

# Timber Lane Utility District

## Information Required by Section 26.18, Texas Tax Code and Section 2051.202, Texas Government Code

Date: September 18, 2024  
(proposed 2024 tax rate)

(1) Name and term of office of each member of the governing body:

<u>Name</u>	<u>Term of Office</u>
Daniel M. Meacham	May 2024 – May 2028
Robert B. Schenck	May 2022 – May 2026
James F. Messer	May 2022 – May 2026
A.F. (Bud) Gessel	May 2024 – May 2028
Eric Langstaff	May 2022 – May 2026

(2) Mailing address, physical address, e-mail address, and telephone number:

2727 Allen Parkway, Suite 1100  
Houston, Texas 77019  
713-652-6500  
[94056@smithmur.com](mailto:94056@smithmur.com)

(3) a. Official contact information for each member of the governing body:  
Same as Item (2) above.

b. Name of General Manager or Executive Director: Not applicable.

c. Name, mailing address and telephone number of person representing District's utility operator: Mark Ivy, Marlon Ivy & Associates, Inc., P. O. Box 9, Spring, Texas 77373, (281) 651-1618

d. Name, mailing address and telephone number of person representing District's tax assessor-collector: Monica Pena, Utility Tax Service, LLC, 1750 W. 43<sup>rd</sup> Street, Houston, Texas 77018, (713) 688-3855

(4) District's budget for the preceding two years: See attached.

(5) Proposed or adopted budget for the current year: See attached.

(6) Change in amount of District budget from the preceding year to current year, by dollar amount and percentage:

<u>2024 Budget Revenues</u>	<u>2025 Budget Revenues</u>	<u>\$ Amt of Change</u>	<u>% Change</u>
\$11,275,000	\$12,605,000	\$1,330,000	11.7960%

(7) Amount of property tax revenue budgeted for maintenance and operations for the preceding two years and the current year: See attached budgets.

(8) Amount of property tax revenue budgeted for debt service for the preceding two years and the current year: The District does not budget for debt service.

(9) Tax rate for maintenance and operations adopted by the taxing unit for the current and preceding two years:

2023: \$0.31

2022: \$0.33

2021: \$0.34

(10) The tax rate for debt service adopted by the taxing unit for the current and preceding two years:

2023: \$0.51

2022: \$0.51

2021: \$0.55

(11) This information required by Section 26.18 is applicable only to school districts.

(12) Tax rate for maintenance and operations proposed by the taxing unit for the current year:

2024: \$0.30

(13) Tax rate for debt service proposed by the taxing unit for the current year:

2024: \$0.51

(14) This information required by Section 26.18 is applicable only to school districts.

(15) The most recent financial audit of the District. See attached audit.

(16) Rate of District's sales and use tax, if any: Not applicable.

(17) Rate of District's ad valorem tax rate, if any: The District's ad valorem tax rate for 2023 is \$0.82 per \$100 assessed valuation.

(18) Notice of tax rate hearing required under Chapter 26, Tax Code or Section 49.236, Water Code: Notice of Tax Rate Hearing is attached.

(19) District's meeting schedule and location: Monthly on the 2<sup>nd</sup> Tuesday at 6:00 p.m. at 1904 NapleCHASE Crest, Spring, Texas.

(20) Residents of the District have the right to request the designation of a meeting location within the District under Section 49.062(g), Water Code. A description of this process can be found at <https://www.tceq.texas.gov/downloads/water-districts/forms/form-20863.pdf>.

(21) Meeting notices and approved minutes. Each notice of a meeting and approved minutes for meetings conducted in the current calendar year and the immediately preceding calendar year are posted on this website.

**TIMBER LANE U.D.**  
**Adopted Budget for Fiscal Year Ending June 30th, 2025**  
*June 11, 2024*

	<b>2024</b>	<b>11 Months</b>		<b>2025</b>
<b>Revenue :</b>	<b>Proposed Budget</b>	<b>Actual YTD</b>	<b>Projected yearend</b>	<b>Adopted Budget</b>
Water Revenue	1,600,000.00	1,771,666.30	2,125,999.56	1,600,000.00
Sewer Revenue	1,700,000.00	1,522,559.52	1,827,071.42	1,700,000.00
Penalties/ Other water revenues	200,000.00	163,006.09	195,607.31	200,000.00
Tap Fees	200,000.00	167,226.00	200,671.20	200,000.00
Sewer Inspection Fees	50,000.00	7,716.00	9,259.20	50,000.00
N.H.C.R.W.A. fees	2,900,000.00	2,346,440.65	2,815,728.78	2,900,000.00
Interest earned	400,000.00	631,594.15	757,912.98	750,000.00
Maintenance Tax Revenues	4,000,000.00	4,979,131.15	5,974,957.38	4,980,000.00
Sales Tax Revenue (C.O.H.)	175,000.00	162,411.15	194,893.38	175,000.00
Miscellaneous Revenue	50,000.00	6,670.00	8,004.00	50,000.00
	<b>11,275,000.00</b>	<b>11,758,421.01</b>	<b>14,110,105.21</b>	<b>12,605,000.00</b>
<b>Expenses :</b>	<b>Annual Budget</b>	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>Annual Budget</b>
Sludge Hauling	232,000.00	196,923.46	236,308.15	232,000.00
Director Fees	36,000.00	33,600.00	40,320.00	36,000.00
Payroll Taxes	15,000.00	13,032.42	15,638.90	20,000.00
Legal Fees	175,000.00	112,925.00	135,510.00	175,000.00
Auditing Fees	25,000.00	21,300.00	25,560.00	25,000.00
Engineering Fees	175,000.00	169,789.58	203,747.50	175,000.00
Engineering Fees (Park )	75,000.00	347,501.86	417,002.23	75,000.00
Engineering Fees (WWTP Permit)	25,000.00	15,016.71	18,020.05	25,000.00
Laboratory Expense	180,000.00	110,109.40	132,131.28	130,000.00
Permit Fees	50,000.00	51,268.30	61,521.96	50,000.00
N.H.C.R.W.A assessment	2,900,000.00	2,380,482.90	2,856,579.48	2,900,000.00
Operators Fees	418,000.00	313,626.72	376,352.06	400,000.00
Bookkeeping Fees	72,600.00	61,900.00	74,280.00	72,600.00
Repairs & Maintenance	1,750,000.00	1,170,442.31	1,404,530.77	1,600,000.00
R/M Detention Ponds (Champions)	510,000.00	582,426.73	698,912.08	600,000.00
Park Maint/ Operations (incl bldg maint)	475,000.00	443,492.39	532,190.87	475,000.00
Membership Fee/ Travel Expenses	35,000.00	23,939.50	28,727.40	35,000.00
Office Expenses	180,000.00	254,415.92	305,299.10	180,000.00
Chemicals	40,000.00	24,743.25	29,691.90	40,000.00
Utilities (all)	410,000.00	479,520.97	575,425.16	525,000.00
Insurance/Bonds	125,000.00	156,139.52	187,367.42	175,000.00
Recon/Discon /Serv Agreements	40,000.00	0.00	0.00	40,000.00
Tap Connection Expense	100,000.00	56,152.00	67,382.40	100,000.00
Sewer Inspection Expense	25,000.00	12,500.00	15,000.00	14,000.00
Costs for G.I.S.	9,600.00	8,800.00	10,560.00	9,600.00
Law Enforcement Services	1,200,000.00	1,160,548.00	1,392,657.60	1,200,000.00
Land Purchase	0.00	0.00	0.00	0.00
Park Projects	2,100,000.00	154,286.95	185,144.34	200,000.00
District Projects	300,000.00	626,696.54	752,035.85	300,000.00
Sink Hole	0.00	0.00	0.00	0.00
Publication & Legal Notice/Election	2,500.00	0.00	0.00	2,500.00
Water Conservation Ed	5,000.00	4,256.00	5,107.20	5,000.00
General Manager Parks	42,250.00	42,460.00	50,952.00	42,250.00
Miscellaneous Expenses	50,000.00	34,848.58	41,818.30	50,000.00
	<b>11,777,950.00</b>	<b>9,063,145.01</b>	<b>10,875,774.01</b>	<b>9,908,950.00</b>

**TIMBER LANE U.D.**  
**Proposed Budget for Fiscal Year Ending June 30th, 2024**  
*May 11, 2023*

	<b>2023</b>			<b>2024</b>
<b>Revenue :</b>	<b>Proposed Budget</b>	<b>Actual YTD</b>	<b>Projected yearend</b>	<b>Proposed Budget</b>
Water Revenue	1,600,000.00	1,516,433.91	1,819,720.69	1,600,000.00
Sewer Revenue	1,700,000.00	1,376,493.35	1,651,792.02	1,700,000.00
Penalties/ Other water revenues	200,000.00	170,175.63	204,210.76	200,000.00
Tap Fees	200,000.00	10,800.00	12,960.00	200,000.00
Sewer Inspection Fees	50,000.00	7,228.40	8,674.08	50,000.00
N.H.C.R.W.A. fees	2,900,000.00	2,490,566.63	2,988,679.96	2,900,000.00
Interest earned	7,500.00	368,230.99	441,877.19	400,000.00
Maintenance Tax Revenues	4,000,000.00	4,497,435.89	4,497,435.89	4,000,000.00
Sales Tax Revenue (C.O.H.)	175,000.00	150,650.32	180,780.38	175,000.00
Miscellaneous Revenue	50,000.00	225,812.56	270,975.07	50,000.00
	<b>10,882,500.00</b>	<b>10,813,827.68</b>	<b>12,077,106.04</b>	<b>11,275,000.00</b>
<b>Expenses :</b>	<b>Annual Budget</b>	<b>Actual YTD</b>	<b>Budget YTD</b>	<b>Annual Budget</b>
Sludge Hauling	225,000.00	194,106.59	232,927.91	232,000.00
Director Fees	36,000.00	34,100.00	40,920.00	36,000.00
Payroll Taxes	15,000.00	14,734.60	17,681.52	15,000.00
Legal Fees	175,000.00	88,349.00	106,018.80	175,000.00
Electronic Records Management	0.00	0.00	0.00	0.00
Auditing Fees	25,000.00	20,300.00	24,360.00	25,000.00
Engineering Fees	175,000.00	346,126.60	415,351.92	175,000.00
Engineering Fees (Park )	75,000.00	90,034.87	108,041.84	75,000.00
Engineering Fees (WWTP Permit)	25,000.00	14,218.59	17,062.31	25,000.00
Laboratory Expense	180,000.00	135,526.19	162,631.43	180,000.00
Permit Fees	50,000.00	31,734.56	38,081.47	50,000.00
N.H.C.R.W.A assessment	2,900,000.00	2,793,490.10	3,352,188.12	2,900,000.00
Operators Fees	375,000.00	348,527.55	418,233.06	418,000.00
Bookkeeping Fees	60,000.00	51,287.50	61,545.00	72,600.00
Repairs & Maintenance	1,250,000.00	1,844,779.23	2,213,735.08	1,750,000.00
R/M Detention Ponds (Champions)	510,000.00	530,896.13	637,075.36	510,000.00
Park Maint/ Operations (incl bldg maint)	475,000.00	388,944.80	466,733.76	475,000.00
Membership Fee/ Travel Expenses	35,000.00	10,028.54	12,034.25	35,000.00
Office Expenses	125,000.00	151,726.60	182,071.92	180,000.00
Chemicals	30,000.00	33,505.88	40,207.06	40,000.00
Utilities (all)	410,000.00	421,411.89	505,694.27	410,000.00
Insurance/Bonds	125,000.00	106,392.00	127,670.40	125,000.00
Recon/Discon /Serv Agreements	40,000.00	29,446.00	35,335.20	40,000.00
Tap Connection Expense	100,000.00	5,400.00	6,480.00	100,000.00
Sewer Inspection Expense	25,000.00	14,190.00	17,028.00	25,000.00
Costs for G.I.S.	9,600.00	8,930.00	10,716.00	9,600.00
Law Enforcement Services	1,200,000.00	915,565.00	1,098,678.00	1,200,000.00
Land Purchase	0.00	0.00	0.00	0.00
Park Projects	2,100,000.00	191,298.00	229,557.60	2,100,000.00
District Projects	300,000.00	308,822.76	370,587.31	300,000.00
Sink Hole	0.00	0.00	0.00	0.00
Publication & Legal Notice/Election	2,500.00	0.00	0.00	2,500.00
Water Conservation Ed	5,000.00	2,508.00	3,009.60	5,000.00
General Manager Parks	42,250.00	34,856.00	41,827.20	42,250.00
Miscellaneous Expenses	50,000.00	64,337.16	77,204.59	50,000.00
	<b>11,150,350.00</b>	<b>9,225,574.14</b>	<b>11,070,688.97</b>	<b>11,777,950.00</b>

TIMBER LANE U.D. BUDGET  
For Year Ending JUNE 30, 2020

	BUDGET 06/30/19	Actual 11 months	Projected 12 months	FISCAL YEAR ENDING 06/30/20
<b>INCOME:</b>				
Water Revenue	1,500,000	1,385,061	1,510,975	1,500,000
Sewer Revenue	1,300,000	1,222,550	1,333,691	1,350,000
Penalties/ Other water revenues	175,000	173,126	188,864	200,000
Tap Fees	124,500	43,160	47,084	50,000
Sewer Inspection Fees	65,000	13,223	14,425	25,000
N.H.C.R.W.A. fees	1,700,000	1,539,952	1,679,947	2,000,000
Interest earned	50,000	143,941	157,026	150,000
Maintenance Tax Revenues	2,500,000	2,673,521	2,916,569	2,800,000
Sales Tax Revenue (C.O.H.)	145,000	112,707	122,953	145,000
Miscellaneous Revenue	50,000	71,994	78,539	50,000
<b>Total Income</b>	<b>7,609,500</b>	<b>7,379,234</b>	<b>8,050,073</b>	<b>8,270,000</b>
<b>EXPENSES:</b>				
Sludge Hauling	150,000	150,229	163,886	175,000
Director Fees	36,000	32,700	35,673	36,000
Payroll Taxes	3,500	4,501	4,910	3,500
Legal Fees	100,000	109,944	119,939	120,000
Electronic Records Mgmt	15,000	15,000	16,364	15,000
Auditing Fees	18,000	18,300	19,964	20,000
Engineering Fees	150,000	111,328	121,449	150,000
Engineering Fees (Park )	50,000	19,299	21,053	50,000
Engineering Fees (WWTP Permit)	25,000	0	0	25,000
Laboratory Expense	100,000	81,311	88,703	100,000
Permit Fees	50,000	43,556	47,516	50,000
N.H.C.R.W.A assessment	1,700,000	1,672,153	1,824,166	2,000,000
Operators Fees	310,000	271,946	296,669	310,000
Bookkeeping Fees	51,000	46,769	51,020	51,000
Repairs & Maintenance	850,000	594,194	648,211	800,000
R/M Detention Ponds (Champions)	320,000	292,711	319,321	325,000
Park Maint/ Operations (incl bldg maint)	300,000	285,220	311,149	350,000
Membership Fee/ Travel Expenses	30,000	30,388	33,151	35,000
Office Expenses	125,000	90,375	98,591	125,000
Chemicals	17,500	21,746	23,723	30,000
Utilities (all)	310,000	281,540	307,134	325,000
Insurance/Bonds	70,000	83,843	91,466	85,000
Recon/Discon /Serv Agreements	50,000	38,689	42,206	50,000
Tap Connection Expense	62,250	15,355	16,751	25,000
Sewer Inspection Expense	32,500	7,768	8,474	12,500
Costs for G.I.S.	12,000	7,200	7,855	12,000
Law Enforcement Services	950,000	847,374	924,408	1,000,000
Land Purchase	0	0	0	0
Park Projects	1,000,000	40,500	44,182	1,000,000
District Projects	350,000	269,323	293,806	400,000
Sink Hole	50,000	0	0	50,000
Publication & Legal Notice/Election	2,500	1,501	1,638	2,500
Water Conservation Ed	10,000	0	0	10,000
General Manager Parks	42,250	34,170	37,276	42,250
Miscellaneous Expenses **	50,000	59,133	64,509	50,000
<b>Total Expense</b>	<b>7,392,500</b>	<b>5,578,066</b>	<b>6,085,162</b>	<b>7,834,750</b>
<b>SURPLUS (DEFICIT)</b>	<b>217,000</b>	<b>1,801,168</b>	<b>1,964,911</b>	<b>435,250</b>

TIMBER LANE U.D. BUDGET  
For Year Ending JUNE 30, 2021

	adopted FISCAL YEAR ENDING 06/30/21
<b>INCOME:</b>	
Water Revenue	1,500,000
Sewer Revenue	1,350,000
Penalties/ Other water revenues	200,000
Tap Fees	150,000
Sewer Inspection Fees	45,000
N.H.C.R.W.A. fees	2,200,000
Interest earned	150,000
Maintenance Tax Revenues	3,200,000
Sales Tax Revenue (C.O.H.)	145,000
Miscellaneous Revenue	50,000
Total Income	<b>8,990,000</b>
<b>EXPENSES:</b>	
Sludge Hauling	175,000
Director Fees	36,000
Payroll Taxes	5,000
Legal Fees	120,000
Electronic Records Mgmt	0
Auditing Fees	25,000
Engineering Fees	150,000
Engineering Fees (Park )	50,000
Engineering Fees (WWTP Permit)	25,000
Laboratory Expense	225,000
Permit Fees	50,000
N.H.C.R.W.A assessment	2,200,000
Operators Fees	310,000
Bookkeeping Fees	51,000
Repairs & Maintenance	900,000
R/M Detention Ponds (Champions)	450,000
Park Maint/ Operations (incl bldg maint)	450,000
Membership Fee/ Travel Expenses	35,000
Office Expenses	125,000
Chemicals	30,000
Utilities (all)	325,000
Insurance/Bonds	100,000
Recon/Discon /Serv Agreements	50,000
Tap Connection Expense	75,000
Sewer Inspection Expense	22,500
Costs for G.I.S.	12,000
Law Enforcement Services	1,000,000
Land Purchase	0
Park Projects	1,000,000
District Projects	400,000
Sink Hole	0
Publication & Legal Notice/Election	2,500
Water Conservation Ed	10,000
General Manager Parks	42,250
Miscellaneous Expenses **	50,000
Total Expense	<b>8,501,250</b>
<b>SURPLUS (DEFICIT)</b>	<b>488,750</b>

TIMBER LANE U.D. BUDGET  
For Year Ending JUNE 30, 2022

	BUDGET 06/30/21	Actual 10 months	Projected 12 months	Proposed FISCAL YEAR ENDING 06/30/22
<b>INCOME:</b>				
Water Revenue	1,500,000	1,301,177	1,561,412	1,400,000
Sewer Revenue	1,350,000	1,361,559	1,633,871	1,450,000
Penalties/ Other water revenues	200,000	133,460	160,152	200,000
Tap Fees	150,000	1,142,870	1,371,444	200,000
Sewer Inspection Fees	45,000	140,302	168,362	50,000
N.H.C.R.W.A. fees	2,200,000	2,210,240	2,652,288	2,700,000
Interest earned	150,000	12,038	14,446	15,000
Maintenance Tax Revenues	3,200,000	3,292,919	3,951,502	3,500,000
Sales Tax Revenue (C.O.H.)	145,000	155,461	186,553	165,000
Miscellaneous Revenue	50,000	230,087	276,104	50,000
<b>Total Income</b>	<b>8,990,000</b>	<b>9,980,112</b>	<b>11,976,135</b>	<b>9,730,000</b>
<b>EXPENSES:</b>				
Sludge Hauling	175,000	177,385	212,862	210,000
Director Fees	36,000	30,000	36,000	36,000
Payroll Taxes	5,000	14,257	17,108	15,000
Legal Fees	120,000	83,487	100,184	0
Electronic Records Mgmt	0	0	0	0
Auditing Fees	25,000	19,300	23,160	25,000
Engineering Fees	150,000	138,136	165,763	150,000
Engineering Fees (Park )	50,000	46,384	55,661	50,000
Engineering Fees (WWTP Permit)	25,000	0	0	25,000
Laboratory Expense	225,000	141,900	170,280	150,000
Permit Fees	50,000	44,515	53,418	50,000
N.H.C.R.W.A assessment	2,200,000	2,388,006	2,865,607	2,700,000
Operators Fees	310,000	297,089	356,507	320,000
Bookkeeping Fees	51,000	46,600	55,920	51,000
Repairs & Maintenance	900,000	762,890	915,468	900,000
R/M Detention Ponds (Champions)	450,000	439,237	527,084	500,000
Park Maint/ Operations (incl bldg maint)	450,000	397,275	476,730	450,000
Membership Fee/ Travel Expenses	35,000	2,291	2,749	35,000
Office Expenses	125,000	99,711	119,653	125,000
Chemicals	30,000	2,431	2,917	30,000
Utilities (all)	325,000	343,567	412,281	325,000
Insurance/Bonds	100,000	103,094	123,713	150,000
Recon/Discon /Serv Agreements	50,000	32,969	39,562	40,000
Tap Connection Expense	75,000	440,128	528,154	100,000
Sewer Inspection Expense	22,500	99,159	118,991	25,000
Costs for G.I.S.	12,000	8,275	9,930	12,000
Law Enforcement Services	1,000,000	865,470	1,038,564	1,000,000
Land Purchase	0	0	0	0
Park Projects	1,000,000	991,546	1,189,855	1,747,000
District Projects	400,000	174,983	209,980	400,000
Sink Hole	0	0	0	0
Publication & Legal Notice/Election	2,500	0	0	2,500
Water Conservation Ed	10,000	0	0	10,000
General Manager Parks	42,250	34,170	41,004	42,250
Miscellaneous Expenses **	50,000	24,250	29,100	50,000
<b>Total Expense</b>	<b>8,501,250</b>	<b>8,248,504</b>	<b>9,898,205</b>	<b>9,725,750</b>
<b>SURPLUS (DEFICIT)</b>	<b>488,750</b>	<b>1,731,608</b>	<b>2,077,930</b>	<b>4,250</b>

**TIMBER LANE U.D.**  
**Adopted Budget for Fiscal Year Ending June 30th, 2023**

**2023**

<b>Revenue :</b>	<b>Adopted Budget</b>
Water Revenue	1,600,000.00
Sewer Revenue	1,700,000.00
Penalties/ Other water revenues	200,000.00
Tap Fees	200,000.00
Sewer Inspection Fees	50,000.00
N.H.C.R.W.A. fees	2,900,000.00
Interest earned	7,500.00
Maintenance Tax Revenues	4,000,000.00
Sales Tax Revenue (C.O.H.)	175,000.00
Miscellaneous Revenue	50,000.00
	<b>10,882,500.00</b>

<b>Expenses :</b>	<b>Annual Budget</b>
Sludge Hauling	225,000.00
Director Fees	36,000.00
Payroll Taxes	15,000.00
Legal Fees	175,000.00
Electronic Records Management	0.00
Auditing Fees	25,000.00
Engineering Fees	175,000.00
Engineering Fees (Park )	75,000.00
Engineering Fees (WWTP Permit)	25,000.00
Laboratory Expense	180,000.00
Permit Fees	50,000.00
N.H.C.R.W.A assessment	2,900,000.00
Operators Fees	375,000.00
Bookkeeping Fees	60,000.00
Repairs & Maintenance	1,250,000.00
R/M Detention Ponds (Champions)	510,000.00
Park Maint/ Operations (incl bldg maint)	475,000.00
Membership Fee/ Travel Expenses	35,000.00
Office Expenses	125,000.00
Chemicals	30,000.00
Utilities (all)	410,000.00
Insurance/Bonds	125,000.00
Recon/Discon /Serv Agreements	40,000.00
Tap Connection Expense	100,000.00
Sewer Inspection Expense	25,000.00
Costs for G.I.S.	9,600.00
Law Enforcement Services	1,200,000.00
Land Purchase	0.00
Park Projects	2,100,000.00
District Projects	300,000.00
Sink Hole	0.00
Publication & Legal Notice/Election	2,500.00
Water Conservation Ed	5,000.00
General Manager Parks	42,250.00
Miscellaneous Expenses	50,000.00
	<b>11,150,350.00</b>



**TIMBER LANE UTILITY DISTRICT**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**JUNE 30, 2023**

**TIMBER LANE UTILITY DISTRICT**

**HARRIS COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**JUNE 30, 2023**

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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Timber Lane Utility District  
Harris County, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Timber Lane Utility District (the "District") as of and for the year ended June 30, 2023, 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 the District as of June 30, 2023, and the respective changes in financial position 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 the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund 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 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.

Board of Directors  
Timber Lane Utility District

### **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 supplementary information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is 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 supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide an assurance, 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 information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

October 12, 2023

**TIMBER LANE UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2023**

Management's discussion and analysis of Timber Lane Utility District's (the "District") financial performance provides an overview of the District's financial activities for the fiscal year ended June 30, 2023. Please read it in conjunction with the District's financial statements.

**USING THIS ANNUAL REPORT**

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances. This report also includes required and other supplementary information in addition to the basic financial statements.

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

The District's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide financial statements provide both long-term and short-term information about the District's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The Statement of Net Position includes the District's assets, liabilities, and, if applicable, deferred inflows and outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating. Evaluation of the overall health of the District would extend to other non-financial factors.

The Statement of Activities reports how the District's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

**FUND FINANCIAL STATEMENTS**

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has three governmental fund types. The General Fund accounts for resources not accounted for in another fund, customer service revenues, operating costs and general expenditures. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

**TIMBER LANE UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2023**

**FUND FINANCIAL STATEMENTS (Continued)**

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the District's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the District and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities explains the differences between the two presentations and assists in understanding the differences between these two perspectives.

**NOTES TO THE FINANCIAL STATEMENTS**

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements.

**OTHER INFORMATION**

In addition to the financial statements and accompanying notes, this report also presents certain required supplementary information ("RSI"). The budgetary comparison schedule is included as RSI for the General Fund.

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, assets and deferred outflows of resources exceeded liabilities by \$30,851,736 as of June 30, 2023.

A portion of the District's net position reflects its net investment in capital assets (water and wastewater facilities, less any debt used to acquire those assets that is still outstanding). The District uses these assets to provide water and wastewater services.

The following is a comparative analysis of government-wide changes in net position:



**TIMBER LANE UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2023**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)**

	Summary of Changes in the Statement of Net Position		
	2023	2022	Change Positive (Negative)
Current and Other Assets	\$ 39,944,035	\$ 40,005,370	\$ (61,335)
Capital Assets (Net of Accumulated Depreciation)	83,514,005	80,494,911	3,019,094
Total Assets	<u>\$ 123,458,040</u>	<u>\$ 120,500,281</u>	<u>\$ 2,957,759</u>
Deferred Outflows of Resources	\$ 329,713	\$ 403,390	\$ (73,677)
Due to Developer	\$ 1,534,866	\$ 14,475,049	\$ 12,940,183
Bonds Payable	87,546,567	74,802,400	(12,744,167)
Other Liabilities	3,854,584	3,259,627	(594,957)
Total Liabilities	<u>\$ 92,936,017</u>	<u>\$ 92,537,076</u>	<u>\$ (398,941)</u>
Net Position:			
Net Investment in Capital Assets	\$ 9,233,245	\$ 8,040,804	\$ 1,192,441
Restricted	7,496,890	5,965,527	1,531,363
Unrestricted	14,121,601	14,360,264	(238,663)
Total Net Position	<u>\$ 30,851,736</u>	<u>\$ 28,366,595</u>	<u>\$ 2,485,141</u>

The following table provides a summary of the District's operations for the years ending June 30, 2023, and June 30, 2022.

	Summary of Changes in the Statement of Activities		
	2023	2022	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 11,702,519	\$ 9,633,516	\$ 2,069,003
Charges for Services	6,789,051	7,416,517	(627,466)
Other Revenues	1,623,352	381,736	1,241,616
Total Revenues	<u>\$ 20,114,922</u>	<u>\$ 17,431,769</u>	<u>\$ 2,683,153</u>
Expenses for Services	17,629,781	14,601,591	(3,028,190)
Change in Net Position	\$ 2,485,141	\$ 2,830,178	\$ (345,037)
Net Position, Beginning of Year	<u>28,366,595</u>	<u>25,536,417</u>	<u>2,830,178</u>
Net Position, End of Year	<u>\$ 30,851,736</u>	<u>\$ 28,366,595</u>	<u>\$ 2,485,141</u>

**TIMBER LANE UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2023**

**FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS**

The District's combined fund balances as of June 30, 2023, were \$36,451,865, a decrease of \$471,874 from the prior year.

The General Fund fund balance decreased by \$233,334, primarily due to operating expenditures and capital costs exceeding tax and service revenues.

The Debt Service Fund fund balance increased by \$1,710,452, primarily due to the structure of the District's outstanding debt requirements.

The Capital Projects Fund fund balance decreased by \$1,948,992, primarily due to capital costs from proceeds of bonds issued in a previous year.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Board of Directors did not amend the budget during the current fiscal year. Actual revenues were \$1,162,818 higher than budgeted revenues. Actual expenditures were \$1,128,302 higher than budgeted expenditures. This resulted in a positive budget variance of \$34,516. See the budget to actual comparison on page 33 for further information.

**CAPITAL ASSETS**

Capital assets as of June 30, 2023, total \$83,514,005 (net of accumulated depreciation) and include land, as well as the water, wastewater, drainage and recreational facilities.

Capital Assets At Year-End, Net of Accumulated Depreciation			
	2023	2022	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 6,660,994	\$ 6,589,932	\$ 71,062
Construction in Progress	7,272,722	3,231,141	4,041,581
Capital Assets, Net of Accumulated Depreciation:			
Water System	18,292,743	18,109,081	183,662
Wastewater System	23,989,171	24,748,031	(758,860)
Drainage System	21,453,216	21,989,416	(536,200)
Parks and Buildings	5,845,159	5,827,310	17,849
Total Net Capital Assets	\$ 83,514,005	\$ 80,494,911	\$ 3,019,094

**TIMBER LANE UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2023**

**LONG-TERM DEBT ACTIVITY**

As of June 30, 2023, the District had total bond debt payable of \$87,075,000. The changes in the debt position of the District during the fiscal year ended June 30, 2023, are summarized as follows:

Bond Debt Payable, July 1, 2022	\$ 74,370,000
Add: Bond Sale - Series 2022	15,750,000
Less: Bond Principal Paid	<u>3,045,000</u>
Bond Debt Payable, June 30, 2023	<u>\$ 87,075,000</u>

The District's bonds carry an underlying rating of "A2" from Moody's. The Series 2010, Series 2015 Refunding, 2020A Refunding, Series 2021 and Series 2021A bonds carry an insured rating of "AA" from Standard and Poor's by virtue of bond insurance issued by Assured Guaranty Municipal Corporation. The Series 2014, 2014A, 2014B Refunding, 2015A, 2018, 2018A, 2019 Refunding, 2020 and 2022 bonds carry an insured rating of "AA" by virtue of bond insurance issued by Build America Mutual Assurance Company. The Series 2016 bonds have an insured rating of "Baa2" by virtue of bond insurance issued by National Public Finance Guarantee. The above ratings include all rating changes, if any, through June 30, 2023.

**CONTACTING THE DISTRICT'S MANAGEMENT**

This financial report is designed to provide a general overview of District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Timber Lane Utility District, c/o Smith Murdaugh Little & Bonham LLP, 2727 Allen Parkway, Suite 1100, Houston, Texas 77019.

**TIMBER LANE UTILITY DISTRICT**  
**STATEMENT OF NET POSITION AND**  
**GOVERNMENTAL FUNDS BALANCE SHEET**  
**JUNE 30, 2023**

	General Fund	Debt Service Fund
<b>ASSETS</b>		
Cash	\$ 1,359,466	\$ 192,440
Investments	11,908,105	8,300,904
Receivables:		
Property Taxes	212,208	336,552
Penalty and Interest on Delinquent Taxes		
Service Accounts	1,182,659	
Accrued Interest		6,238
Other	20,578	
Due from Other Funds	921,225	
Prepaid Costs	139,112	
Due from Other Governmental Units	30,634	
Land		
Construction in Progress		
Capital Assets (Net of Accumulated Depreciation)		
<b>TOTAL ASSETS</b>	<b>\$ 15,773,987</b>	<b>\$ 8,836,134</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred Charges on Refunding Bonds	\$ -0-	\$ -0-
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<b>\$ 15,773,987</b>	<b>\$ 8,836,134</b>

The accompanying notes to the financial  
statements are an integral part of this report.

<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$ 562,708	\$ 2,114,614	\$	\$ 2,114,614
15,009,598	35,218,607		35,218,607
	548,760		548,760
		143,449	143,449
	1,182,659		1,182,659
	6,238		6,238
522,153	542,731		542,731
	921,225	(921,225)	
	139,112	17,231	156,343
	30,634		30,634
		6,660,994	6,660,994
		7,272,722	7,272,722
		69,580,289	69,580,289
<u>\$ 16,094,459</u>	<u>\$ 40,704,580</u>	<u>\$ 82,753,460</u>	<u>\$ 123,458,040</u>
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ 329,713</u>	<u>\$ 329,713</u>
<u>\$ 16,094,459</u>	<u>\$ 40,704,580</u>	<u>\$ 83,083,173</u>	<u>\$ 123,787,753</u>

The accompanying notes to the financial statements are an integral part of this report.

**TIMBER LANE UTILITY DISTRICT**  
**STATEMENT OF NET POSITION AND**  
**GOVERNMENTAL FUNDS BALANCE SHEET**  
**JUNE 30, 2023**

	General Fund	Debt Service Fund
<b>LIABILITIES</b>		
Accounts Payable	\$ 608,627	\$
Accrued Interest Payable		
Due to Developer		
Due to Other Funds		410,839
Due to Taxpayers		
Security Deposits	1,060,990	
Long-Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
<b>TOTAL LIABILITIES</b>	<b>\$ 1,669,617</b>	<b>\$ 410,839</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Property Taxes	\$ 212,208	\$ 336,552
<b>FUND BALANCES</b>		
Nonspendable:		
Prepaid Costs	\$ 139,112	\$
Restricted for Authorized Construction		
Restricted for Debt Service		8,088,743
Assigned to 2024 Budget Deficit	502,950	
Unassigned	13,250,100	
<b>TOTAL FUND BALANCES</b>	<b>\$ 13,892,162</b>	<b>\$ 8,088,743</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b>\$ 15,773,987</b>	<b>\$ 8,836,134</b>
<b>NET POSITION</b>		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
<b>TOTAL NET POSITION</b>		

The accompanying notes to the financial  
statements are an integral part of this report.

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 1,113,113	\$ 1,721,740	\$	\$ 1,721,740
		1,071,854	1,071,854
510,386	921,225	1,534,866	1,534,866
		(921,225)	
	1,060,990		1,060,990
		4,020,000	4,020,000
		<u>83,526,567</u>	<u>83,526,567</u>
<u>\$ 1,623,499</u>	<u>\$ 3,703,955</u>	<u>\$ 89,232,062</u>	<u>\$ 92,936,017</u>
<u>\$ -0-</u>	<u>\$ 548,760</u>	<u>\$ (548,760)</u>	<u>\$ -0-</u>
\$ 14,470,960	\$ 139,112	\$ (139,112)	\$
	14,470,960	(14,470,960)	
	8,088,743	(8,088,743)	
	502,950	(502,950)	
	<u>13,250,100</u>	<u>(13,250,100)</u>	
<u>\$ 14,470,960</u>	<u>\$ 36,451,865</u>	<u>\$ (36,451,865)</u>	<u>\$ -0-</u>
<u>\$ 16,094,459</u>	<u>\$ 40,704,580</u>		
		\$ 9,233,245	\$ 9,233,245
		7,496,890	7,496,890
		<u>14,121,601</u>	<u>14,121,601</u>
		<u>\$ 30,851,736</u>	<u>\$ 30,851,736</u>

The accompanying notes to the financial statements are an integral part of this report.

**TIMBER LANE UTILITY DISTRICT**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
**JUNE 30, 2023**

Total Fund Balances - Governmental Funds \$ 36,451,865

Amounts reported for governmental activities in the Statement of Net Position are different because:

Prepaid bond insurance in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds. 17,231

Interest paid in advance as part of a refunding bond sale is recorded as a deferred outflow in the governmental activities and systematically charged to interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. 329,713

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds. 83,514,005

Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2022 and prior tax levies became part of recognized revenue in the governmental activities of the District. 692,209

Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:

Due to Developer	\$ (1,534,866)	
Accrued Interest Payable	(1,071,854)	
Bonds Payable	<u>(87,546,567)</u>	<u>(90,153,287)</u>

Total Net Position - Governmental Activities \$ 30,851,736

The accompanying notes to the financial statements are an integral part of this report.



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**TIMBER LANE UTILITY DISTRICT**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED JUNE 30, 2023**

	General Fund	Debt Service Fund
<b>REVENUES</b>		
Property Taxes	\$ 4,598,955	\$ 7,108,057
Water Service	1,732,387	
Wastewater Service	1,684,370	
Sales Tax Revenues	168,009	
Regional Water Authority Fees	2,879,610	
Penalty and Interest	157,317	127,086
Tap Connection and Inspection Fees	40,276	
Investment Revenues	470,661	200,343
Grant Revenues	197,082	
Miscellaneous Revenues	116,651	10,014
<b>TOTAL REVENUES</b>	<b>\$ 12,045,318</b>	<b>\$ 7,445,500</b>
<b>EXPENDITURES/EXPENSES</b>		
Service Operations:		
Professional Fees	\$ 707,669	\$ 39,606
Contracted Services	1,456,821	236,088
Utilities	500,373	
Regional Water Authority Assessment	3,005,520	
Repairs and Maintenance	3,306,646	
Depreciation		
Other	986,546	22,146
Capital Outlay	2,315,077	
Developer Interest		
Debt Service:		
Bond Principal		3,045,000
Bond Interest		2,392,208
Bond Issuance Costs		
<b>TOTAL EXPENDITURES/EXPENSES</b>	<b>\$ 12,278,652</b>	<b>\$ 5,735,048</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES/EXPENSES</b>	<b>\$ (233,334)</b>	<b>\$ 1,710,452</b>
<b>OTHER FINANCING SOURCES (USES)</b>		
Long-Term Debt Issued	\$ -0-	\$ -0-
Bond Premium		
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ -0-</b>	<b>\$ -0-</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>\$ (233,334)</b>	<b>\$ 1,710,452</b>
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCES/NET POSITION - JULY 1, 2022</b>	<b>14,125,496</b>	<b>6,378,291</b>
<b>FUND BALANCES/NET POSITION - JUNE 30, 2023</b>	<b>\$ 13,892,162</b>	<b>\$ 8,088,743</b>

The accompanying notes to the financial statements are an integral part of this report.

Capital Projects Fund	Total	Adjustments	Statement of Activities
\$	\$ 11,707,012	\$ (4,493)	\$ 11,702,519
	1,732,387		1,732,387
	1,684,370		1,684,370
	168,009		168,009
	2,879,610		2,879,610
	284,403	(4)	284,399
	40,276		40,276
628,601	1,299,605		1,299,605
	197,082		197,082
	126,665		126,665
<u>\$ 628,601</u>	<u>\$ 20,119,419</u>	<u>\$ (4,497)</u>	<u>\$ 20,114,922</u>
\$	\$ 747,275	\$	\$ 747,275
	1,692,909		1,692,909
	500,373		500,373
	3,005,520		3,005,520
	3,306,646	(39,670)	3,266,976
		2,320,173	2,320,173
979	1,009,671		1,009,671
15,924,701	18,239,778	(18,239,778)	
1,239,962	1,239,962		1,239,962
	3,045,000	(3,045,000)	
	2,392,208	195,824	2,588,032
1,258,890	1,258,890		1,258,890
<u>\$ 18,424,532</u>	<u>\$ 36,438,232</u>	<u>\$ (18,808,451)</u>	<u>\$ 17,629,781</u>
<u>\$ (17,795,931)</u>	<u>\$ (16,318,813)</u>	<u>\$ 18,803,954</u>	<u>\$ 2,485,141</u>
\$ 15,750,000	\$ 15,750,000	\$ (15,750,000)	\$
96,939	96,939	(96,939)	
<u>\$ 15,846,939</u>	<u>\$ 15,846,939</u>	<u>\$ (15,846,939)</u>	<u>\$ -0-</u>
\$ (1,948,992)	\$ (471,874)	\$ 471,874	\$
		2,485,141	2,485,141
16,419,952	36,923,739	(8,557,144)	28,366,595
<u>\$ 14,470,960</u>	<u>\$ 36,451,865</u>	<u>\$ (5,600,129)</u>	<u>\$ 30,851,736</u>

The accompanying notes to the financial statements are an integral part of this report.

**TIMBER LANE UTILITY DISTRICT**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES EXPENDITURES AND CHANGES IN FUND BALANCES**  
**TO THE STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED JUNE 30, 2023**

Net Change in Fund Balances - Governmental Funds	\$ (471,874)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.	(4,493)
Governmental funds report penalty and interest revenue on property taxes when collected. However, in the Statement of Activities, revenue is recorded when penalties and interest are assessed.	(4)
Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(2,320,173)
Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected.	18,279,448
Governmental funds report bond premiums as an other financing sources in the year received. However, in the Statement of Net Position, bond premiums are amortized over the life of the bonds and the current year amortized portion is recorded in the Statement of Activities.	(96,939)
Governmental funds report bond principal payments as expenditures. However, in the Statement of Net Position, bond principal payments are reported as decreases in long-term liabilities.	3,045,000
Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.	(195,824)
Governmental funds report bond proceeds as other financing sources. Issued bonds increase long-term liabilities in the Statement of Net Position.	<u>(15,750,000)</u>
Change in Net Position - Governmental Activities	<u>\$ 2,485,141</u>

The accompanying notes to the financial statements are an integral part of this report.

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 1. CREATION OF DISTRICT**

Timber Lane Utility District, of Harris County, Texas (the “District”) was created in 1969 by an Order of the Texas Water Commission, presently known as the Texas Commission on Environmental Quality (the “Commission”). Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, the District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, storm sewer drainage, irrigation, solid waste collection and disposal, including recycling, and to construct parks and recreational facilities for the residents of the District. The District is also empowered to contract for or employ its own peace officers with powers to make arrests and to establish, operate and maintain a fire department to perform all fire-fighting activities within the District. The Board of Directors held its first meeting on October 8, 1969 and sold its first series of bonds on August 9, 1971.

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). In addition, the accounting records of the District are maintained generally in accordance with the *Water District Financial Management Guide* published by the Commission.

The District is a political subdivision of the State of Texas governed by an elected board. GASB has established the criteria for determining whether an entity is a primary government or a component unit of a primary government. The primary criteria are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local 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 statement as component units.

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (“GASB Codification”).

The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Financial Statement Presentation (Continued)

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

When both restricted and unrestricted resources are available for use, generally it is the District's policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. The District's Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The District is viewed as a special-purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenue and expense of the government-wide Statement of Activities.

Fund Financial Statements

As discussed above, the District's fund financial statements are combined with the government-wide financial statements. The fund financial statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balances.

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Governmental Funds - The District has three governmental funds and considers each to be a major fund.

General Fund - To account for resources not required to be accounted for in another fund, customer service revenues, operating costs and general expenditures.

Debt Service Fund - To account for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes.

Capital Projects Fund - To account for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both “measurable and available.” Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The District considers revenue reported in governmental funds to be available if it is collectable within 60 days after year end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Property taxes considered available by the District and included in revenue include taxes collected during the year and taxes collected after year-end, which were considered available to defray the expenditures of the current year. Deferred inflows of resources related to property tax revenues are those taxes which the District does not reasonably expect to be collected soon enough in the subsequent period to finance current expenditures.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset.

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Capital Assets (Continued)

Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$25,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

	Years
Buildings	40
Water System	10-45
Wastewater System	10-45
Drainage System	10-45
All Other Equipment	3-20

Budgeting

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. The original General Fund budget for the current year was not amended. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and – Actual General Fund presents the original budget amounts compared to the actual amounts of revenues and expenditures for the current year.

Pensions

The District has one full time employee. Payments are made into the social security system for the employee. The Internal Revenue Service has determined that fees of office received by Directors are considered wages subject to federal income tax withholding for payroll tax purposes only. A separate pension plan has not been established for the directors or employee.

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported. Fund equity is classified as net position.



**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Measurement Focus (Continued)

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the Balance Sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources. Fund balances in governmental funds are classified using the following hierarchy:

*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.

*Restricted*: amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally.

*Committed*: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. 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. The District has assigned \$502,950 of the General Fund fund balance for a projected budget deficit for the year ending June 30, 2024.

*Unassigned*: all other spendable amounts in the General Fund.

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

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 3. LONG-TERM DEBT**

	<u>Series 2010</u>	<u>Series 2014</u>	<u>Series 2014A</u>
Amounts Outstanding – June 30, 2023	\$ 250,000	\$ 1,600,000	\$ 900,000
Interest Rates	4.00%	4.00% - 4.25%	3.00% - 3.75%
Maturity Dates – Serially Beginning/Ending	August 1, 2023/2024	August 1, 2023/2036	August 1, 2023/2030
Interest Payment Dates	August 1/ February 1	August 1/ February 1	August 1/ February 1
Callable Dates	August 1, 2018*	August 1, 2021*	August 1, 2021*
	<u>Refunding Series 2014B</u>	<u>Refunding Series 2015</u>	<u>Series 2015A</u>
Amounts Outstanding – June 30, 2023	\$2,850,000	\$8,030,000	\$4,700,000
Interest Rates	3.00%	3.00% - 3.25%	2.25% - 3.75%
Maturity Dates – Serially Beginning/Ending	August 1, 2023/2027	August 1, 2023/2034	August 1, 2023/2040
Interest Payment Dates	August 1/ February 1	August 1/ February 1	August 1/ February 1
Callable Dates	August 1, 2023*	August 1, 2022*	August 1, 2023*
	<u>Series 2016</u>	<u>Recreational Series 2018</u>	<u>Series 2018A</u>
Amounts Outstanding – June 30, 2023	\$ 4,750,000	\$ 2,700,000	\$ 5,700,000
Interest Rates	3.00% - 3.625%	3.00% - 3.50%	3.00% - 3.50%
Maturity Dates – Serially Beginning/Ending	August 1, 2023/2040	August 1, 2023/2040	August 1, 2023/2040
Interest Payment Dates	August 1/ February 1	August 1/ February 1	August 1/ February 1
Callable Dates	August 1, 2023*	August 1, 2024*	August 1, 2024*

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 3. LONG-TERM DEBT (Continued)**

	Refunding Series 2019	Series 2020	Refunding Series 2020A
Amounts Outstanding – June 30, 2023	\$ 8,075,000	\$ 2,000,000	\$ 3,170,000
Interest Rates	3.00% - 4.00%	2.00% - 3.00%	2.00% - 3.00%
Maturity Dates – Serially Beginning/Ending	August 1, 2023/2028	August 1, 2023/2040	February 1, 2024/2030
Interest Payment Dates	August 1/ February 1	August 1/ February 1	August 1/ February 1
Callable Dates	August 1, 2025*	August 1, 2025*	February 1, 2025*
	Series 2021	Series 2021A	Series 2022
Amounts Outstanding – June 30, 2023	\$12,500,000	\$14,100,000	\$15,750,000
Interest Rates	1.00% - 3.50%	2.00% - 4.00%	3.00% - 5.00%
Maturity Dates – Serially Beginning/Ending	August 1, 2023/2043	August 1, 2023/2045	August 1, 2024/2046
Interest Payment Dates	August 1/ February 1	August 1/ February 1	August 1/ February 1
Callable Dates	August 1, 2026*	August 1, 2027*	August 1, 2028*

\* Or any date thereafter, at a price of par plus accrued interest on the principal amounts called to the date fixed for redemption. The Series 2014 term bonds maturing August 1, 2030, 2032, 2034 and 2036 are subject to mandatory redemption beginning August 1, 2025, 2031, 2033 and 2035, respectively. The Series 2014A term bonds maturing August 1, 2024, 2026, 2028 and 2030 are subject to mandatory redemption beginning August 1, 2022, 2025, 2027 and 2029, respectively. The Series 2015 term bonds maturing August 1, 2025 and 2027 are subject to mandatory redemption beginning August 1, 2023 and 2026, respectively. The Series 2015A term bonds maturing August 1, 2030, 2032, 2034, 2037 and 2040 are subject to mandatory redemption beginning August 1, 2028, 2031, 2033, 2035 and 2038, respectively. The Series 2016 term bonds maturing August 1, 2025, 2027, 2029, 2034 and 2040 are subject to mandatory redemption beginning August 1, 2024, 2026, 2028, 2033 and 2039, respectively. The Series 2018 term bonds maturing August 1, 2036 and 2040 are subject to mandatory redemption beginning August 1, 2035 and 2037, respectively. The Series 2018A term bonds maturing August 1, 2040 are subject to mandatory redemption beginning August 1, 2036. The Series 2020A term bonds maturing on February 1, 2028 are subject to mandatory redemption beginning February 1, 2026. The Series 2021 term bonds maturing on August 1, 2043 are subject to mandatory redemption beginning August 1, 2042. The Series 2021A term bonds maturing on August 1, 2043 and August 1, 2045 are subject to mandatory redemption beginning August 1, 2042 and August 1, 2044, respectively. The Series 2022 term bonds maturing on August 1, 2046 are subject to mandatory redemption beginning August 1, 2045.

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 3. LONG-TERM DEBT (Continued)**

The following is a summary of transactions regarding bonds payable for the year ended June 30, 2023:

	July 1, 2022	Additions	Retirements	June 30, 2023
Bonds Payable	\$ 74,370,000	\$ 15,750,000	\$ 3,045,000	\$ 87,075,000
Unamortized Discounts	(54,101)		(10,628)	(43,473)
Unamortized Premiums	486,501	96,939	68,400	515,040
Bonds Payable, Net	\$ 74,802,400	\$ 15,846,939	\$ 3,102,772	\$ 87,546,567
			Amount Due Within One Year	\$ 4,020,000
			Amount Due After One Year	83,526,567
			Bonds Payable, Net	\$ 87,546,567

As of June 30, 2023, the District had authorized but unissued bonds in the amount of \$33,650,000 for water, sanitary sewer and drainage bonds, \$5,000,000 for recreational facilities bonds and \$20,410,390 for refunding bonds.

As of June 30, 2023, the debt service requirements on the outstanding bonds were as follows:

Fiscal Year	Principal	Interest	Total
2024	\$ 4,020,000	\$ 2,507,924	\$ 6,527,924
2025	4,850,000	2,360,225	7,210,225
2026	4,790,000	2,187,799	6,977,799
2027	4,860,000	2,015,525	6,875,525
2028	4,940,000	1,854,537	6,794,537
2029-2033	24,440,000	7,215,665	31,655,665
2034-2038	19,275,000	4,287,000	23,562,000
2039-2043	14,450,000	1,801,945	16,251,945
2044-2047	5,450,000	311,400	5,761,400
	\$ 87,075,000	\$ 24,542,020	\$ 111,617,020

The bonds of the District are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.

During the year ended June 30, 2023, the District levied an ad valorem debt service tax rate of \$0.51 per \$100 of assessed valuation, which resulted in a tax levy of \$7,118,469 on the adjusted taxable valuation of \$1,395,778,122 for the 2022 tax year. The bond resolutions require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy.

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 3. LONG-TERM DEBT (Continued)**

All property values and exempt status, if any, are determined by the 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.

**NOTE 4. SIGNIFICANT BOND RESOLUTION AND LEGAL REQUIREMENTS**

The bond orders state that any profits received from the investment of any money in any fund or account created by the resolution shall be placed into such fund or account of the District.

The bond orders state that the District is required to provide continuing disclosure of annual financial information and operating data with respect to the District to the Municipal Securities Rulemaking Board. The information, along with the audited annual financial statements, is of the general type included in the annual audit report, and must be filed within six months after the end of each fiscal year of the District.

The District has covenanted that it will take all necessary steps to comply with the requirement that rebatable arbitrage earnings on the investment of the gross proceeds of the bonds, within the meaning of Section 148(f) of the Internal Revenue Code, be rebated to the federal government. The minimum requirement for determination of the rebatable amount is on the five-year anniversary of each use.

**NOTE 5. DEPOSITS AND INVESTMENTS**

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes. Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged.

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 5. DEPOSITS AND INVESTMENTS (Continued)**

Deposits (Continued)

At fiscal year-end, the carrying amount of the District’s deposits was \$2,561,467 and the bank balance was \$3,517,149. The District was not exposed to custodial credit risk at year-end. The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at June 30, 2023, as listed below:

	Cash	Certificates of Deposit	Total
GENERAL FUND	\$ 1,359,466	\$	\$ 1,359,466
DEBT SERVICE FUND	192,440	446,853	639,293
CAPITAL PROJECTS FUND	562,708		562,708
TOTAL DEPOSITS	\$ 2,114,614	\$ 446,853	\$ 2,561,467

Investments

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District’s financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The District’s investments must be made “with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.” No person may invest District funds without express written authority from the Board of Directors.

Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act. The District has adopted a written investment policy to establish the guidelines by which it may invest. This policy is reviewed annually. The District’s investment policy may be more restrictive than the Public Funds Investment Act.

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 5. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

The District invests in TexPool and TexSTAR, external investment pools that are not SEC-registered. The State Comptroller of Public Accounts of the State of Texas has oversight of Texpool. Federated Investors, Inc. manages the daily operations of Texpool under a contract with the Comptroller. J.P. Morgan Investment Management Inc. provides investment management and FirstSouthwest, a division of Hilltop Securities Inc., provides participant services and marketing under an agreement with the TexSTAR Board of Directors. Custodial, fund accounting and depository services are provided by JPMorgan Chase Bank, N.A. and/or its subsidiary J.P. Morgan Investors Services Co. TexPool and TexSTAR measure their portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool and TexSTAR at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool or TexSTAR. Certificates of deposit are valued at acquisition cost at the date of purchase. As of June 30, 2023, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
TexPool	\$ 5,236,316	\$ 5,236,316
TexSTAR	6,671,789	6,671,789
<u>DEBT SERVICE FUND</u>		
TexPool	522,274	522,274
TexSTAR	7,331,777	7,331,777
Certificates of Deposit	446,853	446,853
<u>CAPITAL PROJECTS FUND</u>		
TexPool	15,009,598	15,009,598
<b>TOTAL INVESTMENTS</b>	<b><u>\$ 35,218,607</u></b>	<b><u>\$ 35,218,607</u></b>

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2023, the District's investment in TexPool and TexSTAR were rated AAAM by Standard and Poor's. The District also manages credit risk by investing in certificates of deposit with balances below FDIC coverage. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investment in TexPool and TexSTAR to have a maturity of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the District, unless there has been a significant change in value. The District also manages interest rate risk by investing in certificates of deposit with maturities of less than one year.

Restrictions

All cash and investments of the Debt Service Fund are restricted for payment of debt service and the cost of assessing and collecting taxes. All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets.

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 6. CAPITAL ASSETS**

Capital asset activity for the year ended June 30, 2023 is as follows:

	<u>July 1, 2022</u>	<u>Increases</u>	<u>Decreases</u>	<u>June 30, 2023</u>
<b>Capital Assets Not Being Depreciated</b>				
Land and Land Improvements	\$ 6,589,932	\$ 71,062	\$	\$ 6,660,994
Construction in Progress	<u>3,231,141</u>	<u>5,339,267</u>	<u>1,297,686</u>	<u>7,272,722</u>
<b>Total Capital Assets Not Being Depreciated</b>	<u>\$ 9,821,073</u>	<u>\$ 5,410,329</u>	<u>\$ 1,297,686</u>	<u>\$ 13,933,716</u>
<b>Capital Assets Subject to Depreciation</b>				
Water System	\$ 28,570,795	\$ 936,092	\$	\$ 29,506,887
Wastewater System	38,646,839	37,860		38,684,699
Drainage System	30,242,284	115,088		30,357,372
Parks and Buildings	<u>7,427,906</u>	<u>137,584</u>		<u>7,565,490</u>
<b>Total Capital Assets Subject to Depreciation</b>	<u>\$ 104,887,824</u>	<u>\$ 1,226,624</u>	<u>\$ - 0 -</u>	<u>\$ 106,114,448</u>
<b>Accumulated Depreciation</b>				
Water System	\$ 10,461,714	\$ 752,430	\$	\$ 11,214,144
Wastewater System	13,898,808	796,720		14,695,528
Drainage System	8,252,868	651,288		8,904,156
Parks and Buildings	<u>1,600,596</u>	<u>119,735</u>		<u>1,720,331</u>
<b>Total Accumulated Depreciation</b>	<u>\$ 34,213,986</u>	<u>\$ 2,320,173</u>	<u>\$ - 0 -</u>	<u>\$ 36,534,159</u>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 70,673,838</u>	<u>\$ (1,093,549)</u>	<u>\$ - 0 -</u>	<u>\$ 69,580,289</u>
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 80,494,911</u>	<u>\$ 4,316,780</u>	<u>\$ 1,297,686</u>	<u>\$ 83,514,005</u>

**NOTE 7. MAINTENANCE TAX**

On August 12, 2000, the voters of the District approved the levy and collection of a maintenance tax not to exceed \$0.50 per \$100 of assessed valuation of taxable property within the District. This maintenance tax is to be used by the General Fund to pay expenditures of operating the District's waterworks and wastewater system. During the fiscal year ended June 30, 2023, the District levied an ad valorem maintenance tax rate of \$0.33 per \$100 of assessed valuation, which resulted in a tax levy of \$4,606,068 on the adjusted taxable valuation of \$1,395,778,122 for the 2022 tax year.

**NOTE 8. 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 natural disasters for which the District carries commercial insurance. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.



**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 9. REGIONAL WATER AUTHORITY FEES**

The North Harris County Regional Water Authority was created by House Bill 2965, Acts of the 76th Legislature, Regular Session 1999, and was confirmed by an election held on January 15, 2000. The Authority is a political subdivision of the State of Texas, governed by an elected five-member Board of Directors. The Authority is empowered to, among others powers, “acquire or develop surface water and groundwater supplies from sources inside of or outside of the boundaries of the authority and may conserve, store, transport, treat, purify, distribute, sell and deliver water to persons, corporations, municipal corporation, political subdivisions of the state, and others, inside of and outside of the boundaries of the authority.” The Authority is also empowered to “establish fees and charges as necessary to enable the authority to fulfill the authority’s regulatory obligations.” The current fee is \$4.10 per 1,000 gallons. The District’s well pumpage fees payable to the Authority for the year ended June 30, 2023 were \$3,005,520.

**NOTE 10. STRATEGIC PARTNERSHIP AGREEMENT**

Effective March 8, 2007, the District entered into a Strategic Partnership Agreement with the City of Houston, Texas. The agreement provides that in accordance with Subchapter F of Chapter 43 of the Local Government Code and Act, the City shall annex a tract of land defined as the “Subject Tract” for the limited purposes of applying the City’s Planning, Zoning, Health and Safety Ordinances within the tract within the boundaries of the District. The District will continue to develop, to own, and to operate and maintain a water and wastewater system in the District. During the current fiscal year, the District recorded \$168,009 of sales tax revenue from the City of Houston, of which \$30,634 was recorded as a receivable at year end.

**NOTE 11. INTERFUND PAYABLES AND RECEIVABLES**

As of June 30, 2023, the District recorded interfund payables of \$367,988 in the Debt Service Fund for maintenance tax collections due to the General Fund and \$42,851 for issuance and arbitrage costs paid by the General Fund and \$510,386 in the Capital Projects Fund to reimburse the General Fund for bond issuance costs and various costs related to construction of assets.

**NOTE 12. DISTRICT PARKS AND RECREATIONAL FACILITIES**

The District contracted with the Texas A&M University College of Architecture, Department of Landscape Architecture and Urban Planning, for preparation of master plans in 2005-2007, 2014, 2015 and 2018 for a series of parks and trails that will connect recreational facilities within the District and will become a part of a Master Greenway Project (Cypress Creek Greenway) along Cypress Creek in north Harris County. The District is financing the parks and trails with proceeds from recreational facilities bonds, surplus operating revenues, and with grants from the Texas Parks & Wildlife Department (“TPWD”) and other state and local agencies. During a prior fiscal year, the District received an Indoor Recreation Grant from the TPWD in the amount of

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 12. DISTRICT PARKS AND RECREATIONAL FACILITIES (Continued)**

\$203,217 from the TPWD for construction of the Timber Lane UD Community Center. During the current fiscal year, the District received grants in aid totaling \$197,082 from TPWD for the trails being constructed.

**NOTE 13. UNREIMBURSED COSTS**

The District has entered into development financing agreements with Developers within the District. These Developers have made expenditures on behalf of the District for various projects for which the District has not sold bonds. As of the balance sheet date, the District has recorded \$1,534,866 for completed projects paid for by Developers related to construction and engineering of utilities within the District.

Due to Developers, beginning of year	\$ 14,475,049
Additions	241,662
Reimbursements	<u>(13,181,845)</u>
Due to Developers, end of year	<u>\$ 1,534,866</u>

**NOTE 14. USE OF SURPLUS FUNDS**

On October 13, 2022, in accordance with Commission rules, the District approved the use of surplus Capital Projects Fund monies in the amount of \$87,372 for emergency repairs needed on a 30-inch sanitary sewer trunk line. The project was completed in the current fiscal year.

On December 8, 2022, in accordance with Commission rules, the District approved the use of surplus Capital Projects Fund monies in the amount of \$133,090 for certain rehabilitation work at the water plant, wastewater treatment plant, lift stations and water distribution facilities.

On May 11, 2023, in accordance with Commission rules, the District approved the use of surplus Capital Project Fund monies in the amount of \$214,347 to perform major repairs needed on the water plant, wastewater treatment plant, lift stations and water distribution facilities.

On June 8, 2023, in accordance with Commission rules, the District approved the use of surplus Capital Projects Fund monies in the amount of \$1,450,469 to perform major repairs needed on the water plant and lift stations. This approval is for projects to be completed at a later date.

On July 13, 2023, in accordance with Commission rules, the District approved the use of surplus Capital Projects Fund monies in the amount of \$236,382 to perform major repairs needed on the water plant and lift stations. This project was completed in the current fiscal year and the amount was recorded as an expenditure in the Capital Projects Fund.

**TIMBER LANE UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2023**

**NOTE 15. BOND SALE**

On July 14, 2022, the District issued \$15,750,000 of Unlimited Tax Bonds, Series 2022. Proceeds from the bonds were used to reimburse a Developer for construction and engineering costs for water, wastewater and drainage facilities to serve Breckenridge West, Sections 3, 5, 6, 7, 8, 9, 10, and 11; Breckenridge West Outfall Channel and Breckenridge West, Phase 1 clearing and grubbing; and land acquisition. Additional proceeds were used to pay issuance costs of the bonds.

**NOTE 16. INTERLOCAL JOINT PARTICIPATION AGREEMENT WITH HARRIS COUNTY**

On November 29, 2022, the District entered into an Interlocal Joint Participation Agreement with Harris County to fund improvements to storm sewers, inlets, pipes, detention pond and walking trails in and around Sandpiper Village subdivision. The project seeks to reduce flood risk and strengthen resiliency by assisting in the alleviation of structural flood damage to homes in the community. The County is managing the construction of the project. Upon completion, the District will assume responsibility for ongoing maintenance and repairs. The County has estimated the construction and engineering costs of the project to be \$5,065,076 and has agreed to fund half of the cost with the District agreeing to also fund half of the cost. The County has agreed to reduce the District's funding share by the appraised cost of the affected parcel of land owned by the District which is currently estimated to be \$513,850. Per the Agreement, the District has paid the County \$2,018,688 for their estimated share of the cost of the project. Proceeds from the Series 2023 bonds (see Note 17) are being used to fund the District's portion of the project costs.

**NOTE 17. SUBSEQUENT EVENT – BOND SALE**

On July 13, 2023, subsequent to year end, the District issued \$7,600,000 of Unlimited Tax Bonds, Series 2023. Proceeds from the bonds were used to reimburse a Developer for construction and engineering costs for water, wastewater and drainage facilities to serve Werrington Park, Section 6 and to reimburse land acquisition costs. Proceeds are also being used to fund Water Plant No. 5, Lift Station Rehabilitation and the HCED Sandpiper Drainage Project. Additional proceeds were used to pay issuance costs of the bonds.

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**TIMBER LANE UTILITY DISTRICT**  
**REQUIRED SUPPLEMENTARY INFORMATION**

**JUNE 30, 2023**

**TIMBER LANE UTILITY DISTRICT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND**  
**FOR THE YEAR ENDED JUNE 30, 2023**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 4,000,000	\$ 4,598,955	\$ 598,955
Water Service	1,600,000	1,732,387	132,387
Wastewater Service	1,700,000	1,684,370	(15,630)
Sales Tax Revenues	175,000	168,009	(6,991)
Regional Water Authority Fee	2,900,000	2,879,610	(20,390)
Penalty and Interest	200,000	157,317	(42,683)
Tap Connection and Inspection Fees	250,000	40,276	(209,724)
Investment Revenues	7,500	470,661	463,161
Miscellaneous Revenues	50,000	313,733	263,733
<b>TOTAL REVENUES</b>	<b>\$ 10,882,500</b>	<b>\$ 12,045,318</b>	<b>\$ 1,162,818</b>
<b>EXPENDITURES</b>			
Service Operations:			
Professional Fees	\$ 475,000	\$ 707,669	\$ (232,669)
Contracted Services	1,677,250	1,456,821	220,429
Utilities	410,000	500,373	(90,373)
Regional Water Authority Assessment	2,900,000	3,005,520	(105,520)
Repairs and Maintenance	2,235,000	3,306,646	(1,071,646)
Other	1,053,100	986,546	66,554
Capital Outlay	2,400,000	2,315,077	84,923
<b>TOTAL EXPENDITURES</b>	<b>\$ 11,150,350</b>	<b>\$ 12,278,652</b>	<b>\$ (1,128,302)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ (267,850)</b>	<b>\$ (233,334)</b>	<b>\$ 34,516</b>
<b>FUND BALANCE - JULY 1, 2022</b>	<b>14,125,496</b>	<b>14,125,496</b>	<b>_____</b>
<b>FUND BALANCE - JUNE 30, 2023</b>	<b>\$ 13,857,646</b>	<b>\$ 13,892,162</b>	<b>\$ 34,516</b>

See accompanying independent auditor's report.

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**TIMBER LANE UTILITY DISTRICT**  
**SUPPLEMENTARY INFORMATION REQUIRED BY THE**  
**WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**

**JUNE 30, 2023**



**TIMBER LANE UTILITY DISTRICT  
SERVICES AND RATES  
FOR THE YEAR ENDED JUNE 30, 2023**

**1. SERVICES PROVIDED BY THE DISTRICT DURING THE FISCAL YEAR:**

<u>  X  </u>	Retail Water	<u>      </u>	Wholesale Water	<u>  X  </u>	Drainage
<u>  X  </u>	Retail Wastewater	<u>      </u>	Wholesale Wastewater	<u>      </u>	Irrigation
<u>  X  </u>	Parks/Recreation	<u>      </u>	Fire Protection	<u>  X  </u>	Security
<u>      </u>	Solid Waste/Garbage	<u>      </u>	Flood Control	<u>      </u>	Roads
<u>      </u>	Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)				
<u>      </u>	Other (specify): _____				

**2. RETAIL SERVICE PROVIDERS**

**a. RETAIL RATES FOR A 5/8" METER (OR EQUIVALENT):**

Based on the rate order effective February 9, 2023.

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1,000 Gallons over Minimum Use</u>	<u>Usage Levels</u>
WATER:	\$ 13.25	5,000	N	\$ 1.85 \$ 2.25 \$ 2.60	5,001 to 10,000 10,001 to 18,000 18,001 and up
WASTEWATER:	\$ 14.25	5,000	N	\$ 1.50 \$ 1.70	5,001 to 10,000 10,001 and up
SURCHARGE:					
Regional Water Authority Fees				\$ 4.72	0001 and up

District employs winter averaging for wastewater usage?          X    
Yes            No

Total monthly charges per 10,000 gallons usage: Water: \$22.50 Wastewater: \$21.75 Surcharges: \$47.20

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT  
SERVICES AND RATES  
FOR THE YEAR ENDED JUNE 30, 2023**

**2. RETAIL SERVICE PROVIDERS (Continued)**

**b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)**

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFCs</u>
Unmetered			x 1.0	
≤¾"	<u>7,493</u>	<u>7,443</u>	x 1.0	<u>7,443</u>
1"	<u>60</u>	<u>53</u>	x 2.5	<u>133</u>
1½"	<u>26</u>	<u>22</u>	x 5.0	<u>110</u>
2"	<u>36</u>	<u>34</u>	x 8.0	<u>272</u>
3"	<u>1</u>	<u>1</u>	x 15.0	<u>15</u>
4"	<u>4</u>	<u>4</u>	x 25.0	<u>100</u>
6"	<u>4</u>	<u>4</u>	x 50.0	<u>200</u>
8"	<u>4</u>	<u>4</u>	x 80.0	<u>320</u>
10"			x 115.0	
Total Water Connections	<u><u>7,628</u></u>	<u><u>7,565</u></u>		<u><u>8,593</u></u>
Total Wastewater Connections	<u><u>7,594</u></u>	<u><u>7,531</u></u>	x 1.0	<u><u>7,531</u></u>

**3. TOTAL WATER CONSUMPTION DURING THE FISCAL YEAR ROUNDED TO THE NEAREST THOUSAND: (Unaudited)**

Gallons pumped into system:	632,627,000	Water Accountability Ratio: 90.8 % (Gallons billed/Gallons pumped)
Gallons billed to customers:	567,116,000	
Gallons sold:	7,600,000	To: Memorial Hills Interconnect

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**SERVICES AND RATES**  
**FOR THE YEAR ENDED JUNE 30, 2023**

**4. STANDBY FEES** (authorized only under TWC Section 49.231):

Does the District have Debt Service standby fees? Yes \_\_\_\_\_ No X

Does the District have Operation and Maintenance standby fees? Yes \_\_\_\_\_ No X

**5. LOCATION OF DISTRICT:**

Is the District located entirely within one county?

Yes X No \_\_\_\_\_

County in which District is located:

Harris County, Texas

Is the District located within a city?

Entirely \_\_\_\_\_ Partly \_\_\_\_\_ Not at all X

Is the District located within a city's extraterritorial jurisdiction (ETJ)?

Entirely X Partly \_\_\_\_\_ Not at all \_\_\_\_\_

ETJ in which District is located:

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes \_\_\_\_\_ No X

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**GENERAL FUND EXPENDITURES**  
**FOR THE YEAR ENDED JUNE 30, 2023**

PROFESSIONAL FEES:	
Auditing	\$ 20,300
Engineering	581,407
Legal	<u>105,962</u>
TOTAL PROFESSIONAL FEES	<u>\$ 707,669</u>
CONTRACTED SERVICES:	
Bookkeeping	\$ 64,388
Operations and Billing	403,109
Security	943,531
Parks General Manager	<u>45,793</u>
TOTAL CONTRACTED SERVICES	<u>\$ 1,456,821</u>
UTILITIES	<u>\$ 500,373</u>
REPAIRS AND MAINTENANCE	<u>\$ 3,306,646</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees	\$ 35,550
Dues	750
Insurance	101,013
Legal Notices	702
Office Supplies and Postage	194,863
Payroll Taxes	15,661
Travel and Meetings	<u>18,685</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 367,224</u>

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT  
GENERAL FUND EXPENDITURES  
FOR THE YEAR ENDED JUNE 30, 2023**

CAPITAL OUTLAY	\$ <u>2,315,077</u>
TAP CONNECTIONS	\$ <u>5,400</u>
OTHER EXPENDITURES:	
Chemicals	\$ 38,937
Laboratory Fees	153,436
Permit Fees	31,735
Reconnection Fees	29,446
Inspection Fees	16,590
Regional Water Authority Assessment	3,005,520
Regulatory Assessment	16,551
Sludge Hauling	277,445
Other	<u>49,782</u>
TOTAL OTHER EXPENDITURES	\$ <u>3,619,442</u>
 TOTAL EXPENDITURES	 \$ <u><u>12,278,652</u></u>

Number of persons employed by the District      1      Full-Time      -0-      Part-Time

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT  
INVESTMENTS  
JUNE 30, 2023**

<u>Funds</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
TexPool	XXXX0002	Varies	Daily	\$ 5,236,316	\$
TexSTAR	XXXX2220	Varies	Daily	<u>6,671,789</u>	<u>                    </u>
TOTAL GENERAL FUND				<u>\$ 11,908,105</u>	<u>\$ - 0 -</u>
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0003	Varies	Daily	\$ 522,274	\$
TexSTAR	XXXX3330	Varies	Daily	7,331,777	
Certificate of Deposit	XXXX7961	2.40%	07/19/23	110,616	2,516
Certificate of Deposit	XXXX1717	3.10%	09/02/23	109,435	2,798
Certificate of Deposit	XXXX6914	4.25%	12/26/23	<u>226,802</u>	<u>924</u>
TOTAL DEBT SERVICE FUND				<u>\$ 8,300,904</u>	<u>\$ 6,238</u>
<u>CAPITAL PROJECTS FUND</u>					
TexPool	XXXX0005	Varies	Daily	<u>\$ 15,009,598</u>	<u>\$ - 0 -</u>
TOTAL - ALL FUNDS				<u>\$ 35,218,607</u>	<u>\$ 6,238</u>

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**TAXES LEVIED AND RECEIVABLE**  
**FOR THE YEAR ENDED JUNE 30, 2023**

	Maintenance Taxes		Debt Service Taxes	
TAXES RECEIVABLE -				
JULY 1, 2022	\$	214,154	\$	339,099
Adjustments to Beginning				
Balance		<u>(9,059)</u>	\$	<u>205,095</u>
			<u>(12,959)</u>	\$
				326,140
Original 2022 Tax Levy	\$	4,130,565	\$	6,383,600
Adjustment to 2022 Tax Levy		<u>475,503</u>	<u>4,606,068</u>	<u>734,869</u>
TOTAL TO BE				
ACCOUNTED FOR		\$	4,811,163	\$
				7,444,609
TAX COLLECTIONS:				
Prior Years	\$	101,221	\$	157,013
Current Year		<u>4,497,734</u>	<u>4,598,955</u>	<u>6,951,044</u>
			<u>7,108,057</u>	
TAXES RECEIVABLE -				
JUNE 30, 2023		<u>\$</u>	<u>212,208</u>	<u>\$</u>
				<u>336,552</u>
TAXES RECEIVABLE BY				
YEAR:				
2022	\$	108,334	\$	167,425
2021		42,205		68,272
2020		21,107		28,327
2019		12,885		17,293
2018		7,184		11,333
2017 and prior		<u>20,493</u>		<u>43,902</u>
TOTAL	\$	<u>212,208</u>	\$	<u>336,552</u>

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**TAXES LEVIED AND RECEIVABLE**  
**FOR THE YEAR ENDED JUNE 30, 2023**

	2022	2021	2020	2019
<b>PROPERTY VALUATIONS:</b>				
Land	\$ 285,485,913	\$ 182,643,078	\$ 162,771,190	\$ 162,952,711
Improvements	1,146,724,078	929,871,181	770,748,596	713,453,165
Personal Property	38,265,159	30,735,287	30,885,013	33,328,092
Exemptions	(74,697,028)	(56,867,784)	(51,842,412)	(55,071,521)
<b>TOTAL PROPERTY VALUATIONS</b>	<b>\$ 1,395,778,122</b>	<b>\$ 1,086,381,762</b>	<b>\$ 912,562,387</b>	<b>\$ 854,662,447</b>
<b>TAX RATES PER \$100 VALUATION:</b>				
Debt Service	\$ 0.51	\$ 0.55	\$ 0.51	\$ 0.51
Maintenance	0.33	0.34	0.38	0.38
<b>TOTAL TAX RATES PER \$100 VALUATION</b>	<b>\$ 0.84</b>	<b>\$ 0.89</b>	<b>\$ 0.890</b>	<b>\$ 0.89</b>
<b>ADJUSTED TAX LEVY*</b>	<b>\$ 11,724,537</b>	<b>\$ 9,668,799</b>	<b>\$ 8,121,805</b>	<b>\$ 7,606,496</b>
<b>PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED</b>	<b>97.65 %</b>	<b>98.86 %</b>	<b>99.39 %</b>	<b>99.60 %</b>

\* Based upon adjusted tax at time of audit for the fiscal year in which the tax was levied.

Maintenance Tax – Maximum Tax Rate of \$0.50 per \$100 of assessed valuation approved by voters on August 12, 2000. See also Note 7.

See accompanying independent auditor's report.



**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

S E R I E S - 2 0 1 0			
Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total
2024	\$ 120,000	\$ 7,600	\$ 127,600
2025	130,000	2,600	132,600
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
	\$ 250,000	\$ 10,200	\$ 260,200

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

S E R I E S - 2 0 1 4

Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total
2024	\$ 25,000	\$ 65,625	\$ 90,625
2025	25,000	64,625	89,625
2026	25,000	63,625	88,625
2027	25,000	62,625	87,625
2028	25,000	61,625	86,625
2029	25,000	60,625	85,625
2030	50,000	59,125	109,125
2031	100,000	56,125	156,125
2032	150,000	51,125	201,125
2033	150,000	45,125	195,125
2034	150,000	39,031	189,031
2035	150,000	32,844	182,844
2036	350,000	22,313	372,313
2037	350,000	7,437	357,437
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
	<u>\$ 1,600,000</u>	<u>\$ 691,875</u>	<u>\$ 2,291,875</u>

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

S E R I E S - 2 0 1 4 A			
Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total
2024	\$ 100,000	\$ 29,125	\$ 129,125
2025	100,000	26,125	126,125
2026	100,000	23,000	123,000
2027	100,000	19,750	119,750
2028	125,000	15,938	140,938
2029	125,000	11,562	136,562
2030	125,000	7,031	132,031
2031	125,000	2,344	127,344
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
	\$ 900,000	\$ 134,875	\$ 1,034,875

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

REFUNDING SERIES - 2014B

Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total
2024	\$ 775,000	\$ 73,875	\$ 848,875
2025	785,000	50,475	835,475
2026	440,000	32,100	472,100
2027	430,000	19,050	449,050
2028	420,000	6,300	426,300
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
	<u>\$ 2,850,000</u>	<u>\$ 181,800</u>	<u>\$ 3,031,800</u>

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

REFUNDING SERIES - 2015

Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total
2024	\$ 100,000	\$ 244,193	\$ 344,193
2025	100,000	241,194	341,194
2026	130,000	237,743	367,743
2027	180,000	233,094	413,094
2028	230,000	226,943	456,943
2029	780,000	211,794	991,794
2030	815,000	187,869	1,002,869
2031	800,000	163,644	963,644
2032	1,510,000	128,994	1,638,994
2033	1,480,000	83,219	1,563,219
2034	1,455,000	37,359	1,492,359
2035	450,000	7,312	457,312
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
	<u>\$ 8,030,000</u>	<u>\$ 2,003,358</u>	<u>\$ 10,033,358</u>

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

S E R I E S - 2 0 1 5 A

Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total
2024	\$ 200,000	\$ 151,531	\$ 351,531
2025	200,000	147,031	347,031
2026	200,000	142,281	342,281
2027	225,000	136,406	361,406
2028	200,000	130,031	330,031
2029	175,000	124,406	299,406
2030	150,000	119,531	269,531
2031	175,000	114,656	289,656
2032	200,000	108,781	308,781
2033	200,000	102,281	302,281
2034	275,000	94,391	369,391
2035	350,000	83,844	433,844
2036	350,000	71,812	421,812
2037	350,000	59,563	409,563
2038	375,000	46,875	421,875
2039	375,000	33,281	408,281
2040	375,000	19,219	394,219
2041	325,000	6,094	331,094
2042			
2043			
2044			
2045			
2046			
2047			
	<u>\$ 4,700,000</u>	<u>\$ 1,692,014</u>	<u>\$ 6,392,014</u>

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

S E R I E S - 2 0 1 6				
Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total	
2024	\$ 250,000	\$ 144,719	\$	394,719
2025	250,000	137,219		387,219
2026	250,000	129,719		379,719
2027	250,000	122,219		372,219
2028	250,000	114,719		364,719
2029	250,000	107,219		357,219
2030	250,000	99,719		349,719
2031	250,000	92,219		342,219
2032	250,000	84,719		334,719
2033	250,000	77,219		327,219
2034	250,000	69,719		319,719
2035	250,000	62,219		312,219
2036	275,000	54,344		329,344
2037	275,000	45,922		320,922
2038	300,000	36,750		336,750
2039	300,000	26,812		326,812
2040	300,000	16,312		316,312
2041	300,000	5,437		305,437
2042				
2043				
2044				
2045				
2046				
2047				
	\$ 4,750,000	\$ 1,427,205	\$	6,177,205

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

SERIES - 2018 RECREATIONAL

Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total
2024	\$ 100,000	\$ 87,031	\$ 187,031
2025	100,000	84,031	184,031
2026	100,000	81,031	181,031
2027	100,000	78,031	178,031
2028	100,000	75,031	175,031
2029	100,000	72,031	172,031
2030	100,000	69,031	169,031
2031	100,000	66,031	166,031
2032	150,000	62,188	212,188
2033	150,000	57,406	207,406
2034	150,000	52,531	202,531
2035	175,000	47,142	222,142
2036	175,000	41,234	216,234
2037	175,000	35,328	210,328
2038	225,000	28,438	253,438
2039	225,000	20,563	245,563
2040	225,000	12,688	237,688
2041	250,000	4,375	254,375
2042			
2043			
2044			
2045			
2046			
2047			
	<u>\$ 2,700,000</u>	<u>\$ 974,141</u>	<u>\$ 3,674,141</u>

See accompanying independent auditor's report.



**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

S E R I E S - 2 0 1 8 A

Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total
2024	\$ 225,000	\$ 183,719	\$ 408,719
2025	225,000	176,969	401,969
2026	225,000	170,219	395,219
2027	225,000	163,469	388,469
2028	225,000	156,719	381,719
2029	225,000	149,969	374,969
2030	225,000	143,219	368,219
2031	225,000	136,328	361,328
2032	350,000	127,344	477,344
2033	375,000	115,781	490,781
2034	375,000	103,594	478,594
2035	400,000	90,750	490,750
2036	400,000	77,000	477,000
2037	400,000	63,000	463,000
2038	400,000	49,000	449,000
2039	400,000	35,000	435,000
2040	400,000	21,000	421,000
2041	400,000	7,000	407,000
2042			
2043			
2044			
2045			
2046			
2047			
	<u>\$ 5,700,000</u>	<u>\$ 1,970,080</u>	<u>\$ 7,670,080</u>

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

SERIES - 2019 REFUNDING

Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total
2024	\$ 905,000	\$ 243,625	\$ 1,148,625
2025	1,115,000	213,325	1,328,325
2026	1,495,000	166,700	1,661,700
2027	1,500,000	114,300	1,614,300
2028	1,540,000	68,700	1,608,700
2029	1,520,000	22,800	1,542,800
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
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2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
	<u>\$ 8,075,000</u>	<u>\$ 829,450</u>	<u>\$ 8,904,450</u>

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

S E R I E S - 2 0 2 0				
Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total	
2024	\$ 100,000	\$ 45,500	\$	145,500
2025	100,000	42,500		142,500
2026	100,000	39,500		139,500
2027	100,000	37,000		137,000
2028	100,000	35,000		135,000
2029	100,000	33,000		133,000
2030	100,000	31,000		131,000
2031	100,000	29,000		129,000
2032	100,000	26,938		126,938
2033	100,000	24,812		124,812
2034	125,000	22,344		147,344
2035	125,000	19,531		144,531
2036	125,000	16,719		141,719
2037	125,000	13,828		138,828
2038	125,000	10,859		135,859
2039	125,000	7,812		132,812
2040	125,000	4,688		129,688
2041	125,000	1,563		126,563
2042				
2043				
2044				
2045				
2046				
2047				
	\$ 2,000,000	\$ 441,594	\$	2,441,594

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

REFUNDING SERIES - 2020 A

Due During Fiscal Years Ending June 30	Principal Due February 1	Interest Due August 1/ February 1	Total
2024	\$ 5,000	\$ 63,500	\$ 68,500
2025	5,000	63,350	68,350
2026	10,000	63,200	73,200
2027	10,000	63,000	73,000
2028	10,000	62,800	72,800
2029	1,560,000	62,600	1,622,600
2030	1,570,000	31,400	1,601,400
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
	<u>\$ 3,170,000</u>	<u>\$ 409,850</u>	<u>\$ 3,579,850</u>

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

S E R I E S - 2 0 2 1				
Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total	
2024	\$ 500,000	\$ 201,125	\$	701,125
2025	500,000	183,625		683,625
2026	500,000	166,125		666,125
2027	500,000	148,625		648,625
2028	500,000	137,375		637,375
2029	500,000	132,375		632,375
2030	500,000	127,375		627,375
2031	500,000	122,375		622,375
2032	600,000	116,875		716,875
2033	600,000	110,875		710,875
2034	600,000	104,500		704,500
2035	600,000	97,375		697,375
2036	600,000	89,875		689,875
2037	600,000	82,000		682,000
2038	700,000	73,063		773,063
2039	700,000	63,000		763,000
2040	700,000	52,500		752,500
2041	700,000	41,563		741,563
2042	700,000	30,188		730,188
2043	700,000	18,375		718,375
2044	700,000	6,125		706,125
2045				
2046				
2047				
	\$ 12,500,000	\$ 2,105,314	\$	14,605,314

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

S E R I E S - 2 0 2 1 A

Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total
2024	\$ 615,000	\$ 359,431	\$ 974,431
2025	615,000	334,831	949,831
2026	615,000	310,231	925,231
2027	615,000	285,631	900,631
2028	615,000	261,031	876,031
2029	615,000	242,581	857,581
2030	615,000	230,281	845,281
2031	615,000	217,981	832,981
2032	615,000	205,681	820,681
2033	615,000	193,381	808,381
2034	615,000	181,081	796,081
2035	615,000	168,781	783,781
2036	615,000	156,097	771,097
2037	615,000	142,644	757,644
2038	610,000	128,863	738,863
2039	610,000	114,756	724,756
2040	610,000	100,269	710,269
2041	610,000	85,400	695,400
2042	610,000	70,150	680,150
2043	610,000	54,900	664,900
2044	610,000	39,650	649,650
2045	610,000	24,019	634,019
2046	610,000	8,006	618,006
2047			
	<u>\$ 14,100,000</u>	<u>\$ 3,915,676</u>	<u>\$ 18,015,676</u>

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

S E R I E S - 2 0 2 2

Due During Fiscal Years Ending June 30	Principal Due August 1	Interest Due August 1/ February 1	Total
2024	\$	\$ 607,325	\$ 607,325
2025	600,000	592,325	1,192,325
2026	600,000	562,325	1,162,325
2027	600,000	532,325	1,132,325
2028	600,000	502,325	1,102,325
2029	600,000	472,325	1,072,325
2030	600,000	448,325	1,048,325
2031	600,000	430,325	1,030,325
2032	600,000	412,325	1,012,325
2033	730,000	392,375	1,122,375
2034	730,000	370,475	1,100,475
2035	730,000	348,119	1,078,119
2036	730,000	324,850	1,054,850
2037	730,000	300,669	1,030,669
2038	730,000	275,575	1,005,575
2039	730,000	248,200	978,200
2040	730,000	219,000	949,000
2041	730,000	189,800	919,800
2042	730,000	160,600	890,600
2043	730,000	131,400	861,400
2044	730,000	102,200	832,200
2045	730,000	73,000	803,000
2046	730,000	43,800	773,800
2047	730,000	14,600	744,600
	<u>\$ 15,750,000</u>	<u>\$ 7,754,588</u>	<u>\$ 23,504,588</u>

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**JUNE 30, 2023**

ANNUAL REQUIREMENTS  
FOR ALL SERIES

Due During Fiscal Years Ending June 30	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2024	\$ 4,020,000	\$ 2,507,924	\$ 6,527,924
2025	4,850,000	2,360,225	7,210,225
2026	4,790,000	2,187,799	6,977,799
2027	4,860,000	2,015,525	6,875,525
2028	4,940,000	1,854,537	6,794,537
2029	6,575,000	1,703,287	8,278,287
2030	5,100,000	1,553,906	6,653,906
2031	3,590,000	1,431,028	5,021,028
2032	4,525,000	1,324,970	5,849,970
2033	4,650,000	1,202,474	5,852,474
2034	4,725,000	1,075,025	5,800,025
2035	3,845,000	957,917	4,802,917
2036	3,620,000	854,244	4,474,244
2037	3,620,000	750,391	4,370,391
2038	3,465,000	649,423	4,114,423
2039	3,465,000	549,424	4,014,424
2040	3,465,000	445,676	3,910,676
2041	3,440,000	341,232	3,781,232
2042	2,040,000	260,938	2,300,938
2043	2,040,000	204,675	2,244,675
2044	2,040,000	147,975	2,187,975
2045	1,340,000	97,019	1,437,019
2046	1,340,000	51,806	1,391,806
2047	730,000	14,600	744,600
	<u>\$ 87,075,000</u>	<u>\$ 24,542,020</u>	<u>\$ 111,617,020</u>

See accompanying independent auditor's report.



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**TIMBER LANE UTILITY DISTRICT**  
**CHANGES IN LONG-TERM BOND DEBT**  
**FOR THE YEAR ENDED JUNE 30, 2023**

Description	Original Bonds Issued	Bonds Outstanding July 1, 2022
Timber Lane Utility District Unlimited Tax Park Bonds - Series 2010	\$ 1,200,000	\$ 360,000
Timber Lane Utility District Unlimited Tax Bonds - Series 2014	1,800,000	1,625,000
Timber Lane Utility District Unlimited Tax Bonds - Series 2014A	1,700,000	1,000,000
Timber Lane Utility District Unlimited Tax Refunding Bonds - Series 2014B	6,205,000	3,620,000
Timber Lane Utility District Unlimited Tax Refunding Bonds - Series 2015	8,965,000	8,130,000
Timber Lane Utility District Unlimited Tax Bonds - Series 2015A	6,100,000	4,900,000
Timber Lane Utility District Unlimited Tax Bonds - Series 2016	6,250,000	5,000,000
Timber Lane Utility District Unlimited Tax Recreational Bonds - Series 2018	3,100,000	2,800,000
Timber Lane Utility District Unlimited Tax Bonds - Series 2018A	6,600,000	5,925,000
Timber Lane Utility District Unlimited Tax Refunding Bonds - Series 2019	9,850,000	8,945,000
Timber Lane Utility District Unlimited Tax Bonds - Series 2020	2,200,000	2,100,000
Timber Lane Utility District Unlimited Tax Refunding Bonds - Series 2020A	3,560,000	3,365,000
Timber Lane Utility District Unlimited Tax Bonds - Series 2021	12,500,000	12,500,000
Timber Lane Utility District Unlimited Tax Bonds - Series 2021A	14,100,000	14,100,000

See accompanying independent auditor's report.

Current Year Transactions				Bonds Outstanding June 30, 2023	Paying Agent
Bonds Sold	Retirements				
		Principal	Interest		
\$	\$ 110,000	\$ 12,200	\$ 250,000	Wells Fargo Bank N.A. Houston, TX	
	25,000	66,625	1,600,000	Wells Fargo Bank N.A. Minneapolis, MN	
	100,000	32,125	900,000	Wells Fargo Bank N.A. Minneapolis, MN	
	770,000	97,050	2,850,000	Wells Fargo Bank N.A. Minneapolis, MN	
	100,000	247,194	8,030,000	Wells Fargo Bank N.A. Minneapolis, MN	
	200,000	155,781	4,700,000	Wells Fargo Bank N.A. Minneapolis, MN	
	250,000	152,219	4,750,000	Wells Fargo Bank N.A. Minneapolis, MN	
	100,000	90,031	2,700,000	Amegy Bank N.A. Houston, TX	
	225,000	190,469	5,700,000	Amegy Bank N.A. Houston, TX	
	870,000	270,250	8,075,000	Zions Bancorporation N.A. Houston, TX	
	100,000	48,500	2,000,000	Zions Bancorporation N.A. Houston, TX	
	195,000	69,350	3,170,000	Zions Bancorporation N.A. Houston, TX	
		209,875	12,500,000	Zions Bancorporation N.A. Houston, TX	
		418,198	14,100,000	Zions Bancorporation N.A. Houston, TX	

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**CHANGES IN LONG-TERM BOND DEBT**  
**FOR THE YEAR ENDED JUNE 30, 2023**

Description	Original Bonds Issued	Bonds Outstanding July 1, 2022
Timber Lane Utility District Unlimited Tax Bonds - Series 2022	\$ 15,750,000	\$
<b>TOTAL</b>	<u>\$ 99,880,000</u>	<u>\$ 74,370,000</u>

Bond Authority:	Tax Bonds	Refunding Bonds	Recreational Facilities Bonds
Amount Authorized by Voters	\$ 162,350,000	\$ 35,000,000	\$ 11,000,000
Amount Issued	<u>128,700,000</u>	<u>14,589,610</u>	<u>6,000,000</u>
Remaining to be Issued	<u>\$ 33,650,000</u>	<u>\$ 20,410,390</u>	<u>\$ 5,000,000</u>

Debt Service Fund cash and investments balances as of June 30, 2023: \$ 8,493,344

Average annual debt service payment (principal and interest) for remaining term  
of all debt: \$ 4,650,709

See Note 3 for interest rates, interest payment dates and maturity dates.

See accompanying independent auditor's report.

Current Year Transactions			Bonds Outstanding June 30, 2023	Paying Agent
Bonds Sold	Retirements			
		Principal	Interest	
\$ 15,750,000	\$	\$ 332,341	\$ 15,750,000	Zions Bancorporation N.A.
\$ 15,750,000	\$ 3,045,000	\$ 2,392,208	\$ 87,075,000	Houston, TX

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**GENERAL FUND – FIVE YEARS**

	Amounts		
	2023	2022	2021
<b>REVENUES</b>			
Property Taxes	\$ 4,598,955	\$ 3,627,731	\$ 3,403,505
Water & Wastewater Service	3,416,757	3,244,015	3,044,846
Sales Tax Revenues	168,009	177,035	157,803
Regional Water Authority Fees	2,879,610	2,899,861	2,485,194
Penalty and Interest	157,317	206,696	182,379
Tap Connection and Inspection Fees	40,276	803,084	1,013,896
Investment Revenues	470,661	24,787	12,040
Miscellaneous/Grant/FEMA Revenues	313,733	301,356	341,578
<b>TOTAL REVENUES</b>	\$ 12,045,318	\$ 11,284,565	\$ 10,641,241
<b>EXPENDITURES</b>			
Professional Fees	\$ 707,669	\$ 508,611	\$ 323,616
Contracted Services	1,456,821	1,631,818	1,430,943
Utilities	500,373	420,976	371,954
Regional Water Authority Assessment	3,005,520	2,852,727	2,608,594
Repairs and Maintenance	3,306,646	2,408,436	2,312,570
Other	986,546	1,304,462	1,338,620
Capital Outlay	2,315,077	442,428	1,038,503
<b>TOTAL EXPENDITURES</b>	\$ 12,278,652	\$ 9,569,458	\$ 9,424,800
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	\$ (233,334)	\$ 1,715,107	\$ 1,216,441
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer/Other Government Contributions	\$ -0-	\$ -0-	\$ -0-
<b>NET CHANGE IN FUND BALANCE</b>	\$ (233,334)	\$ 1,715,107	\$ 1,216,441
<b>BEGINNING FUND BALANCE</b>	14,125,496	12,410,389	11,193,948
<b>ENDING FUND BALANCE</b>	\$ 13,892,162	\$ 14,125,496	\$ 12,410,389

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2020	2019	2023	2022	2021	2020	2019
\$ 3,215,975	\$ 2,736,182	38.2 %	32.2 %	32.0 %	34.1 %	34.5 %
2,780,742	2,700,165	28.4	28.7	28.6	29.3	33.8
141,520	131,058	1.4	1.6	1.5	1.5	1.6
2,002,816	1,718,757	23.9	25.7	23.4	21.1	21.5
126,234	193,719	1.3	1.8	1.7	1.3	2.4
576,469	82,673	0.3	7.1	9.5	6.1	1.0
134,765	159,782	3.9	0.2	0.1	1.4	2.0
497,228	258,167	2.6	2.7	3.2	5.2	3.2
<u>\$ 9,475,749</u>	<u>\$ 7,980,503</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 443,604	\$ 250,942	5.9 %	4.5 %	3.0 %	4.7 %	3.1 %
1,352,980	1,313,708	12.1	14.5	13.4	14.3	16.5
305,738	322,119	4.2	3.7	3.5	3.2	4.0
2,211,917	1,839,346	25.0	25.3	24.5	23.3	23.0
1,908,529	1,395,551	27.5	21.3	21.7	20.1	17.5
1,096,860	713,462	8.2	11.6	12.6	11.6	8.9
649,465	895,453	19.2	3.9	9.8	6.9	11.2
<u>\$ 7,969,093</u>	<u>\$ 6,730,581</u>	<u>102.1 %</u>	<u>84.8 %</u>	<u>88.5 %</u>	<u>84.1 %</u>	<u>84.2 %</u>
<u>\$ 1,506,656</u>	<u>\$ 1,249,922</u>	<u>(2.1) %</u>	<u>15.2 %</u>	<u>11.5 %</u>	<u>15.9 %</u>	<u>15.8 %</u>
<u>\$ -0-</u>	<u>\$ 48,173</u>					
\$ 1,506,656	\$ 1,298,095					
9,687,292	8,389,197					
<u>\$ 11,193,948</u>	<u>\$ 9,687,292</u>					

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**DEBT SERVICE FUND - FIVE YEARS**

	Amounts		
	2023	2022	2021
<b>REVENUES</b>			
Property Taxes	\$ 7,108,057	\$ 5,861,522	\$ 4,570,304
Penalty and Interest	127,086	61,391	72,511
Interest on Investments	200,343	11,579	4,935
Miscellaneous Revenues	10,014	11,085	12,926
<b>TOTAL REVENUES</b>	<b>\$ 7,445,500</b>	<b>\$ 5,945,577</b>	<b>\$ 4,660,676</b>
<b>EXPENDITURES</b>			
Tax Collection Expenditures	\$ 289,440	\$ 243,540	\$ 253,777
Debt Service Principal	3,045,000	3,195,000	2,855,000
Debt Service Interest and Fees	2,400,608	1,711,134	1,606,831
Bond Issuance Costs			148,199
Payment to Refunded Bond Escrow Agent			30,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 5,735,048</b>	<b>\$ 5,149,674</b>	<b>\$ 4,893,807</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>\$ 1,710,452</b>	<b>\$ 795,903</b>	<b>\$ (233,131)</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Refunding Bonds	\$	\$	\$ 3,560,000
Bond Premium			74,432
Payment to Refunded Bond Escrow Agent			(3,477,592)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ - 0 -</b>	<b>\$ - 0 -</b>	<b>\$ 156,840</b>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 1,710,452	\$ 795,903	\$ (76,291)
<b>BEGINNING FUND BALANCE</b>	6,378,291	5,582,388	5,658,679
<b>ENDING FUND BALANCE</b>	<b>\$ 8,088,743</b>	<b>\$ 6,378,291</b>	<b>\$ 5,582,388</b>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<b>7,565</b>	<b>7,498</b>	<b>7,044</b>
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<b>7,531</b>	<b>7,464</b>	<b>6,990</b>

See accompanying independent auditor's report.



		Percentage of Total Revenues				
<u>2020</u>	<u>2019</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
\$ 4,325,182	\$ 4,330,448	95.5 %	98.6 %	98.0 %	97.0 %	96.4 %
85,982	79,639	1.7	1.0	1.6	1.9	1.8
47,535	81,426	2.7	0.2	0.1	1.1	1.8
470	30	0.1	0.2	0.3		
<u>\$ 4,459,169</u>	<u>\$ 4,491,543</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 217,525	\$ 212,966	3.9 %	4.1 %	5.4 %	4.9 %	4.7 %
2,775,000	2,415,000	40.9	53.7	61.3	62.2	53.8
1,550,151	1,650,904	32.2	28.8	34.5	34.8	36.8
	345,958			3.2		7.7
	141,000			0.6		3.1
<u>\$ 4,542,676</u>	<u>\$ 4,765,828</u>	<u>77.0 %</u>	<u>86.6 %</u>	<u>105.0 %</u>	<u>101.9 %</u>	<u>106.1 %</u>
<u>\$ (83,507)</u>	<u>\$ (274,285)</u>	<u>23.0 %</u>	<u>13.4 %</u>	<u>(5.0) %</u>	<u>(1.9) %</u>	<u>(6.1) %</u>
\$	\$ 9,850,000					
	460,696					
	(9,968,380)					
<u>\$ - 0 -</u>	<u>\$ 342,316</u>					
\$ (83,507)	\$ 68,031					
5,742,186	5,674,155					
<u>\$ 5,658,679</u>	<u>\$ 5,742,186</u>					
<u>6,359</u>	<u>5,995</u>					
<u>6,307</u>	<u>5,950</u>					

See accompanying independent auditor's report.

**TIMBER LANE UTILITY DISTRICT**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**JUNE 30, 2023**

District Mailing Address - Timber Lane Utility District  
c/o Smith, Murdaugh, Little & Bonham LLP  
2727 Allen Parkway, Suite 1100  
Houston, TX 77019

District Telephone Number - (713) 652-6500

<b>Board Members</b>	Term of Office (Elected or Appointed)	Fees of Office for the year ended June 30, 2023	Expense Reimbursements for the year ended June 30, 2023	Title
Daniel M. Meacham	05/20 05/24 (Elected)	\$ 7,200	\$ 3,222	President
Robert Schenck	05/22 05/26 (Elected)	\$ 7,200	\$ 13,031	Vice President
James F. Messer	05/22 05/26 (Elected)	\$ 6,750	\$ 3,142	Secretary
A. F. (Bud) Gessel	05/20 05/24 (Elected)	\$ 6,450	\$ 44,116	Assistant Secretary
Eric Langstaff	05/22 05/26 (Elected)	\$ 7,950	\$ 3,121	Director

Note: No Director has any business or family relationships (as defined by the Texas Water Code) with major landowners in the District, with the District’s developer or with any of the District’s consultants.

Submission Date of most recent District Registration Form: May 12, 2023

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution. Fees of Office are the amounts actually paid to a Director during the District’s current fiscal year. During the current fiscal year, a director was inadvertently overpaid fees in the amount of \$750 due to an accounting error. These fees will be reimbursed to the District during the fiscal year ending June 30, 2024.

See accompanying independent auditor’s report.

**TIMBER LANE UTILITY DISTRICT**  
**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS**  
**JUNE 30, 2023**

<b>Consultants:</b>	<u>Date Hired</u>	<u>Fees for the year ended June 30, 2023</u>	<u>Title</u>
Smith, Murdaugh, Little & Bonham LLP	08/27/03	\$ 111,842 \$ 494,798 \$ 39,606	General Counsel/ Bond Counsel/ Delinquent Tax Attorney
McCall Gibson Swedlund Barfoot PLLC	06/10/14	\$ 20,300 \$ 19,500	Audit Bond/AUP Related
Vogler & Spencer Engineering, Inc.	11/24/98	\$ 1,048,215	Engineer
Myrtle Cruz, Inc.	08/06/08	\$ 81,274	Bookkeeper
Masterson Advisors LLC	05/10/18	\$ 204,334	Financial Advisor
Mary Jarmon	05/11/23	\$ -0-	Investment Officer
M. Marlon Ivy & Associates	08/01/22	\$ 1,861,832	Operator
H2O Innovation	07/22/90- 07/31/22	\$ 166,015	Former Operator
Utility Tax Service, LLC	04/10/97	\$ 161,307	Tax Collector
A. F. (Bud) Gessel	04/01/17	\$ 45,793	Parks General Manager

See accompanying independent auditor's report.

# Timber Lane Utility District

## Notice of Public Hearing on Tax Rate

The **Timber Lane Utility District** will hold a public hearing on a proposed tax rate for the tax year 2024 on **October 10, 2024 at 6 P.M.** at 1904 Naplechase Crest Dr, Spring, Texas 77373. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

**FOR** the proposal: Daniel Meacham, Robert Schenck, James Messer, A.F. "Bud" Gessel & Eric Langstaff

**AGAINST** the proposal: None

**PRESENT** and not voting: None

**ABSENT:** None

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	2023 <b>Last Year</b> Adopted	2024 <b>This Year</b> Proposed
Total tax rate (per \$100 of value)	\$0.82/\$100	\$0.81/\$100
Difference in rates per \$100 of value		( <b>\$0.01/\$100</b> )
Percentage increase/decrease in rates (+/-)		<b>-1.22%</b>
Average appraised residence homestead value	\$ 214,552	\$ 228,583
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$ -	5%
Average residence homestead taxable value	\$ 214,552	\$ 217,154
Tax on average residence homestead	\$ 1,759.33	\$ 1,758.95
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)		<b>-\$0.38</b> <b>-0.02%</b>

### NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

**The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.**

**Utility Tax Service, LLC**  
**(713) 688-3855**