaged in a single governmental program, the District has opted to combine its government-wide and fund financial statements in a columnar format showing an adjustments column for reconciling items between the two.

**Measurement Focus and Basis of Accounting**

The government-wide financial statements use the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue in the year for which they are levied.

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized in the accounting period in which it becomes both available and measurable to finance expenditures of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Revenues susceptible to accrual include property taxes and interest earned on investments. Property taxes receivable at the end of the fiscal year are treated as deferred inflows because they are not considered available to pay liabilities of the current period. Expenditures are recognized in the accounting period in which the liability is incurred, if measurable, except for unmatured interest on long-term debt, which is recognized when due.

Note 2 further details the adjustments from the governmental fund presentation to the government-wide presentation.

**Note 1 – Summary of Significant Accounting Policies (continued)**

**Use of Restricted Resources**

When both restricted and unrestricted resources are available for use, the District uses restricted resources first, then unrestricted resources as they are needed.

**Receivables**

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At September 30, 2024, an allowance for uncollectible accounts was not considered necessary.

**Interfund Activity**

During the course of operations, transactions occur between individual funds. This can include internal transfers, payables and receivables. This activity is combined as internal balances and is eliminated in both the government-wide and fund financial statement presentation.

**Capital Assets**

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost of \$50,000 or more and an estimated useful life in excess of one year. Capital assets that individually are below the capitalization threshold but, in the aggregate, are above the threshold are capitalized. Subsequent replacements of these assets are not capitalized. Capital assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire the asset on the acquisition date. The District has not capitalized interest incurred during the construction of its capital assets. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

Amortizable capital assets, which consist of impact fees paid to the City of Kyle, are amortized using the straight-line method over the remaining life of the District’s contract with the City (maximum 30 years).

**Deferred Inflows and Outflows of Financial Resources**

A deferred inflow of financial resources is the acquisition of resources in one period that is applicable to a future period, while a deferred outflow of financial resources is the consumption of financial resources in one period that is applicable to a future period. A deferred inflow results from the acquisition of an asset without a corresponding revenue or assumption of a liability. A deferred outflow results from the use of an asset without a corresponding expenditure or reduction of a liability.

**Note 1 – Summary of Significant Accounting Policies (continued)**

**Deferred Inflows and Outflows of Financial Resources (continued)**

At the fund level, property taxes receivable not collected within 60 days of fiscal year end do not meet the availability criteria required for revenue recognition and are recorded as deferred inflows of financial resources.

**Net Position – Governmental Activities**

Governmental accounting standards establish the following three components of net position:

Net investment in capital assets – represents the District’s investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets.

Restricted – consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties.

Unrestricted – resources not included in the other components.

**Fund Balances – Governmental Funds**

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District does not have any nonspendable fund balances.

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments. The District’s restricted fund balances consist property taxes levied for debt service in the Debt Service Fund and unspent bond proceeds in the Capital Projects Fund.

Committed - amounts that can be used only for specific purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements. The District does not have any committed fund balances.

Assigned - amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. The District has not adopted a formal policy regarding the assignment of fund balances and does not have any assigned fund balances.

Unassigned - all other spendable amounts in the General Fund.

*Crosswinds Municipal Utility District*  
*Notes to Financial Statements*  
*September 30, 2024*

**Note 1 – Summary of Significant Accounting Policies (continued)**

**Fund Balances – Governmental Funds (continued)**

When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenues and expenses/expenditures during the period reported. These estimates include, among others, the collectability of receivables; the useful lives and impairment of capital assets; the value of amounts due to developer; the value of capital assets transferred to other governments, and the value of capital assets for which the developer has not been fully reimbursed. Estimates and assumptions are reviewed periodically, and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.

**Note 2 – Adjustment from Governmental to Government-wide Basis**

**Reconciliation of the *Governmental Fund Balance Sheet* to the *Statement of Net Position***

Total fund balance, governmental funds	\$ 3,741,686
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds.	
Historical cost	\$ 166,824
Less accumulated amortization	<u>(10,880)</u>
Change due to capital assets	155,944
Long-term bonds are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds.	(26,491,346)
Amounts due to the District's developer for prefunded construction and developer advances are recorded as a liability in the <i>Statement of Net Position</i> .	(29,005,891)
Property taxes receivable and related penalties and interest have been levied and are due, but are not available soon enough to pay current period expenditures and, therefore, are deferred in the funds.	87,236
Total net position - governmental activities	<u><u>\$ (51,512,371)</u></u>

*Crosswinds Municipal Utility District*  
*Notes to Financial Statements*  
*September 30, 2024*

**Note 2 – Adjustment from Governmental to Government-wide Basis (continued)**

**Reconciliation of the *Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances* to the *Statement of Activities***

Net change in fund balance - total governmental funds \$ 717,691

Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and related penalties and interest. 75,931

Governmental funds report capital outlays for developer reimbursements and construction costs as expenditures in the funds; however, in the *Statement of Activities*, the cost of capital assets is charged to expense over the estimated useful life of the assets. Amounts reimbursed to the developer reduce the liability for due to developer in the *Statement of Net Position*.

Capital outlays	\$ 5,506,234	
Amortization expense	(1,360)	
		5,504,874

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal uses current financial resources. However, neither transaction has any effect on net assets. Other elements of debt financing are reported differently between the fund and government wide statements.

Issuance of long-term debt	(7,180,000)	
Principal payments	225,000	
Interest expense accrual	(1,030)	
		(6,956,030)

The District conveys certain assets to other governmental entities upon completion of construction. Since these improvements are funded by its developer, financial resources are not expended in the fund financial statements. However, in the *Statement of Activities*, these amounts are reported as transfers to other governments. (8,470,792)

Service availability, permit, and other builder fees that were previously recognized as revenues but never collected were determined to be uncollectible in the current year and written off. (54,750)

Change in net position of governmental activities		\$ (9,183,076)
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**Note 3 – Implementation of New Accounting Guidance**

During the current fiscal year, the District implemented GASB Implementation Guide (“GASBIG”) 2021-1, Question 5.1, which requires the capitalization of the acquisition of a group of individual capital assets whose individual acquisition costs are less than the capitalization threshold when the cost of the acquisition of the assets in the aggregate is significant. This new guidance had no effect on the District’s financial statements during the current fiscal year.

**Note 4 – Deposits and Investments**

**Deposit Custodial Credit Risk**

Custodial credit risk as it applies to deposits (i.e. cash) is the risk that, in the event of the failure of the depository institution, a government will not be able to recover its deposits or will not be able to recover collateral securities. The *Public Funds Collateral Act* (Chapter 2257, Texas Government Code) requires that all of the District’s deposits with financial institutions be covered by federal depository insurance and, if necessary, pledged collateral held by a third-party custodian. The act further specifies the types of securities that can be used as collateral. The District’s written investment policy establishes additional requirements for collateralization of deposits.

**Investments**

The District is authorized by the *Public Funds Investment Act* (Chapter 2256, Texas Government Code) to invest in the following: (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including Federal Home Loan Banks, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states and political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) certain insured or collateralized certificates of deposit and share certificates, (8) certain fully collateralized repurchase agreements, (9) bankers’ acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds, with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

The District has adopted a written investment policy to establish the principles by which the District’s investment program should be managed. This policy further restricts the types of investments in which the District may invest.

***Crosswinds Municipal Utility District***  
***Notes to Financial Statements***  
***September 30, 2024***

**Note 4 – Deposits and Investments (continued)**

**Investments (continued)**

As of September 30, 2024, the District’s investments consist of the following:

Type	Fund	Carrying Value	Rating	Weighted Average Maturity
TexPool	General	\$ 2,633,752	AAAm	26 days
	Debt Service	1,083,459		
	Capital Projects	24,269		
		\$ 3,741,480		

**TexPool**

The District participates in TexPool, the Texas Local Government Investment Pool. The State Comptroller of Public Accounts exercises oversight responsibility of TexPool, which includes (1) the ability to significantly influence operations, (2) designation of management and (3) accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The Advisory Board members review the investment policy and management fee structure.

As permitted by GAAP, TexPool uses amortized cost (which excludes unrealized gains and losses) rather than market value to compute share price and seeks to maintain a constant dollar value per share. Accordingly, the fair value of the District’s position in TexPool is the same as the value of TexPool shares. Investments in TexPool may be withdrawn on a same day basis, as long as the transaction is executed by 3:30 p.m.

**Investment Credit and Interest Rate Risk**

Investment credit risk is the risk that the investor may not recover the value of an investment from the issuer, while interest rate risk is the risk that the value of an investment will be adversely affected by changes in interest rates. The District’s investment policies do not address investment credit and interest rate risk beyond the rating and maturity restrictions established by state statutes.

**Note 5 – Interfund Balances and Transactions**

Amounts due to/from other funds at September 30, 2024, consist of the following:

Receivable Fund	Payable Fund	Amounts	Purpose
Debt Service Fund	General Fund	\$ 1,559	Debt service tax collections not remitted as of year end

Amounts reported as internal balances between funds are considered temporary balances and will be paid during the following fiscal year.

***Crosswinds Municipal Utility District***  
***Notes to Financial Statements***  
***September 30, 2024***

**Note 6 – Capital Assets**

A summary of changes in capital assets, for the year ended September 30, 2024, is as follows:

	Beginning Balances	Additions	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 128,732	\$ -	\$ 128,732
Capital assets being amortized			
Impact fees for irrigation meters	38,092		38,092
Less accumulated amortization	(9,520)	(1,360)	(10,880)
Subtotal depreciable capital assets, net	28,572	(1,360)	27,212
Capital assets, net	\$ 157,304	\$ (1,360)	\$ 155,944

Amortization expense for the current fiscal year was \$1,360.

**Note 7 – Due to Developers**

The District has entered into financing agreements with its developers for the financing of the construction of water, sewer, drainage facilities and road improvements. Under the agreements, the developers will advance funds for the construction of facilities to serve the District. The developers will be reimbursed from proceeds of future bond issues or other lawfully available funds, subject to approval by TCEQ, as applicable. The District does not record the capital asset and related liability on the government-wide statements until construction of the facilities is complete. The initial cost is estimated based on construction costs plus 10-15% for engineering and other fees. Estimates are trued up when the developer is reimbursed.

The District’s developers have also advanced funds to the District for operating expenses.

Changes in the estimated amounts due to developers during the year are as follows:

Due to developer, beginning of year	\$ 26,041,333
Developer reimbursements	(5,506,234)
Developer funded construction and adjustments	8,470,792
Due to developer, end of year	\$ 29,005,891

**Crosswinds Municipal Utility District**  
**Notes to Financial Statements**  
**September 30, 2024**

**Note 7 – Due to Developers (continued)**

In addition, the District will owe the developers approximately \$4,051,490, which is included in the following schedule of contractual commitments. The exact amount is not known until approved by the TCEQ and verified by the District’s auditor. As previously noted, these projects will be reported in the government-wide financial statements upon completion of construction.

	Contract Amount	Percent Complete
Crosswinds Subdivision Phase 6B	\$ 4,051,490	29%

**Note 8 – Long-Term Debt**

Long-term debt is comprised of the following:

Bonds payable	\$ 26,515,000
Unamortized discounts	(23,654)
	\$ 26,491,346
Due within one year	\$ 455,000

The District’s bonds payable at September 30, 2024, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2018 Road	\$ 3,025,000	\$ 3,250,000	4.00% - 4.375%	April 1, 2022/2046	April 1, October 1	April 1, 2023
2020 Road	3,180,000	3,330,000	2.00% - 3.00%	April 1, 2023/2047	April 1, October 1	April 1, 2025
2021	2,730,000	3,805,000	2.00% - 4.50%	April 1, 2024/2048	April 1, October 1	April 1, 2026
2022	7,580,000	7,850,000	4.00% - 6.50%	April 1, 2025/2049	April 1, October 1	April 1, 2028
2023	2,820,000	2,820,000	4.00% - 7.00%	April 1, 2025/2049	April 1, October 1	April 1, 2028
2023A Road	7,180,000	7,180,000	4.50% - 7.00%	April 1, 2026/2049	April 1, October 1	April 1, 2029
	\$ 26,515,000					

*Crosswinds Municipal Utility District*  
*Notes to Financial Statements*  
*September 30, 2024*

**Note 8 – Long-Term Debt (continued)**

Payments of principal and interest on all series of bonds are to be provided from taxes levied on all properties within the District. Investment income realized by the Debt Service Fund from investment of idle funds will be used to pay outstanding bond principal and interest. The District is in compliance with the terms of its bond resolutions.

At September 30, 2024, the District had authorized but unissued bonds in the amount of \$76,795,000 for water, sewer and drainage facilities and \$90,000,000 for the refunding of such bonds; and \$21,540,000 for road facilities and \$45,890,000 for the refunding of such bonds.

On November 9, 2023, the District issued its \$7,180,000 Series 2023A Unlimited Tax Road Bonds at a net effective interest rate of 5.098322%. Proceeds of the bonds were used (1) to reimburse developers for the construction of capital assets within the District; (2) to pay developer interest at the net effective interest rate of the bonds and (3) to pay capitalized interest into the Debt Service Fund.

The change in the District’s long-term debt during the year is as follows:

Bonds payable, beginning of year	\$ 19,560,000
Bonds issued	7,180,000
Bonds retired	<u>(225,000)</u>
Bonds payable, end of year	<u>\$ 26,515,000</u>

*Crosswinds Municipal Utility District*  
*Notes to Financial Statements*  
*September 30, 2024*

**Note 8 – Long-Term Debt (continued)**

The debt service payment due October 1 was made during the current fiscal year. The following schedule was prepared presuming this practice will continue. As of September 30, 2024, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2025	\$ 455,000	\$ 1,106,869	\$ 1,561,869
2026	625,000	1,078,306	1,703,306
2027	700,000	1,042,393	1,742,393
2028	720,000	1,004,330	1,724,330
2029	740,000	967,256	1,707,256
2030	770,000	932,425	1,702,425
2031	800,000	898,354	1,698,354
2032	870,000	865,142	1,735,142
2033	905,000	832,354	1,737,354
2034	935,000	798,225	1,733,225
2035	965,000	762,688	1,727,688
2036	1,000,000	725,379	1,725,379
2037	1,085,000	685,335	1,770,335
2038	1,115,000	642,708	1,757,708
2039	1,155,000	598,005	1,753,005
2040	1,225,000	550,022	1,775,022
2041	1,290,000	498,533	1,788,533
2042	1,330,000	444,707	1,774,707
2043	1,375,000	388,847	1,763,847
2044	1,450,000	330,172	1,780,172
2045	1,525,000	268,158	1,793,158
2046	1,575,000	203,377	1,778,377
2047	1,435,000	140,563	1,575,563
2048	1,285,000	82,697	1,367,697
2049	1,185,000	27,347	1,212,347
	<u>\$ 26,515,000</u>	<u>\$ 15,874,192</u>	<u>\$ 41,176,845</u>

**Note 9 – Property Taxes**

On November 5, 2013, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing general operations limited to \$1.00 per \$100 of assessed value. The District’s bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

**Crosswinds Municipal Utility District**  
**Notes to Financial Statements**  
**September 30, 2024**

**Note 9 – Property Taxes (continued)**

All property values and exempt status, if any, are determined by the Hays County Central Appraisal District. Assessed values are determined as of January 1 of each year, at which time a tax lien attaches to the related property. Taxes are levied around October/November, are due upon receipt and are delinquent the following February 1. Penalty and interest attach thereafter.

Property taxes are collected based on rates adopted in the year of the levy. The District’s 2024 fiscal year was financed through the 2023 tax levy, pursuant to which the District levied property taxes of \$0.90 per \$100 of assessed value, of which \$0.33 was allocated to maintenance and operations; \$0.25 was allocated to water, sewer, and drainage debt service; and \$0.32 was allocated to road debt service. The resulting tax levy was \$2,062,710 on the adjusted taxable value of \$229,190,038.

Property taxes receivable, at September 30, 2024, consisted of the following:

Current year taxes receivable	\$ 16,237
Prior year taxes receivable	64,964
	<u>81,201</u>
Penalty and interest receivable	6,035
Property taxes receivable	<u><u>\$ 87,236</u></u>

**Note 10 – Transfers to Other Governments**

In accordance with an agreement between the District and the City of Kyle (the “City”), the District transfers all of its water distribution lines and sanitary sewer systems to the City (see Note 11). Additionally, Hays County assumes responsibility for the maintenance of public roads constructed within the county limits. Accordingly, the District does not record these capital assets in the *Statement of Net Position*, but instead reports the completed projects as transfers to other governments on the *Statement of Activities*. The estimated cost of each project is trued-up when the developer is subsequently reimbursed. For the year ended September 30, 2024, the District reported transfers to other governments in the amount of \$8,470,792 for projects completed and transferred to the City and Hays County.

**Note 11 – Utility Agreement with the City of Kyle**

On July 30, 2015, the District entered into a utility agreement with the City of Kyle (the “City”) for construction and extension of water distribution lines and sanitary sewer collection systems to serve the District. As the system is acquired or constructed, the District shall transfer the system to the City for operation and maintenance but will reserve a security interest in the system. The District has an intangible interest in the capacity in the City’s water and wastewater systems up to the capacity designed for the provision of retail water and wastewater serviced to the District by the City to the extent of the designed capacity of the conveyed systems and payment of associated costs paid by the District. The term of the agreement is 30 years. Water and sewer rates charged by the City to users in the District, shall be the same rates charged to similar users within the City. All revenue derived from these charges belongs to the City.

*Crosswinds Municipal Utility District*  
*Notes to Financial Statements*  
*September 30, 2024*

**Note 12 – Risk Management**

The District is exposed to various risks of loss related to torts: theft of, damage to and destruction of assets; errors and omissions; and personal injuries. The risk of loss is covered by commercial insurance. There have been no significant reductions in insurance coverage from the prior year. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

**Note 13 – Subsequent Event**

On December 12, 2024, the District issued its \$7,680,000 Series 2024 Unlimited Tax Road Bonds at a net effective rate of 4.291810%. Proceeds from the bonds were used to reimburse the District's developers for road improvements in the District and pay developer interest at the net effective interest rate of the bonds.

## **Required Supplementary Information**

*Crosswinds Municipal Utility District*  
*Required Supplementary Information - Budgetary Comparison Schedule - General Fund*  
*For the Year Ended September 30, 2024*

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>Revenues</b>			
Property taxes	\$ 769,692	\$ 745,970	\$ (23,722)
Penalties and interest		1,883	1,883
Investment earnings	36,000	130,057	94,057
Total Revenues	<u>805,692</u>	<u>877,910</u>	<u>72,218</u>
<b>Expenditures</b>			
Operating and administrative			
Professional fees	157,400	140,400	17,000
Contracted services	54,400	50,744	3,656
Repairs and maintenance	279,000	186,636	92,364
Utilities	12,000	18,172	(6,172)
Administrative	26,020	24,364	1,656
Other	1,500	2,326	(826)
Total Expenditures	<u>530,320</u>	<u>422,642</u>	<u>107,678</u>
<b>Revenues Over Expenditures</b>	275,372	455,268	179,896
<b>Fund Balance</b>			
Beginning of the year	2,181,882	2,181,882	
<b>End of the year</b>	<u>\$ 2,457,254</u>	<u>\$ 2,637,150</u>	<u>\$ 179,896</u>

*Crosswinds Municipal Utility District*  
*Notes to Required Supplementary Information*  
*September 30, 2024*

**Budgets and Budgetary Accounting**

An annual unappropriated budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. There were no amendments to the budget during the year.

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## **Texas Supplementary Information**

**Crosswinds Municipal Utility District**  
**TSI-1. Services and Rates**  
**September 30, 2024**

1. Services provided by the District During the Fiscal Year:

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Retail Water  | <input type="checkbox"/> Wholesale Water      | <input type="checkbox"/> Solid Waste / Garbage | <input checked="" type="checkbox"/> Drainage |
| <input type="checkbox"/> Retail Wastewater   | <input type="checkbox"/> Wholesale Wastewater | <input type="checkbox"/> Flood Control         | <input type="checkbox"/> Irrigation          |
| <input type="checkbox"/> Parks / Recreation  | <input type="checkbox"/> Fire Protection      | <input checked="" type="checkbox"/> Roads      | <input type="checkbox"/> Security            |
| <input type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)    |   |  |  |
| <input checked="" type="checkbox"/> Other (Specify): <u>Water and wastewater accepted by City of Kyle for operation and maintenance.</u> |   |  |  |

2. Retail Service Providers

a. Retail Rates for a 5/8" meter (or equivalent):

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate (Y / N)</u>	<u>Rate per 1,000 Gallons Over Minimum Usage</u>	<u>Usage Levels</u>
Water:	_____	_____	_____	_____	_____ to _____
Wastewater:	_____	_____	_____	_____	_____ to _____
Surcharge:	_____	_____	_____	_____	_____ to _____

District employs winter averaging for wastewater usage?  Yes  No

Total charges per 10,000 gallons usage: Water \_\_\_\_\_ Wastewater \_\_\_\_\_

b. Water and Wastewater Retail Connections:

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFC'S</u>
Unmetered	_____	_____	x 1.0	_____
less than 3/4"	_____	_____	x 1.0	_____
1"	_____	_____	x 2.5	_____
1.5"	_____	_____	x 5.0	_____
2"	_____	_____	x 8.0	_____
3"	_____	_____	x 15.0	_____
4"	_____	_____	x 25.0	_____
6"	_____	_____	x 50.0	_____
8"	_____	_____	x 80.0	_____
10"	_____	_____	x 115.0	_____
Total Water	_____	_____	_____	_____
Total Wastewater	_____	_____	x 1.0	_____

See accompanying auditor's report.



*Crosswinds Municipal Utility District  
 TSI-2 General Fund Expenditures  
 For the Year Ended September 30, 2024*

Professional fees	
Legal	\$ 111,920
Audit	17,000
Engineering	11,480
	<u>140,400</u>
Contracted services	
Bookkeeping	25,246
Operator	20,000
Appraisal district fees	5,498
	<u>50,744</u>
Repairs and maintenance	<u>186,636</u>
Utilities	<u>18,172</u>
Administrative	
Directors fees	16,731
Insurance	6,517
Other	1,116
	<u>24,364</u>
Other	<u>2,326</u>
Total expenditures	<u><u>\$ 422,642</u></u>

See accompanying auditor's report.

*Crosswinds Municipal Utility District*  
*TSI-3. Investments*  
*September 30, 2024*

Fund	Interest Rate	Maturity Date	Balance at End of Year
General			
TexPool	Variable	N/A	\$ 2,633,752
Debt Service			
TexPool	Variable	N/A	524,462
TexPool	Variable	N/A	3,585
TexPool	Variable	N/A	515,603
TexPool	Variable	N/A	39,809
			<u>1,083,459</u>
Capital Projects			
TexPool	Variable	N/A	11,814
TexPool	Variable	N/A	12,455
			<u>24,269</u>
Total - All Funds			<u>\$ 3,741,480</u>

See accompanying auditor's report.

***Crosswinds Municipal Utility District***  
***TSI-4. Taxes Levied and Receivable***  
***September 30, 2024***

	Maintenance Taxes	Road Debt Service Taxes	Debt Service Taxes	Totals
Taxes Receivable, Beginning of Year	\$ 3,613	\$ 2,729	\$ 2,945	\$ 9,287
Adjustments	20,340	27,878	(4,346)	43,872
Adjusted Receivable	23,953	30,607	(1,401)	53,159
2023 Original Tax Levy	766,815	743,579	580,921	2,091,315
Adjustments	(10,488)	(10,170)	(7,947)	(28,605)
Adjusted Tax Levy	756,327	733,409	572,974	2,062,710
Total to be accounted for	780,280	764,016	571,573	2,115,869
Tax collections:				
Current year	750,373	727,635	568,465	2,046,473
Prior years	(4,403)	(3,198)	(4,204)	(11,805)
Total Collections	745,970	724,437	564,261	2,034,668
Taxes Receivable, End of Year	\$ 34,310	\$ 39,579	\$ 7,312	\$ 81,201
Taxes Receivable, By Year				
2023	\$ 5,954	\$ 5,773	\$ 4,510	\$ 16,237
2022	2,969	2,183	2,707	7,859
2021	281	240	95	616
2020 and prior	25,106	31,383		56,489
Taxes Receivable, End of Year	\$ 34,310	\$ 39,579	\$ 7,312	\$ 81,201
	2023	2022	2021	2020
Property Valuations:				
Land	\$ 98,582,970	\$ 49,752,960	\$ 22,729,270	\$ 21,100,000
Improvements	159,470,639	133,417,454	79,599,190	44,256,500
Personal Property	215,187	209,799	220,198	287,008
Exemptions	(29,078,758)	(31,355,117)	(4,670,322)	(2,727,335)
Total Property Valuations	\$ 229,190,038	\$ 152,025,096	\$ 97,878,336	\$ 62,916,173
Tax Rates per \$100 Valuation:				
Maintenance tax rate	\$ 0.33	\$ 0.34	\$ 0.41	\$ 0.40
Road debt service tax rates	0.32	0.25	0.35	0.50
W-S-D debt service tax rates	0.25	0.31	0.14	
Total Tax Rates per \$100 Valuation	\$ 0.90	\$ 0.90	\$ 0.90	\$ 0.90
Adjusted Tax Levy:	\$ 2,062,710	\$ 1,368,226	\$ 880,905	\$ 566,246
Percentage of Taxes Collected to Taxes Levied **	99.21%	99.43%	99.93%	100.00%

\* Maximum Maintenance Tax Rate Approved by Voters: \$1.00 on November 5, 2013

\*\* Calculated as taxes collected for a tax year divided by taxes levied for that tax year.

See accompanying auditor's report.

*Crosswinds Municipal Utility District*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2018 Road--by Years*  
*September 30, 2024*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due April 1</u>	<u>Interest Due April 1, October 1</u>	<u>Total</u>
2025	\$ 75,000	\$ 124,813	\$ 199,813
2026	75,000	121,813	196,813
2027	100,000	118,313	218,313
2028	100,000	114,313	214,313
2029	100,000	110,313	210,313
2030	100,000	106,313	206,313
2031	100,000	102,312	202,312
2032	125,000	97,812	222,812
2033	125,000	92,812	217,812
2034	125,000	87,812	212,812
2035	125,000	82,812	207,812
2036	125,000	77,734	202,734
2037	150,000	72,062	222,062
2038	150,000	65,781	215,781
2039	150,000	59,406	209,406
2040	175,000	52,500	227,500
2041	175,000	45,062	220,062
2042	175,000	37,625	212,625
2043	175,000	30,078	205,078
2044	200,000	21,875	221,875
2045	200,000	13,125	213,125
2046	200,000	4,375	204,375
	<u>\$ 3,025,000</u>	<u>\$ 1,639,061</u>	<u>\$ 4,664,061</u>

See accompanying auditor's report.

*Crosswinds Municipal Utility District*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2020 Road--by Years*  
*September 30, 2024*

Due During Fiscal Years Ending	Principal Due April 1	Interest Due April 1, October 1	Total
2025	\$ 75,000	\$ 86,125	\$ 161,125
2026	75,000	84,625	159,625
2027	100,000	82,800	182,800
2028	100,000	80,600	180,600
2029	100,000	78,325	178,325
2030	100,000	75,975	175,975
2031	100,000	73,525	173,525
2032	125,000	70,712	195,712
2033	125,000	67,587	192,587
2034	125,000	64,384	189,384
2035	125,000	61,103	186,103
2036	125,000	57,744	182,744
2037	150,000	53,963	203,963
2038	150,000	49,838	199,838
2039	150,000	45,713	195,713
2040	150,000	41,400	191,400
2041	175,000	36,525	211,525
2042	175,000	31,275	206,275
2043	175,000	26,025	201,025
2044	175,000	20,775	195,775
2045	200,000	15,150	215,150
2046	200,000	9,150	209,150
2047	205,000	3,075	208,075
	<u>\$ 3,180,000</u>	<u>\$ 1,216,394</u>	<u>\$ 4,396,394</u>

See accompanying auditor's report.

*Crosswinds Municipal Utility District*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2021--by Years*  
*September 30, 2024*

Due During Fiscal Years Ending	Principal Due April 1	Interest Due April 1, October 1	Total
2025	\$ 75,000	\$ 67,743	\$ 142,743
2026	80,000	64,255	144,255
2027	80,000	60,855	140,855
2028	85,000	57,980	142,980
2029	85,000	55,855	140,855
2030	90,000	54,105	144,105
2031	95,000	52,255	147,255
2032	95,000	50,355	145,355
2033	100,000	48,405	148,405
2034	105,000	46,355	151,355
2035	105,000	44,124	149,124
2036	110,000	41,705	151,705
2037	115,000	39,174	154,174
2038	115,000	36,471	151,471
2039	120,000	33,593	153,593
2040	125,000	30,591	155,591
2041	130,000	27,467	157,467
2042	135,000	24,188	159,188
2043	135,000	20,812	155,812
2044	140,000	17,340	157,340
2045	145,000	13,706	158,706
2046	150,000	9,945	159,945
2047	155,000	6,056	161,056
2048	160,000	2,040	162,040
	<u>\$ 2,730,000</u>	<u>\$ 905,375</u>	<u>\$ 3,635,375</u>

See accompanying auditor's report.

*Crosswinds Municipal Utility District*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2022--by Years*  
*September 30, 2024*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due April 1</u>	<u>Interest Due April 1, October 1</u>	<u>Total</u>
2025	\$ 170,000	\$ 337,913	\$ 507,913
2026	175,000	327,137	502,137
2027	185,000	315,875	500,875
2028	190,000	303,687	493,687
2029	200,000	292,513	492,513
2030	210,000	283,313	493,313
2031	220,000	274,712	494,712
2032	230,000	265,713	495,713
2033	240,000	256,313	496,313
2034	250,000	246,512	496,512
2035	265,000	236,212	501,212
2036	275,000	225,413	500,413
2037	290,000	214,112	504,112
2038	300,000	202,313	502,313
2039	315,000	189,619	504,619
2040	330,000	175,500	505,500
2041	345,000	160,313	505,313
2042	360,000	144,450	504,450
2043	375,000	127,913	502,913
2044	395,000	110,588	505,588
2045	415,000	92,361	507,361
2046	430,000	73,350	503,350
2047	450,000	53,550	503,550
2048	470,000	32,850	502,850
2049	495,000	11,137	506,137
	<u>\$ 7,580,000</u>	<u>\$ 4,953,369</u>	<u>\$ 12,533,369</u>

See accompanying auditor's report.

*Crosswinds Municipal Utility District*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2023--by Years*  
*September 30, 2024*

Due During Fiscal Years Ending	Principal Due April 1	Interest Due April 1, October 1	Total
2025	\$ 60,000	\$ 123,662	\$ 183,662
2026	60,000	119,463	179,463
2027	65,000	115,087	180,087
2028	65,000	110,537	175,537
2029	70,000	105,812	175,812
2030	75,000	101,581	176,581
2031	80,000	97,900	177,900
2032	80,000	94,400	174,400
2033	85,000	91,100	176,100
2034	90,000	87,600	177,600
2035	95,000	83,900	178,900
2036	100,000	80,000	180,000
2037	105,000	75,900	180,900
2038	110,000	71,600	181,600
2039	115,000	67,100	182,100
2040	125,000	62,300	187,300
2041	130,000	57,200	187,200
2042	135,000	51,900	186,900
2043	145,000	46,300	191,300
2044	150,000	40,400	190,400
2045	160,000	34,000	194,000
2046	165,000	27,094	192,094
2047	175,000	19,869	194,869
2048	185,000	12,219	197,219
2049	195,000	4,144	199,144
	<u>\$ 2,820,000</u>	<u>\$ 1,781,068</u>	<u>\$ 4,601,068</u>

See accompanying auditor's report.

*Crosswinds Municipal Utility District*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2023A Road--by Years*  
*September 30, 2024*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due April 1</u>	<u>Interest Due April 1, October 1</u>	<u>Total</u>
2025	\$ -	\$ 366,613	\$ 366,613
2026	160,000	361,013	521,013
2027	170,000	349,463	519,463
2028	180,000	337,213	517,213
2029	185,000	324,438	509,438
2030	195,000	311,138	506,138
2031	205,000	297,650	502,650
2032	215,000	286,150	501,150
2033	230,000	276,137	506,137
2034	240,000	265,562	505,562
2035	250,000	254,537	504,537
2036	265,000	242,783	507,783
2037	275,000	230,124	505,124
2038	290,000	216,705	506,705
2039	305,000	202,574	507,574
2040	320,000	187,731	507,731
2041	335,000	171,966	506,966
2042	350,000	155,269	505,269
2043	370,000	137,719	507,719
2044	390,000	119,194	509,194
2045	405,000	99,816	504,816
2046	430,000	79,463	509,463
2047	450,000	58,013	508,013
2048	470,000	35,588	505,588
2049	495,000	12,066	507,066
	<u>\$ 7,180,000</u>	<u>\$ 5,378,925</u>	<u>\$ 12,558,925</u>

See accompanying auditor's report.

*Crosswinds Municipal Utility District*  
*TSI-5. Long-Term Debt Service Requirements*  
*All Bonded Debt Series--by Years*  
*September 30, 2024*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due April 1</u>	<u>Interest Due April 1, October 1</u>	<u>Total</u>
2025	\$ 455,000	\$ 1,106,869	\$ 1,561,869
2026	625,000	1,078,306	1,703,306
2027	700,000	1,042,393	1,742,393
2028	720,000	1,004,330	1,724,330
2029	740,000	967,256	1,707,256
2030	770,000	932,425	1,702,425
2031	800,000	898,354	1,698,354
2032	870,000	865,142	1,735,142
2033	905,000	832,354	1,737,354
2034	935,000	798,225	1,733,225
2035	965,000	762,688	1,727,688
2036	1,000,000	725,379	1,725,379
2037	1,085,000	685,335	1,770,335
2038	1,115,000	642,708	1,757,708
2039	1,155,000	598,005	1,753,005
2040	1,225,000	550,022	1,775,022
2041	1,290,000	498,533	1,788,533
2042	1,330,000	444,707	1,774,707
2043	1,375,000	388,847	1,763,847
2044	1,450,000	330,172	1,780,172
2045	1,525,000	268,158	1,793,158
2046	1,575,000	203,377	1,778,377
2047	1,435,000	140,563	1,575,563
2048	1,285,000	82,697	1,367,697
2049	1,185,000	27,347	1,212,347
	<u>\$ 26,515,000</u>	<u>\$ 15,874,192</u>	<u>\$ 42,389,192</u>

See accompanying auditor's report.

**Crosswinds Municipal Utility District**  
**TSI-6. Change in Long-Term Bonded Debt**  
**September 30, 2024**

	Bond Issue			
	Series 2018 Road	Series 2020 Road	Series 2021	Series 2022
Interest rate	4.00% - 4.375%	2.00% - 3.00%	2.00% - 4.50%	4.00% - 6.50%
Dates interest payable	4/1; 10/1	4/1; 10/1	4/1; 10/1	4/1; 10/1
Maturity dates	4/1/22 - 4/1/46	4/1/23 - 4/1/47	4/1/24 - 4/1/48	4/1/25 - 4/1/49
Beginning bonds outstanding	\$ 3,100,000	\$ 3,255,000	\$ 2,805,000	\$ 7,580,000
Bonds issued				
Bonds retired	(75,000)	(75,000)	(75,000)	
Ending bonds outstanding	\$ 3,025,000	\$ 3,180,000	\$ 2,730,000	\$ 7,580,000
Interest paid during fiscal year	\$ 127,813	\$ 87,625	\$ 71,118	\$ 343,437
Paying agent's name and city All Series	UMB Bank, N.A., Austin, Texas			
Bond Authority:	Water, Sewer and Drainage Bonds	Water, Sewer and Drainage Refunding Bonds	Road Bonds	Road Refunding Bonds
Amount Authorized by Voters	\$ 90,000,000	\$ 90,000,000	\$ 35,300,000	\$ 45,890,000
Amount Issued	(13,205,000)		(13,760,000)	
Remaining To Be Issued	\$ 76,795,000	\$ 90,000,000	\$ 21,540,000	\$ 45,890,000

All bonds are secured with tax revenues. Bonds may also be secured with other revenues in combination with taxes.

Debt Service Fund investment balances as of September 30, 2024: \$ 1,083,459

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,695,568

See accompanying auditor's report.

Bond Issue

Series 2023	Series 2023A	Totals
4.00% - 7.00%	4.50% - 7.00%	
4/1; 10/1	4/1; 10/1	
4/1/25 - 4/1/49	4/1/26 - 4/1/49	
\$ 2,820,000	\$ -	\$ 19,560,000
	7,180,000	7,180,000
		(225,000)
<u>\$ 2,820,000</u>	<u>\$ 7,180,000</u>	<u>\$ 26,515,000</u>
<u>\$ 125,763</u>	<u>\$ 336,061</u>	<u>\$ 1,091,817</u>

***Crosswinds Municipal Utility District***

***TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund***

***For the Last Five Fiscal Years***

	Amounts				
	2024	2023	2022	2021	2020
Revenues					
Service availability fees	\$ -	\$ -	\$ 63,000	\$ 234,000	\$ 837,000
Permit fees			14,000	52,000	186,000
Property taxes	745,970	526,507	401,569	249,449	161,422
Penalties and interest	1,883	1,369	1,113	1,117	634
Miscellaneous			53,332	30,750	1,687
Investment earnings	130,057	93,103	13,639	880	7,986
Total Revenues	<u>877,910</u>	<u>620,979</u>	<u>546,653</u>	<u>568,196</u>	<u>1,194,729</u>
Expenditures					
Operating and administrative					
Professional fees	140,400	167,891	147,129	132,080	153,321
Contracted services	50,744	44,178	33,324	32,178	30,614
Repairs and maintenance	186,636	170,315	194,300	128,497	102,593
Utilities	18,172	12,735	9,037	8,806	8,604
Administrative	24,364	14,158	22,689	17,597	21,560
Other	2,326	1,360	1,302	711	983
Total Expenditures	<u>422,642</u>	<u>410,637</u>	<u>407,781</u>	<u>319,869</u>	<u>317,675</u>
Revenues Over Expenditures	<u>\$ 455,268</u>	<u>\$ 210,342</u>	<u>\$ 138,872</u>	<u>\$ 248,327</u>	<u>\$ 877,054</u>

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues

2024	2023	2022	2021	2020
		12%	41%	69%
		3%	9%	16%
85%	85%	73%	45%	14%
*	*	*	*	*
		10%	5%	*
15%	15%	2%	*	1%
100%	100%	100%	100%	100%
16%	27%	27%	23%	13%
6%	7%	6%	6%	3%
21%	27%	36%	23%	9%
2%	2%	2%	2%	1%
3%	2%	4%	3%	2%
*	*	*	*	*
48%	65%	75%	57%	28%
52%	35%	25%	43%	72%

***Crosswinds Municipal Utility District***  
***TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund***  
***For the Last Five Fiscal Years***

	Amounts				
	2024	2023	2022	2021	2020
Revenues					
Property taxes	\$ 1,288,696	\$ 863,774	\$ 480,046	\$ 311,806	\$ 193,079
Penalties and interest	3,188	2,096	1,332	1,395	758
Investment earnings	78,844	56,874	3,430	127	1,292
Total Revenues	<u>1,370,728</u>	<u>922,744</u>	<u>484,808</u>	<u>313,328</u>	<u>195,129</u>
Expenditures					
Professional fees	2,027	2,240	1,198	889	
Tax collection services	9,494	5,548	3,230	2,249	1,465
Other	2,375		950	1,601	817
Debt service					
Principal	225,000	150,000	75,000		
Interest and fees	1,086,170	716,711	296,279	226,188	183,746
Total Expenditures	<u>1,325,066</u>	<u>874,499</u>	<u>376,657</u>	<u>230,927</u>	<u>186,028</u>
Revenues Over Expenditures	<u>\$ 45,662</u>	<u>\$ 48,245</u>	<u>\$ 108,151</u>	<u>\$ 82,401</u>	<u>\$ 9,101</u>

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues

2024	2023	2022	2021	2020
94%	94%	99%	100%	99%
*	*	*	*	*
6%	6%	1%	*	1%
100%	100%	100%	100%	100%
*	*	*	*	
1%	1%	1%	1%	1%
*		*	1%	*
16%	16%	15%		
79%	78%	61%	72%	94%
96%	95%	77%	74%	95%
4%	5%	23%	26%	5%

***Crosswinds Municipal Utility District  
TSI-8. Board Members, Key Personnel and Consultants  
For the Year Ended September 30, 2024***

Complete District Mailing Address: 600 W. 5th Street, Suite 900, Austin, Texas 78701  
 District Business Telephone Number: (512) 370-2923  
 Submission Date of the most recent District Registration Form  
 (TWC Sections 36.054 and 49.054): February 9, 2024  
 Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200  
 (Set by Board Resolution -- TWC Section 49.0600)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
<b>Board Members</b>				
Amy Laine	05/24 - 05/28	\$ 2,652	\$ 146	President
Lee Weber	05/22 - 05/26	2,873	879	Vice President
Elizabeth P. Edwards	05/24 - 05/28	2,873	879	Secretary
Anthony Dell'Abate	05/22 - 05/26	2,873	240	Assistant Secretary
Kathleen Kutac	05/24 - 05/28	3,315		Assistant Secretary
<b>Consultants</b>				
Andy Barrett & Associates, PLLC	2015	<u>Amounts Paid</u>		Attorney
<i>General legal</i>		\$ 47,450		
<i>Bond counsel</i>		89,750		
Winstead PC	2015			Attorney
<i>General legal</i>		53,961		
<i>Bond counsel</i>		97,930		
Bott & Douhitt, PLLC	2020	24,551		Bookkeeper
Si Environmental LLC	2024	8,995		Operator
Hays County Tax Assessor-Collector	2016	291		Tax Collector
Hays County Central Appraisal District	Legislation	14,701		Property Valuation
Carlson, Brigance & Doering, Inc.	2017	11,480		Engineer
McGrath & Co., PLLC	2017	25,250		Auditor
The GMS Group, LLC	2016	149,030		Financial Advisor
Capital Area Utility Management LLC	2023	27,136		Former Operator

\* *Fees of Office* are the amounts actually paid to a director during the District's fiscal year.  
 See accompanying auditor's report.