ML&R

Kendall County
Municipal Utility District No. 1

Financial Statements and
Supplemental Information
as of and for the
Year Ended August 31, 2024 and
Independent Auditors' Report

MAXWELL LOCKE & RITTER LLP | Accounting & Advisory

AUSTIN 401 Congress Avenue, Suite 1100, Austin, TX 78701

ROUND ROCK 411 West Main Street, Suite 300, Round Rock, TX 78664

MLRPC.COM

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

TABLE OF CONTENTS

Page

Annual Filing Affidavit 1

Independent Auditor's Report 2

Management's Discussion and Analysis MDA-1

Financial Statements

Statement of Net Position and Governmental Funds Balance Sheet FS-1

Statement of Activities and Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances FS-2

Notes to the Financial Statements FS-3

Required Supplementary Information (RSI)

Budgetary Comparison Schedule - General Fund FS-14

Texas Supplementary Information (TSI)

Services and Rates TSI-1

General Fund Expenditures TSI-2

Temporary Investments TSI-3

Taxes Levied and Receivable TSI-4

Long-Term Debt Service Requirements - By Years TSI-5

Changes in Long-Term Bonded Debt TSI-6

Comparative Schedule of Revenues and Expenditures - General Fund and Debt Service Fund - Five Years TSI-7

Board Members, Key Personnel and Consultants TSI-8

ANNUAL FILING AFFIDAVIT

STATE OF TEXAS
COUNTY OF KENDALL

I, Jay Gilmore of the
(Name of Duly Authorized District Representative)

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
(Name of District)

hereby swear, or affirm, that the District above has reviewed and approved at a meeting of the District's Board of Directors on the **10th day of December, 2024**, its annual audit report for the fiscal year ended **August 31, 2024** and that copies of the annual audit report have been filed in the District's office, located at:

4301 Bull Creek Blvd. Suite 150
Austin, Texas 78731
(Address of District's Office)

This annual filing affidavit and the attached copy of the audit report are being submitted to the Texas Commission on Environmental Quality in satisfaction of all annual filing requirements of Texas Water Code Section 49.194.

Date: December 10, 2024 By: [signature]
(Signature of Representative)

Jay Gilmore, President
(Typed Name and Title of District Representative)

Sworn to and subscribed to before me this 10th day of December, 2024.

(SEAL)

[signature]
(Signature of Notary)

My Commission Expires On: April 6, 2027.
Notary Public in the State of Texas

Form TCEQ-0723 (Revised 07/2012)

Independent Auditors' Report

To the Board of Directors of
Kendall County Municipal Utility District No. 1:

Opinions

We have audited the financial statements of the governmental activities and each major fund of Kendall County Municipal Utility District No. 1 (the "District"), as of and for the year ended August 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying 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 August 31, 2024, 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 Auditors' 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.

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplemental information required by the Texas Commission on Environmental Quality (the "TCEQ") 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 information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental information required by the TCEQ is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Maxwell Locke & Ritter LLP

Austin, Texas
December 10, 2024

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
MANAGEMENT'S DISCUSSION AND ANALYSIS
AUGUST 31, 2024

In accordance with Governmental Accounting Standards Board Statement No. 34 ("GASB 34"), the management of Kendall County Municipal Utility District No. 1 (the "District") offers the following discussion and analysis to provide an overview of the District's financial activities for the year ended August 31, 2024. Since this information is designed to focus on the current year's activities, resulting changes, and currently known facts, it should be read in conjunction with the District's basic financial statements that follow.

FINANCIAL HIGHLIGHTS

- *General Fund*: At the end of the current fiscal year, the nonspendable and unassigned fund balance was $532,315, an increase of $70,487 from the previous fiscal year. General Fund revenues were $124,804 in the current fiscal year while expenditures were $54,317.
- *Debt Service Fund*: At the end of the current fiscal year, the restricted fund balance was $329,277. Debt Service Fund revenues were $332,459 in the current fiscal year while expenditures were $3,182.
- *Governmental Activities*: On a government-wide basis for governmental activities, the District had revenues net of expenses of $405,083 during the current fiscal year. Net position increased from $364,777 at August 31, 2023 to $769,860 at August 31, 2024.

OVERVIEW OF THE DISTRICT

The District was created on June 14, 2013 pursuant to Acts of the 83rd Legislature, Regular Session, and codified by Chapter 8484 of the Texas Special District Local Laws Code and in accordance with Article XVI, Section 59 of the Texas Constitution, with the powers and duties provided by Chapters 49 and 54 of the Texas Water Code.

The District is located on approximately 2,387 acres of land in Kendall County approximately 15 miles east of the City of Boerne, Texas.

USING THIS ANNUAL REPORT

This annual report consists of four parts:

1. *Management's Discussion and Analysis* (this section)
2. *Basic Financial Statements*
3. *Required Supplementary Information*
4. *Texas Supplementary Information* (required by the Texas Commission on Environmental Quality (the TSI section))

For purposes of GASB 34, the District is considered a special purpose government. This allows the District to present the required fund and government-wide statements in a single schedule. The requirement for fund financial statements that are prepared on the modified accrual basis of accounting is met with the "Government Funds Total" column. An adjustment column includes those entries needed to convert to the full accrual basis government-wide statements. Government-wide statements are comprised of the Statement of Net Position and the Statement of Activities.

OVERVIEW OF THE FINANCIAL STATEMENTS

The *Statement of Net Position and Governmental Funds Balance Sheet* includes a column (titled "Governmental Funds Total") that represents a balance sheet prepared using the modified accrual basis of accounting. This method measures cash and all other financial assets that can be readily converted to cash. The adjustments column converts those balances to a balance sheet that more closely reflects a private-sector business. Over time, increases or decreases in the District's net position will indicate financial health.

The *Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances* includes a column (titled "Governmental Funds Total") that derives the change in fund balances resulting from current year revenues, expenditures, and other financing sources or uses. These amounts are prepared using the modified accrual basis of accounting. The adjustments column converts those activities to full accrual, a basis that more closely represents the income statement of a private-sector business.

The *Notes to the Financial Statements* provide additional information that is essential to a full understanding of the information presented in the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances.*

The *Required Supplementary Information* presents a comparison statement between the District's adopted budget for the General Fund and its actual results.

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

Summary Statement of Net Position

	Governmental Activities		Change Increase (Decrease)
	2024	2023	
Current and other assets	$ 877,349	$ 473,698	$ 403,651
Capital and non-current assets	-	-	-
Total Assets	$ 877,349	$ 473,698	$ 403,651
Current liabilities	$ 7,489	$ 8,921	$ (1,432)
Long-term liabilities	100,000	100,000	-
Total Liabilities	$ 107,489	$ 108,921	$ (1,432)
Net investment in capital assets	$ -	$ -	$ -
Restricted for debt service	335,637	-	335,637
Unrestricted	434,223	364,777	69,446
Total Net Position	$ 769,860	$ 364,777	$ 405,083

The District's net position increased by $405,083 to $769,860 from the previous year's balance of $364,777.

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE (continued) -

Revenues and Expenses:

Summary Statement of Activities

	Governmental Activities		Change Increase (Decrease)
	2024	2023	
Property taxes, including penalties	$ 424,302	$ 306,541	$ 117,761
Interest and other revenue	38,280	16,887	21,393
Total Revenues	$ 462,582	$ 323,428	$ 139,154
Professional fees	$ 47,754	$ 24,641	$ 23,113
Recurring operating	9,745	6,957	2,788
Total Expenses	$ 57,499	$ 31,598	$ 25,901
Change in Net Position	$ 405,083	$ 291,830	$ 113,253
Beginning Net Position	364,777	72,947	291,830
Ending Net Position	$ 769,860	$ 364,777	$ 405,083

Revenues were $462,582 for the fiscal year ended August 31, 2024 while expenses were $57,499. Net position increased $405,083 for the fiscal year ended August 31, 2024.

Property tax revenues in the current fiscal year totaled $424,302. Property tax revenue is derived from taxes being levied based upon the assessed value of real and personal property within the District. Property taxes levied for the 2023 tax year (August 31, 2024 fiscal year) were based upon a current assessed value of $66,494,729 and a tax rate of $0.65 per $100 of assessed valuation. Property taxes levied for the 2022 tax year (August 31, 2023 fiscal year) were based upon a current assessed value of $47,497,759 and a tax rate of $0.6389 per $100 of assessed valuation.

The tax rate levied is determined after the District's Board of Directors reviews the General Fund budget requirements and the Debt Service Fund debt service obligations of the District, if any. The District's primary revenue source during fiscal year 2024 were property taxes.

ANALYSIS OF GOVERNMENTAL FUNDS

Governmental Funds by Year

	2024	2023	2022*
Cash and cash equivalents	$ 794,777	$ 469,305	$ 181,772
Other	82,779	4,393	255
Total Assets	$ 877,556	$ 473,698	$ 182,027
Liabilities	$ 7,696	$ 8,921	$ 9,080
Total Liabilities	$ 7,696	$ 8,921	$ 9,080
Deferred Inflows of Resources	$ 8,268	$ 2,949	$ 255
Nonspendable	$ 74,304	$ 1,444	$ -
Restricted	329,277	-	-
Unassigned	$ 458,011	$ 460,384	$ 172,692
Total Fund Balances	$ 861,592	$ 461,828	$ 172,692
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 877,556	$ 473,698	$ 182,027

* - Unaudited

As of August 31, 2024, the District's governmental funds reflected a fund balance of $861,592. For the year ended August 31, 2024, fund balance increased by $70,487 in the General Fund and $329,277 in the Debt Service Fund.

BUDGETARY HIGHLIGHTS

The General Fund pays for daily operating expenditures. The Board of Directors adopted a budget on September 7, 2023 for the 2024 fiscal year. The budget included projected revenues of $108,548 as compared to expenditures of $106,350. When comparing actual results to budget, the District had a positive variance of $68,289 primarily due to less professional fees than expected. More detailed information about the District's budgetary comparison is presented in the *Required Supplementary Information.*

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

The net property tax assessed value for 2024 (August 31, 2025 fiscal year) is approximately $84.1 million. The fiscal year 2025 tax rate is $0.65 on each $100 of taxable value. Approximately 54% of the property tax will fund general operating expenses and 46% will fund principal and interest on future bonded debt.

The adopted budget for fiscal year 2025 projects a $115,204 increase to the operating fund balance.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the funds it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District in care of McLean & Howard, LLP, 4301 Bull Creek Blvd., Suite 150, Austin, TX 78731.

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
AUGUST 31, 2024

	General Fund	Debt Service Fund	Governmental Funds Total	Adjustments Note 2	Government - Wide Statement of Net Position
ASSETS					
Cash	$ 28,162	$ -	$ 28,162	$ -	$ 28,162
Cash equivalents	436,830	329,785	766,615	-	766,615
Receivables:					
Property taxes	1,908	6,360	8,268	-	8,268
Interfund	207	-	207	(207)	-
Prepaid expenditures	74,304	-	74,304	-	74,304
TOTAL ASSETS	$ 541,411	$ 336,145	$ 877,556	(207)	877,349
LIABILITIES					
Accounts payable	$ 7,188	$ 301	$ 7,489	-	7,489
Interfund payable	-	207	207	(207)	-
Long-term liabilities-					
Due to developer	-	-	-	100,000	100,000
TOTAL LIABILITIES	7,188	508	7,696	99,793	107,489
DEFERRED INFLOWS OF RESOURCES					
Property taxes	1,908	6,360	8,268	(8,268)	-
TOTAL DEFERRED INFLOWS OF RESOURCES	1,908	6,360	8,268	(8,268)	-
FUND BALANCES / NET POSITION					
Fund balances:					
Nonspendable	74,304	-	74,304	(74,304)	-
Restricted for-					
Debt service	-	329,277	329,277	(329,277)	-
Unassigned	458,011	-	458,011	(458,011)	-
TOTAL FUND BALANCES	532,315	329,277	861,592	(861,592)	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 541,411	$ 336,145	$ 877,556		
Net position:					
Restricted for debt service				335,637	335,637
Unrestricted				434,223	434,223
TOTAL NET POSITION				$ 769,860	$ 769,860

The accompanying notes are an integral part of this statement.

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
YEAR ENDED AUGUST 31, 2024

	General Fund	Debt Service Fund	Governmental Funds Total	Adjustments Note 2	Government - Wide Statement of Activities
REVENUES:					
Property taxes, including penalties	$ 99,493	$ 319,490	$ 418,983	$ 5,319	$ 424,302
Interest and other	25,311	12,969	38,280	-	38,280
TOTAL REVENUES	$ 124,804	$ 332,459	$ 457,263	$ 5,319	$ 462,582
EXPENDITURES / EXPENSES:					
Current:					
Director fees, including payroll taxes	$ 4,282	$ -	$ 4,282	$ -	$ 4,282
Legal fees	18,363	-	18,363	-	18,363
Bookkeeping fees	11,654	-	11,654	-	11,654
Audit fees	9,000	-	9,000	-	9,000
Engineering fees	6,237	-	6,237	-	6,237
Financial advisor fees	577	1,923	2,500	-	2,500
Insurance	1,725	-	1,725	-	1,725
Tax appraisal/collection fees	850	1,259	2,109	-	2,109
Miscellaneous expenditures	1,629	-	1,629	-	1,629
TOTAL EXPENDITURES / EXPENSES	$ 54,317	$ 3,182	$ 57,499	$ -	$ 57,499
NET CHANGE IN FUND BALANCE	$ 70,487	$ 329,277	$ 399,764	$ (399,764)	$ -
CHANGE IN NET POSITION				405,083	405,083
FUND BALANCES / NET POSITION:					
Beginning of the year	461,828	-	461,828	(97,051)	364,777
End of the year	$ 532,315	$ 329,277	$ 861,592	$ (91,732)	$ 769,860

The accompanying notes are an integral part of this statement.

1. SIGNIFICANT ACCOUNTING POLICIES

The accounting and reporting policies of Kendall County Municipal Utility District No. 1 (the "District") relating to the fund included in the accompanying financial statements conform to generally accepted accounting principles ("GAAP") as applied to governmental entities. GAAP for local governments includes those principles prescribed by the Governmental Accounting Standards Board ("GASB"), which constitutes the primary source of GAAP for governmental units. The more significant of these accounting policies are described below and, where appropriate, subsequent pronouncements will be referenced.

Reporting Entity - The District was created effective June 14, 2013 pursuant to Acts of the 83rd Legislature, Regular Session, and codified by Chapter 8484 of the Texas Special District Local Laws Code and in accordance with Article XVI, Section 59 of the Texas Constitution, with the powers and duties provided by Chapters 49 and 54 of the Texas Water Code. The reporting entity of the District encompasses those activities and functions over which the District's elected officials exercise significant oversight or control. The District is governed by a five member Board of Directors (the "Board") which has been elected by District residents or appointed by the Board. The District is not included in any other governmental "reporting entity" as defined by the GASB since Board members are elected by the public and have decision making authority, the power to designate management, the responsibility to significantly influence operations and primary accountability for fiscal matters. In addition, there are no component units included in the District's reporting entity. The District was confirmed at an election held on May 7, 2016, and the Board held its first meeting on June 23, 2015.

Basis of Presentation - Government-Wide and Fund Financial Statements - These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (the "GASB Codification").

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:

- Net Investment in Capital Assets - This component of net position consists of capital and intangible assets, including restricted capital assets, net of accumulated depreciation and amortization 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.

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

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

The basic financial statements are prepared in conformity with GASB Statement No. 34 and include a column for government-wide (based upon the District as a whole) and fund financial statement presentations. GASB Statement No. 34 also requires as supplementary information the Management's Discussion and Analysis, which includes an analytical overview of the District's financial activities. In addition, a budgetary comparison statement is presented that compares the adopted General Fund budget with actual results.

- **Government-Wide Financial Statements**

  The District's Statement of Net Position includes both non-current assets and non-current liabilities of the District. In addition, the government-wide Statement of Activities column reflects depreciation and amortization expense on the District's capital and intangible assets, including infrastructure.

  The government-wide focus is more on the sustainability of the District as an entity and the change in aggregate financial position resulting from financial activities of the fiscal period. The focus of the fund financial statements is on the individual funds of the governmental categories. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

- **Fund Financial Statements**

  Fund based financial statement columns are provided for governmental funds. GASB Statement No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures of either fund category) for the determination of major funds. All of the District's funds are considered major funds.

Governmental Fund Types - The accounts of the District are organized and operated on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a self-balancing set of accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balances, revenues and expenditures. The various funds are grouped by category and type in the financial statements. The District maintains the following fund types:

- **General Fund -** The General Fund accounts for financial resources in use for general types of operations which are not encompassed within other funds. This fund is established to account for resources devoted to financing the general services that the District provides for its residents. Tax revenues and other sources of revenue used to finance the fundamental operations of the District are included in this fund.

- **Debt Service Fund -** The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

Non-current Governmental Assets and Liabilities - GASB Statement No. 34 eliminates the presentation of Account Groups, but provides for these records to be maintained and incorporates the information into the government-wide financial statement column in the Statement of Net Position.

Basis of Accounting

- **Governmental Funds**

  - **Government-Wide Statements -** The government-wide financial statement column is reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

  - **Fund Financial Statements -** The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental fund types are accounted for using the current financial resources measurement focus. With this measurement focus, only current assets and deferred outflows of resources and current liabilities and deferred inflows of resources generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in the fund balances. Governmental funds are accounted for on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual (i.e., both measurable and available).

    "Measurable" means that the amount of the transaction can be determined and "available" means the amount of the transaction is collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

    Expenditures, if measurable, are generally recognized on the accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include the unmatured principal and interest on general obligation long-term debt which is recognized when due. This exception is in conformity with GAAP.

    Property tax revenues are recognized when they become available. In this case, available means when due, or past due and receivable within the current period and collected within the current period or soon enough thereafter to be used to pay liabilities of the current period. Such time thereafter shall not exceed 60 days. Tax collections expected to be received subsequent to the 60-day availability period are reported as deferred inflows of resources. The District has made no such accrual for the year ended August 31, 2024. All other revenues of the District are recorded on the accrual basis in all funds.

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

Basis of Accounting

- **Governmental Funds (continued)**

  The District may report unearned revenues on its combined balance sheet. Unearned revenues arise when a potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. In subsequent periods, when revenue recognition criteria are met, the balance for unearned revenues is removed from the combined balance sheet and revenue is recognized.

Budgets and Budgetary Accounting - An unappropriated budget was initially adopted on September 7, 2023, for the General Fund on a basis consistent with GAAP. The District's Board utilizes the budget as a management tool for planning and cost control purposes. The budget was not amended during the current fiscal year. The Budgetary Comparison Schedule - General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current fiscal year.

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.

Cash and Cash Equivalents - Includes cash on deposit as well as investments with maturities of three months or less. The investments, consisting of obligations in the State Treasurer's Investment Pool, are recorded at amortized cost.

Ad Valorem Property Taxes - Property taxes, penalties, and interest are reported as revenue in the fiscal year in which they become available to finance expenditures of the District. Allowances for uncollectible property taxes are based upon historical experience in collecting property taxes. Uncollectible personal property taxes are periodically reviewed and written off, but the District is prohibited from writing off real property taxes without specific statutory authority from the Texas Legislature.

Prepaid Expenditures - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenditures in both the government-wide and fund financial statements. Prepaid expenditures shall be charged to expenditures when consumed.

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

Interfund Transactions - Transfers from one fund to another fund are reported as interfund receivables and payables if there is intent to repay that amount and if the debtor fund has the ability to repay the advance on a timely basis. Operating transfers represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

Deferred Outflows and Deferred Inflows of Resources - The District complies with GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, which provides guidance for reporting the financial statement elements of deferred outflows of resources, which represent the consumption of the District's net position that is applicable to a future reporting period, and deferred inflows of resources, which represent the District's acquisition of net position applicable to a future reporting period.

The District complies with GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities,* which establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities.

Fund Equity - The District complies with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. See Note 7 for additional information on those fund balance classifications.

Fair Value Measurements - The District complies with GASB Statement No. 72, *Fair Value Measurement and Application*, which defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction. Fair value accounting requires characterization of the inputs used to measure fair value into a three-level fair value hierarchy as follows:

- Level 1 inputs are based on unadjusted quoted market prices for identical assets or liabilities in an active market the entity has the ability to access.
- Level 2 inputs are observable inputs that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from sources independent from the entity.
- Level 3 inputs are unobservable inputs that reflect the entity's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best information available.

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

There are three general valuation techniques that may be used to measure fair value:

- Market approach - uses prices generated by market transactions involving identical or comparable assets or liabilities.
- Cost approach - uses the amount that currently would be required to replace the service capacity of an asset (replacement cost).
- Income approach - uses valuation techniques to convert future amounts to present amounts based on current market expectations.

2. RECONCILIATION OF THE GOVERNMENTAL FUNDS

Adjustments to convert the Governmental Funds Balance Sheet to the Statement of Net Position are as follows:

Fund Balance - Governmental Funds	$ 861,592
Revenue is recognized when earned in the government-wide statements, regardless of availability. Governmental funds report deferred inflows of resources for revenues earned but not available.	8,268
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental fund- Developer advances	(100,000)
Net Position - Governmental Activities	$ 769,860

Adjustments to convert the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities are as follows:

Net Change in Fund Balance - Governmental Funds	$ 399,764
Amounts reported for governmental activities in the Statement of Activities are different because Governmental funds report - Property tax revenue in year collected	5,319
Change in Net Position - Governmental Activities	$ 405,083

3. CASH AND CASH EQUIVALENTS

The investment policies of the District are governed by State statute and an adopted District investment policy that includes depository contract provisions and custodial contract provisions. Major provisions of the District's investment policy include: depositories must be FDIC-insured Texas banking institutions; depositories must fully insure or collateralize all demand and time deposits; and securities collateralizing time deposits are held by independent third party trustees.

Cash - At August 31, 2024, the carrying amount and bank balance of the District's deposits was $28,162. The bank balance was covered by federal depository insurance.

Interest rate risk - In accordance with its investment policy, the District manages its exposure to declines in fair values through investment diversification and limiting investments as follows:

- Money market mutual funds are required to have weighted average maturities of 90 days or fewer; and
- Other mutual fund investments are required to have weighted average maturities of less than two years.

Credit risk - The District's investment policy requires the application of the prudent-person rule: investments are made as a prudent person would be expected to act, with discretion and intelligence, and considering the probable safety of their capital as well as the probable income to be derived. The District's investment policy requires that District funds be invested in:

- Obligations of the United States government and/or its agencies and instrumentalities;
- Money market mutual funds with investment objectives of maintaining a stable net asset value of $1 per share;
- Mutual funds rated in one of the three highest categories by a nationally recognized rating agency;
- Securities issued by a state or local government or any instrumentality or agency thereof, in the United States, and rated in one of the three highest categories by a nationally recognized rating agency; and
- Public funds investment pools rated AAA or AAAm by a nationally recognized rating agency.

At August 31, 2024, the District held the following investments:

Investment	Fair Value	Weighted Average Maturity	Standard & Poor's Rating
TexPool	$ 766,615	1	AAAm
	$ 766,615		

3. CASH AND CASH EQUIVALENTS (continued) -

The District invests in TexPool, an external investment pool that is not SEC-registered. The State Comptroller of Public Accounts of the State of Texas has oversight of the pool. Federated Investors, Inc. manages the daily operations of the pool under a contract with the Comptroller. These investments are recorded at amortized cost in accordance with GASB Statement No. 31.

In accordance with GASB Statement No. 79, the external local government investment pool does not have any limitations and restrictions on withdrawals such as notice periods or maximum transaction amounts. This pool does not impose any liquidity fees or redemption gates.

Concentration of credit risk - In accordance with the District's investment policy, investments in individual securities are to be limited to ensure that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. As of August 31, 2024, the District did not own any investments in individual securities.

Custodial credit risk-deposits - Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The government's investment policy requires that the District's deposits be fully insured by FDIC insurance or collateralized with Obligations of the United States or its agencies and instrumentalities. As of August 31, 2024, the District's bank deposits were fully insured.

4. PROPERTY TAXES

Property taxes attach as an enforceable lien on January 1. Taxes are levied on or about October 1, are due on November 1, and are past due the following February 1. The Kendall Central Appraisal District establishes appraisal values in accordance with requirements of the Texas Legislature. The District levies taxes based upon the appraised values. The Kendall County Tax Assessor Collector bills and collects the District's property taxes. The Board of Directors set current tax rates on September 7, 2023.

The property tax rates, established in accordance with state law, were based on 100% of the net assessed valuation of real property within the District on the 2023 tax roll. The tax rate, based on total taxable assessed valuation of $66,494,729 was $0.65 on each $100 valuation and was allocated $0.15 to the General Fund and $0.50 to the Debt Service Fund. An unlimited maintenance tax was approved by the voters at an election held on May 7, 2016.

Property taxes of $1,908 for the General Fund and $6,360 for the Debt Service Fund were collectable at August 31, 2024.

The District is prohibited from writing off real property taxes without specific authority from the Texas Legislature.

5. INTERFUND ACCOUNTS

A summary of interfund accounts, which resulted from the time lag between dates that payments are made between funds, is as follows at August 31, 2024:

	Interfund	
	Receivable	Payable
General Fund-		
Debt Service Fund	$ 207	$ -
Debt Service Fund-		
General Fund	-	207
	$ 207	$ 207

6. COMMITMENTS AND CONTINGENCIES

The developer of the land within the District has incurred costs for construction of facilities, as well as costs pertaining to the creation and operation of the District. Upon completion of facility construction, the developer(s) will convey the completed water and wastewater facilities to the Guadalupe-Blanco River Authority ("GBRA") pursuant to the terms of an agreement between Cordillera Ranch Ltd. And the GBRA dated October 11, 2001. Claims for reimbursement of construction costs and operational advances by developer(s) will be evaluated upon receipt of adequate supporting documentation and proof of contractual obligation. Such costs may be reimbursable to the developer by the District from proceeds of future District bond issues or from operations, subject to approval by the Texas Commission on Environmental Quality. On May 7, 2016, a bond election held within the District approved authorization to issue $81,350,000 of bonds to fund costs for water, wastewater and drainage system facilities. As of August 31, 2024, the District has not issued any unlimited tax bonds to reimburse the developer for District construction facilities. At August 31, 2024, the District has $100,000 outstanding in developer advances which were used to fund operating activities of the District.

7. RISK MANAGEMENT

The District is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained coverage from the Texas Municipal League Intergovernmental Risk Pool ("TML Pool") to effectively manage its risk. All risk management activities are accounted for in the General Fund. Expenditures and claims are recognized when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered.

7. RISK MANAGEMENT (continued) -

The TML Pool was established by various political subdivisions in Texas to provide self-insurance for its members and to obtain lower costs for insurance. TML Pool members pay annual contributions to obtain the insurance. Annual contribution rates are determined by the TML Pool Board. Rates are estimated to include all claims expected to occur during the policy including claims incurred but not reported. The TML Pool has established claims reserves for each of the types of insurance offered. Although the TML Pool is a self-insured risk pool, members are not contingently liable for claims filed above the amount of the fixed annual contributions. If losses incurred are significantly higher than actuarially estimated, the TML Pool adjusts the contribution rate for subsequent years. Members may receive returns of contributions if actual results are more favorable than estimated.

8. FUND BALANCES

The District complies with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Those fund balance classifications are described below.

- Nonspendable - Amounts that cannot be spent because they are either not in a spendable form or are legally or contractually required to be maintained intact. The District had no such amounts.
- Restricted - Amounts that can be spent only for specific purposes because of constraints imposed by external providers, or imposed by constitutional provisions or enabling legislation. The District had no such amounts.
- Committed - Amounts that can only be used for specific purposes pursuant to approval by formal action by the Board. The District had no such amounts.
- Assigned - For the General Fund, amounts that are appropriated by the Board that are to be used for specific purposes. For all other governmental funds, any remaining positive amounts not previously classified as nonspendable, restricted or committed. The District had no such amounts.
- Unassigned - Amounts that are available for any purpose; these amounts can be reported only in the District's General Fund.

The fund balance detail is included in the Governmental Fund Balance Sheet on page FS-1.

8. FUND BALANCES (continued) -

Fund balance of the District may be committed for a specific purpose by formal action of the Board, the District's highest level of decision-making authority. Commitments may be established, modified, or rescinded only through a resolution approved by the Board. The Board may also assign fund balance for a specific purpose.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

9. SUBSEQUENT EVENTS

On September 5, 2024, the District issued $6,600,000 of Series 2024 Unlimited Tax Utility System Bonds with interest rates ranging from 4.00% to 5.00% and principal maturities through August 2045. Proceeds of the bonds were used to (i) reimburse the developer within the District for certain water, wastewater and drainage facilities, other related facilities or service capacity rights, District creation and operating costs, and water reservation fees; (ii) fund future interest payments on the bonds; and (iii) pay bond issuance costs.

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
YEAR ENDED AUGUST 31, 2024

	Actual	Original and Final Budget	Variance Positive (Negative)
REVENUES:			
Property taxes, including penalties	$ 99,493	$ 97,748	$ 1,745
Interest and other	25,311	10,800	14,511
TOTAL REVENUES	$ 124,804	$ 108,548	$ 16,256
EXPENDITURES:			
Current:			
Director fees, including payroll taxes	$ 4,282	$ 9,600	$ 5,318
Legal fees	18,363	40,000	21,637
Bookkeeping fees	11,654	18,100	6,446
Audit fees	9,000	12,000	3,000
Engineering fees	6,237	19,000	12,763
Financial advisor fees	577	750	173
Insurance	1,725	2,000	275
Tax appraisal/collection fees	850	1,000	150
Miscellaneous expenditures	1,629	3,900	2,271
TOTAL EXPENDITURES	$ 54,317	$ 106,350	$ 52,033
NET CHANGE IN FUND BALANCE	$ 70,487	$ 2,198	$ 68,289
FUND BALANCE:			
Beginning of the year	461,828		
End of the year	$ 532,315		

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
TSI-1. SERVICES AND RATES
AUGUST 31, 2024

---

1. Services Provided by the District during the Fiscal Year:

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

2. Retail Service Providers

a. Retail Rates Based on 5/8" Meter (or equivalent):

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1000 Gallons Over Minimum	Usage Levels
WATER:	(1)	(1)	(1)	(1)	(1)
WASTEWATER:	(1)	(1)	(1)	(1)	(1)
SURCHARGE:	(1)	(1)	(1)	(1)	(1)

District employs winter averaging for wastewater usage? Yes ☐ No ☐

Total charges per 10,000 gallons usage: Water (1) Wastewater (1)

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC's
Unmetered			1.0	
< 3/4"			1.0	
1"			2.5	
1 1/2"			5.0	
2"			8.0	
3"			15.0	
4"			25.0	
6"			50.0	
8"			80.0	
10"			115.0	
Total Water	(1)	(1)		(1)
Total Wastewater	(1)	(1)	1.0	(1)

(1) The Guadalupe-Blanco River Authority (GBRA) provides water and wastewater service to District residents.

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
TSI-1. SERVICES AND RATES (continued)
AUGUST 31, 2024

3. Total Water Consumption during the Fiscal Year (rounded to the nearest thousand):

Gallons pumped into system: (1)

Gallons billed to customers: (1)

Water Accountability Ratio
(Gallons billed / Gallons Pumped)
N/A

4. Standby Fees (authorized only under TWC Section 49.231):

Does the District assess standby fees? Yes ☐ No ☒

If yes, Date of the most recent Commission Order: _____

Does the District have Operation and Maintenance standby fees? Yes ☐ No ☒

If yes, Date of the most recent Commission Order: _____

5. Location of District

County(ies) in which district is located: Guadalupe County, Texas

Is the District located entirely within one county? Yes ☒ No ☐

Is the District located within a city? Entirely ☐ Partly ☐ Not at all ☒

City(ies) in which district is located: N/A

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ's in which district is located: City of New Braunfels, TX

Are Board members appointed by an office outside the district?

Yes ☐ No ☒

If Yes, by whom? _____

(1) The Guadalupe-Blanco River Authority (GBRA) provides water and wastewater service to District residents.

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
TSI-2. GENERAL FUND EXPENDITURES
AUGUST 31, 2024

Personnel Expenditures (including benefits)	$	-
Professional Fees:		
Auditing		9,000
Legal		18,363
Engineering		6,237
Financial Advisor		577
Purchased Services For Resale-		
Bulk Water and Wastewater Purchases		-
Contracted Services:		
Bookkeeping		11,654
General Manager		-
Appraisal District/Tax Collector		850
Other Contracted Services		-
Utilities		-
Repairs and Maintenance		-
Chemicals		-
Administrative Expenditures:		
Directors' Fees		4,282
Office Supplies		-
Website Maintenance		-
Insurance		1,725
Bank Fees		-
Other Administrative Expenditures		1,629
Capital Outlay:		
Capitalized Assets		-
Expenditures not Capitalized		-
Bad Debt		-
Parks and Recreation		-
Other Expenditures		-
TOTAL EXPENDITURES	$	54,317

Number of persons employed by the District: [-] Full-Time [5] Part-Time

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
TSI-3. TEMPORARY INVESTMENTS
AUGUST 31, 2024

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
General Fund-					
TexPool	XXX0001	Varies	Daily	$ 436,830	$ -
Total				$ 436,830	$ -
Debt Service Fund:					
TexPool	XXX0002	Varies	Daily	$ 16,248	$ -
TexPool	XXX0003	Varies	Daily	313,537	-
Total				$ 329,785	$ -
Total - All Funds				$ 766,615	$ -

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
TSI-4. TAXES LEVIED AND RECEIVABLE
AUGUST 31, 2024

	Maintenance Taxes	Debt Service Taxes
Taxes Receivable, Beginning of Year	$ 2,949	$ -
2023 Original Tax Levy	100,026	333,418
Adjustments	(2,867)	(9,038)
Total to be accounted for	$ 100,108	$ 324,380
Tax collections:		
Current year	$ 95,406	$ 318,020
Prior years	2,794	-
Total collections	$ 98,200	$ 318,020
Taxes Receivable, End of Year	$ 1,908	$ 6,360
Taxes Receivable, By Years		
2022	$ -	$ -
2023	1,908	6,360
Taxes Receivable, End of Year	$ 1,908	$ 6,360

Property Valuations:	**2023** (a)	2022 (a)	2021 (a)
Land and improvements	**$ 66,494,729**	$ 47,497,759	$ 16,925,060
Total Property Valuations	**$ 66,494,729**	$ 47,497,759	$ 16,925,060
Tax Rates per $100 Valuation:			
Debt Service tax rates	**$ 0.5000**	$ -	$ -
Maintenance tax rates	**0.1500**	0.6389	0.65
Total Tax Rates per $100 Valuation:	**$ 0.6500**	$ 0.6389	$ 0.65
Adjusted Tax Levy	**$ 433,444**	$ 303,463	$ 110,013
Percent of Taxes Collected to Taxes Levied *	**98.1%**	100.0%	100.0%

Maximum Tax Rate Approved by Voters: **Unlimited**

*Calculated as taxes collected in current and previous years divided by tax levy.

(a) Valuations are provided by the appropriate Appraisal District. Due to various factors including tax protests and disputes, such valuations change over time; therefore, they may vary slightly from those disclosed in the District's bond offering documents or the District's annual bond disclosure filings.

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEARS
AUGUST 31, 2024

The District had no outstanding debt at August 31, 2024.

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
TSI-6. CHANGES IN LONG-TERM BONDED DEBT
AUGUST 31, 2024

	Bond Issue	Total
Interest Rate		
Dates Interest Payable		
Maturity Dates		
Bonds Outstanding at Beginning of Current Fiscal Year	$ -	$ -
Bonds Sold During the Current Fiscal Year	-	-
Retirements During the Current Fiscal Year:		
Principal	-	-
Refunded	-	-
Bonds Outstanding at End of Current Fiscal Year	$ -	$ -
Interest Paid During the Current Fiscal Year	$ -	$ -

Paying Agent's Name & Address:

Bond Authority:	Unlimited Tax Bonds*	Refunding Bonds*
Amount Authorized by Voters	$ 81,350,000	$ 122,025,000
Amount Issued	-	-
Remaining To Be Issued	$ 81,350,000	$ 122,025,000

* Includes all bonds secured with tax revenues. Bonds in this category may also be secured with other revenues in combination with taxes.

Debt Service Fund Cash and Temporary Investments balances as of August 31, 2024: $ 329,785

Average Annual Debt Service Payment (Principal & Interest) for the remaining term of all debt: $ -

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
TSI-7. COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS
AUGUST 31, 2024

	Amounts					Percent of Fund Total Revenues				
	2024	2023	2022 *	2021 *	2020 *	**2024**	2023	2022 *	2021 *	2020 *
GENERAL FUND REVENUES:										
Property taxes, including penalties	**$ 99,493**	$ 303,847	$ 129,897	$ 62,485	$ 38,320	**79.7%**	94.7%	99.4%	99.8%	99.8%
Interest and other	**25,311**	16,887	830	105	58	**20.3%**	5.3%	0.6%	0.2%	0.2%
TOTAL GENERAL FUND REVENUES	**$ 124,804**	$ 320,734	$ 130,727	$ 62,590	$ 38,378	**100.0%**	100.0%	100.0%	100.0%	100.0%
GENERAL FUND EXPENDITURES:										
Director fees, including payroll taxes	**$ 4,282**	$ 1,453	$ 2,584	$ 2,099	$ 3,552	**3.4%**	0.5%	2.0%	3.4%	9.3%
Legal fees	**18,363**	12,207	21,873	10,518	17,648	**14.7%**	3.8%	16.7%	16.8%	46.0%
Bookkeeping fees	**11,654**	2,700	3,400	3,050	2,350	**9.3%**	0.8%	2.6%	4.9%	6.1%
Audit fees	**9,000**	-	-	-	-	**7.2%**	-	-	-	-
Engineering fees	**6,237**	7,234	4,792	-	-	**5.0%**	2.3%	3.7%	-	-
Financial advisor fees	**577**	2,500	2,500	-	-	**0.5%**	0.8%	1.9%	-	-
Insurance	**1,725**	1,725	1,725	1,725	-	**1.4%**	0.5%	1.3%	2.8%	-
Tax appraisal/collection fees	**850**	1,781	1,312	827	629	**0.7%**	0.6%	1.0%	1.3%	1.6%
Public notice	**-**	1,396	353	630	1,562	-	0.4%	0.3%	1.0%	4.1%
Other	**1,629**	602	724	474	610	**1.3%**	0.2%	0.6%	0.8%	1.6%
TOTAL GENERAL FUND EXPENDITURES	**$ 54,317**	$ 31,598	$ 39,263	$ 19,323	$ 26,351	**43.5%**	9.9%	30.1%	31.0%	68.7%
EXCESS OF GENERAL FUND REVENUES OVER EXPENDITURES	**$ 70,487**	$ 289,136	$ 91,464	$ 43,267	$ 12,027	**56.5%**	90.1%	69.9%	69.0%	31.3%
DEBT SERVICE FUND REVENUES:										
Property taxes, including penalties	**$ 319,490**	$ -	$ -	$ -	$ -	**96.1%**	-	-	-	-
Interest	**12,969**	-	-	-	-	**3.9%**	-	-	-	-
TOTAL DEBT SERVICE FUND REVENUES	**$ 332,459**	$ -	$ -	$ -	$ -	**100.0%**	-	-	-	-
DEBT SERVICE FUND EXPENDITURES-										
Other expenditures	**3,182**	-	-	-	-	**1.0%**	-	-	-	-
TOTAL DEBT SERVICE FUND EXPENDITURES	**$ 3,182**	$ -	$ -	$ -	$ -	**1.0%**	-	-	-	-
EXCESS OF DEBT SERVICE FUND REVENUES OVER EXPENDITURES	**$ 329,277**	$ -	$ -	$ -	$ -	**99.0%**	-	-	-	-
TOTAL ACTIVE RETAIL WATER CONNECTIONS (1)	-	-	-	-	-					
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS (1)	-	-	-	-	-					

* - Unaudited

(1) The Guadalupe-Blanco River Authority (GBRA) provides water and wastewater service to District residents.

KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
TSI-8. BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
AUGUST 31, 2024

Complete District Mailing Address:	4301 Bull Creek Blvd., Suite 150 Austin, TX 78731
District Business Telephone Number:	(512) 328 - 2008
Submission Date of the most recent District Registration Form TWC Sections 36.054 & 49.054):	May 13, 2024
Limits on Fees of Office that a Director may receive during a fiscal year: (Set by Board Resolution TWC Section 49.060)	$7,200

Name and Address:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid * 8/31/2024	Expense Reimbursements 8/31/2024	Title at Year End
Board Members:				
JAY GILMORE	(Elected) 5/2/2020 5/4/2028	$ 884	$ 107	President
CRAIG SCHNUPP	(Elected) 5/2/2020 5/4/2028	$ 884	$ -	Vice-President
CHRIS HOEGEMEYER	(Elected) 5/7/2022 5/2/2026	$ 663	$ -	Secretary
PHILIP TURTURRO	(Elected) 5/7/2022 5/2/2026	$ 884	$ -	Treasurer
JAN REED	(Elected) 5/2/2020 5/4/2028	$ 663	$ 80	Assistant Secretary
Consultants:				
McLean & Howard	Aug 2023	$ 18,785 $ 12,860	$ - $ -	Attorney Bond Related Services
Cude Engineers	Oct 2021	$ 8,827 $ 60,000	$ -	Engineer Bond Related Services
SAMCO Capital Markets, Inc	Sept 2021	$ 2,500	$ -	Financial Advisor
Bott & Douthitt, PLLC	Dec 2015	$ 10,900	$ 219	District Accountant
Maxwell Locke & Ritter LLP	Aug 2023	$ 9,000	$ -	Auditor
Kendall County Tax Assessor-Collector	Dec 2016	$ 2,109	$ -	Tax Collector

**Fees of Office* are the amounts actually paid to a director during the District's fiscal year.