

**MEYER RANCH MUNICIPAL UTILITY  
DISTRICT OF COMAL COUNTY**

**COMAL COUNTY, TEXAS**

**FINANCIAL REPORT**

**September 30, 2024**



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# **McGRATH & CO., PLLC**

*Certified Public Accountants*

2900 North Loop West, Suite 880

Houston, Texas 77092

## **Independent Auditor's Report**

Board of Directors  
Meyer Ranch Municipal Utility District of Comal County  
Comal County, Texas

### **Opinions**

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

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

### **Basis for Opinions**

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

### **Responsibilities of Management for the Financial Statements**

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

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

***Board of Directors  
Meyer Ranch Municipal Utility District of Comal County  
Comal County, Texas***

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

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

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

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

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

**Required Supplementary Information**

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

***Board of Directors  
Meyer Ranch Municipal Utility District of Comal County  
Comal County, Texas***

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

**Supplementary Information**

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

*McGuath & Co, P.C.*

Houston, Texas  
January 9, 2025

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

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***Meyer Ranch Municipal Utility District of Comal County  
Management's Discussion and Analysis  
September 30, 2024***

## **Using this Annual Report**

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

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

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

## **Overview of the Financial Statements**

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

## **Government-Wide Financial Statements**

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

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

***Meyer Ranch Municipal Utility District of Comal County  
Management's Discussion and Analysis  
September 30, 2024***

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

**Fund Financial Statements**

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

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

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

The District's net position at September 30, 2024, was negative \$35,759,136. The District's net position is negative because the District incurs debt to construct road facilities which it conveys to Comal County and water facilities which it conveys to Texas Water Company. A comparative summary of the District's overall financial position, as of September 30, 2024 and 2023, is as follows:

	2024	2023
Current and other assets	\$ 3,972,587	\$ 2,036,191
Capital assets	24,022,414	28,458,958
Total assets	<u>27,995,001</u>	<u>30,495,149</u>
Current liabilities	1,061,141	629,939
Long-term liabilities	62,692,996	56,578,032
Total liabilities	<u>63,754,137</u>	<u>57,207,971</u>
Net position		
Net investment in capital assets	(7,240,756)	(3,677,675)
Restricted	1,502,602	916,112
Unrestricted	(30,020,982)	(23,951,259)
Total net position	<u>\$ (35,759,136)</u>	<u>\$ (26,712,822)</u>

***Meyer Ranch Municipal Utility District of Comal County  
Management's Discussion and Analysis  
September 30, 2024***

The total net position of the District decreased during the current fiscal year by \$9,046,314. A comparative summary of the District's *Statement of Activities* for the past two years is as follows:

	2024	2023
Revenues		
Property taxes	\$ 2,461,567	\$ 1,525,990
Sewer service	799,537	666,215
Other	289,533	165,164
Total revenues	<u>3,550,637</u>	<u>2,357,369</u>
Expenses		
Current service operations	1,504,922	1,150,295
Debt interest and fees	1,410,258	566,356
Developer interest	3,617,540	
Debt issuance costs	2,043,223	
Depreciation	515,154	600,014
Total expenses	<u>9,091,097</u>	<u>2,316,665</u>
Change in net position before other items	(5,540,460)	40,704
Other items		
Transfers of road and water facilities	<u>(3,505,854)</u>	<u>(5,297,649)</u>
Change in net position	(9,046,314)	(5,256,945)
Net position, beginning of year	<u>(26,712,822)</u>	<u>(21,455,877)</u>
Net position, end of year	<u><u>\$ (35,759,136)</u></u>	<u><u>\$ (26,712,822)</u></u>

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

The District's combined fund balances, as of September 30, 2024, were \$3,715,749, which consists of \$1,076,601 in the General Fund, \$1,719,574 in the Debt Service Fund and \$919,574 in the Capital Projects Fund.

***General Fund***

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

	2024	2023
Total assets	<u>\$ 1,322,479</u>	<u>\$ 1,127,393</u>
Total liabilities	\$ 243,209	\$ 230,426
Total deferred inflows	2,669	5,217
Total fund balance	<u>1,076,601</u>	<u>891,750</u>
Total liabilities, deferred inflows and fund balance	<u><u>\$ 1,322,479</u></u>	<u><u>\$ 1,127,393</u></u>

***Meyer Ranch Municipal Utility District of Comal County  
Management's Discussion and Analysis  
September 30, 2024***

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

	2024	2023
Total revenues	\$ 1,601,083	\$ 1,411,010
Total expenditures	(1,416,232)	(1,052,073)
Revenues over expenditures	<u>\$ 184,851</u>	<u>\$ 358,937</u>

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District's primary financial resources in the General Fund are from a property tax levy, the provision of sewer services to customers within the District and tap connection fees charged to homebuilders in the District. Financial resources are influenced by a variety of factors each year:

- Property tax revenues are dependent upon assessed values in the District and the maintenance tax rate set by the District. While the District decreased its maintenance tax levy, property tax revenues increased because assessed values in the District increased from the prior year.
- Sewer revenues are dependent upon the number of connections in the District, which fluctuates based on the number of occupied homes in the District, and on water usage by residents.
- Tap connection fees fluctuate with homebuilding activity within the District.

***Debt Service Fund***

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

	2024	2023
Total assets	<u>\$ 1,730,534</u>	<u>\$ 990,625</u>
Total liabilities	\$ 2,538	\$ 2,887
Total deferred inflows	8,422	9,838
Total fund balance	<u>1,719,574</u>	<u>977,900</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 1,730,534</u>	<u>\$ 990,625</u>

***Meyer Ranch Municipal Utility District of Comal County  
Management's Discussion and Analysis  
September 30, 2024***

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

	2024	2023
Total revenues	\$ 1,927,659	\$ 932,606
Total expenditures	(1,603,329)	(679,785)
Revenues over expenditures	324,330	252,821
Other changes in fund balance	417,344	
Net change in fund balance	\$ 741,674	\$ 252,821

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

***Capital Projects Fund***

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

	2024	2023
Total assets	\$ 920,855	\$ 5,683
Total liabilities	\$ 1,281	\$ 87,510
Total fund balance	919,574	(81,827)
Total liabilities and fund balance	\$ 920,855	\$ 5,683

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

	2024	2023
Total revenues	\$ 25,860	\$ 1,004
Total expenditures	(26,225,615)	(87,510)
Revenues under expenditures	(26,199,755)	(86,506)
Other changes in fund balance	27,201,156	
Net change in fund balance	\$ 1,001,401	\$ (86,506)

The District had considerable capital asset activity in the current year which was financed with proceeds from the issuances of its Series 2023 and Series 2024 Unlimited Tax Bonds. The District did not have any significant capital asset in the prior year.

***Meyer Ranch Municipal Utility District of Comal County  
Management's Discussion and Analysis  
September 30, 2024***

**General Fund Budgetary Highlights**

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

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$22,507 greater than budgeted. The *Budgetary Comparison Schedule* on page 36 of this report provides variance information per financial statement line item.

**Capital Assets**

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

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

	<u>2024</u>	<u>2023</u>
Capital assets not being depreciated		
Land and improvements	<u>\$ 3,268,107</u>	<u>\$ 3,370,710</u>
Capital assets being depreciated		
Infrastructure	23,181,888	27,000,675
Less accumulated depreciation	<u>(2,427,581)</u>	<u>(1,912,427)</u>
Depreciable capital assets, net	<u>20,754,307</u>	<u>25,088,248</u>
Capital assets, net	<u><u>\$ 24,022,414</u></u>	<u><u>\$ 28,458,958</u></u>

During the current year, the District revised its estimate of the amounts due to developer for certain capital assets and adjusted the values of those assets accordingly.

Additionally, Comal County assumes responsibility (after a one-year maintenance period) for road facilities constructed within the boundaries of the County. The District also conveys water projects upon completion and inspection to Texas Water Company ("TWC") and TWC uses these facilities to provide water service to customers in the District. Accordingly, these facilities are not considered assets of the District. The estimated value of these assets is recorded as transfers of road and water facilities upon completion of construction. This estimated cost is trued-up when the developer is reimbursed. For the year ended September 30, 2024, capital assets in the amount of \$3,505,854 have been recorded as "Transfers of road and water facilities" in the government-wide statements.



***Meyer Ranch Municipal Utility District of Comal County  
Management's Discussion and Analysis  
September 30, 2024***

**Long-Term Debt and Related Liabilities**

As of September 30, 2024, the District owes approximately \$18,532,996 to its developer for completed projects and operating advances. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. As discussed in Note 7, the District has an additional commitment in the amount of \$17,823,677 for projects under construction by the developer. As noted, the District will owe its developer for these projects upon completion of construction. The District intends to reimburse the developer from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developer is trued up when the developer is reimbursed.

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

Series	2024	2023
2019 Road	\$ 2,575,000	\$ 2,635,000
2020 Road	3,235,000	3,305,000
2021 Road	3,730,000	3,815,000
2022 Road	6,960,000	7,070,000
2023	17,500,000	
2024	10,750,000	
	<u>\$ 44,750,000</u>	<u>\$ 16,825,000</u>

During the current year, the District issued \$28,250,000 in unlimited tax bonds. At September 30, 2024, the District had \$179,425,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District; \$66,695,000 for road improvements and \$437,062,500 for refunding purposes.

**Next Year's Budget**

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

	2024 Actual	2025 Budget
Total revenues	\$ 1,601,083	\$ 1,576,916
Total expenditures	(1,416,232)	(1,554,773)
Revenues over expenditures	184,851	22,143
Beginning fund balance	891,750	1,076,601
Ending fund balance	<u>\$ 1,076,601</u>	<u>\$ 1,098,744</u>

***Meyer Ranch Municipal Utility District of Comal County  
Management's Discussion and Analysis  
September 30, 2024***

**Property Taxes**

The District's property tax base increased approximately \$53,316,000 for the 2024 tax year from \$255,031,591 to \$308,348,074. This increase was primarily due to new construction in the District. For the 2024 tax year, the District has levied a maintenance tax rate of \$0.20 per \$100 of assessed value and a debt service tax rate of \$0.75 per \$100 of assessed value, for a total combined tax rate of \$0.95 per \$100 of assessed value. Tax rates for the 2023 tax year were \$0.25 per \$100 for maintenance and operations and \$0.70 per \$100 for debt service for a combined total of \$0.95 per \$100 of assessed value.

## **Basic Financial Statements**

**Meyer Ranch Municipal Utility District of Comal County**  
**Statement of Net Position and Governmental Funds Balance Sheet**  
**September 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
<b>Assets</b>						
Cash	\$ 117,669	\$ -	\$ -	\$ 117,669	\$ -	\$ 117,669
Investments	1,023,019	1,749,402	920,855	3,693,276		3,693,276
Taxes receivable	2,669	8,422		11,091		11,091
Receivables	150,066			150,066		150,066
Internal balances	28,571	(27,290)	(1,281)			
Prepaid items	485			485		485
Capital assets not being depreciated					3,268,107	3,268,107
Capital assets, net					20,754,307	20,754,307
Total Assets	<u>\$ 1,322,479</u>	<u>\$ 1,730,534</u>	<u>\$ 919,574</u>	<u>\$ 3,972,587</u>	<u>24,022,414</u>	<u>27,995,001</u>
<b>Liabilities</b>						
Accounts payable	\$ 152,465	\$ -	\$ -	\$ 152,465		152,465
Other payables	90,744	2,538		93,282		93,282
Accrued interest payable					225,394	225,394
Due to developer					18,532,996	18,532,996
Long-term debt						
Due within one year					590,000	590,000
Due after one year					44,160,000	44,160,000
Total Liabilities	<u>243,209</u>	<u>2,538</u>	<u></u>	<u>245,747</u>	<u>63,508,390</u>	<u>63,754,137</u>
<b>Deferred Inflows of Resources</b>						
Deferred property taxes	<u>2,669</u>	<u>8,422</u>	<u></u>	<u>11,091</u>	<u>(11,091)</u>	
<b>Fund Balances/Net Position</b>						
<b>Fund Balances</b>						
Nonspendable	485			485	(485)	
Restricted		1,719,574	919,574	2,639,148	(2,639,148)	
Unassigned	<u>1,076,116</u>	<u></u>	<u></u>	<u>1,076,116</u>	<u>(1,076,116)</u>	
Total Fund Balances	<u>1,076,601</u>	<u>1,719,574</u>	<u>919,574</u>	<u>3,715,749</u>	<u>(3,715,749)</u>	
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 1,322,479</u>	<u>\$ 1,730,534</u>	<u>\$ 919,574</u>	<u>\$ 3,972,587</u>		
<b>Net Position</b>						
Net investment in capital assets					(7,240,756)	(7,240,756)
Restricted for debt service					1,502,602	1,502,602
Unrestricted					<u>(30,020,982)</u>	<u>(30,020,982)</u>
Total Net Position					<u>\$ (35,759,136)</u>	<u>\$ (35,759,136)</u>

See notes to basic financial statements.

***Meyer Ranch Municipal Utility District of Comal County***  
***Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances***  
***For the Year Ended September 30, 2024***

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
<b>Revenues</b>						
Sewer service	\$ 799,537	\$ -	\$ -	\$ 799,537	\$ -	\$ 799,537
Penalties and interest - service	7,439			7,439		7,439
Property taxes	665,613	1,799,504		2,465,117	(3,550)	2,461,567
Penalties and interest - taxes	2,241	5,351		7,592	(415)	7,177
Tap connection and inspection	60,000			60,000		60,000
Miscellaneous	12,904			12,904		12,904
Investment earnings	53,349	122,804	25,860	202,013		202,013
<b>Total Revenues</b>	<b>1,601,083</b>	<b>1,927,659</b>	<b>25,860</b>	<b>3,554,602</b>	<b>(3,965)</b>	<b>3,550,637</b>
<b>Expenditures/Expenses</b>						
Current service operations						
Purchased services	13,890			13,890		13,890
Professional fees	142,492		66,852	209,344		209,344
Contracted services	448,834	21,838		470,672		470,672
Repairs and maintenance	702,409			702,409		702,409
Administrative	89,827			89,827		89,827
Other	18,780			18,780		18,780
Capital outlay			20,498,000	20,498,000	(20,498,000)	
Debt service						
Principal		325,000		325,000	(325,000)	
Interest and fees		1,256,491		1,256,491	153,767	1,410,258
Developer interest			3,617,540	3,617,540		3,617,540
Debt issuance costs			2,043,223	2,043,223		2,043,223
Depreciation					515,154	515,154
<b>Total Expenditures/Expenses</b>	<b>1,416,232</b>	<b>1,603,329</b>	<b>26,225,615</b>	<b>29,245,176</b>	<b>(20,154,079)</b>	<b>9,091,097</b>
<b>Revenues Over/(Under)</b>						
<b>Expenditures/Expenses</b>	184,851	324,330	(26,199,755)	(25,690,574)	(25,690,574)	(5,540,460)
<b>Other Financing Sources/(Uses)</b>						
Proceeds from sale of bonds		417,344	27,832,656	28,250,000	(28,250,000)	
Repayment of operating advances			(631,500)	(631,500)	631,500	
<b>Other Items</b>						
Transfers of road and water facilities					(3,505,854)	(3,505,854)
<b>Net Change in Fund Balances</b>	184,851	741,674	1,001,401	1,927,926	(1,927,926)	
<b>Change in Net Position</b>					(9,046,314)	(9,046,314)
Fund Balance/Net Position						
Beginning of the year	891,750	977,900	(81,827)	1,787,823	(28,500,645)	(26,712,822)
<b>End of the year</b>	<b>\$ 1,076,601</b>	<b>\$ 1,719,574</b>	<b>\$ 919,574</b>	<b>\$ 3,715,749</b>	<b>\$ (39,474,885)</b>	<b>\$ (35,759,136)</b>

See notes to basic financial statements.

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***Meyer Ranch Municipal Utility District of Comal County***  
***Notes to Financial Statements***  
***September 30, 2024***

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

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

**Creation**

The District was organized, created and established pursuant to an order of the Texas Commission on Environmental Quality, dated October 11, 2016, and operates in accordance with the Texas Water Code, Chapters 49 and 54. The Board of Directors held its first meeting on February 3, 2017, and the first bonds were issued on December 17, 2019.

The District’s primary activities include construction of water, sewer, drainage and road facilities. As further discussed in Note 10, the District transfers the road facilities to Comal County and water facilities to Texas Water Company for operation and maintenance upon completion of construction. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll or pension costs.

**Reporting Entity**

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

**Government-Wide and Fund Financial Statements**

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

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

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

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

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

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

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

**Measurement Focus and Basis of Accounting**

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

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



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

**Measurement Focus and Basis of Accounting (continued)**

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

**Use of Restricted Resources**

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

**Prepaid Items**

Certain payments made by the District reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

**Receivables**

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

**Unbilled Service Revenues**

Utility revenue is recorded when earned. Customers are billed monthly. The estimated value of services provided but unbilled at year-end has been included in the accompanying financial statements.

**Interfund Activity**

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

**Capital Assets**

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

***Meyer Ranch Municipal Utility District of Comal County***  
***Notes to Financial Statements***  
***September 30, 2024***

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

**Capital Assets (continued)**

Depreciable capital assets, which primarily consist of wastewater and drainage facilities, are depreciated using the straight-line method as follows:

<u>Assets</u>	<u>Useful Life</u>
Infrastructure	45 years

The District's storm water retention facilities are considered improvements to land and are non-depreciable.

**Deferred Inflows and Outflows of Financial Resources**

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

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

**Net Position – Governmental Activities**

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

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

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

Unrestricted – resources not included in the other components.

**Fund Balances – Governmental Funds**

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District's nonspendable fund balance consists of prepaid items.

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

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

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

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

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

Unassigned - all other spendable amounts in the General Fund.

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

**Use of Estimates**

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

***Meyer Ranch Municipal Utility District of Comal County***  
***Notes to Financial Statements***  
***September 30, 2024***

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

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

Total fund balance, governmental funds	\$ 3,715,749
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Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Historical cost	\$ 26,449,995	
Less accumulated depreciation	<u>(2,427,581)</u>	
Change due to capital assets		24,022,414

Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. The difference consists of:

Bonds payable, net	(44,750,000)	
Interest payable on bonds	<u>(225,394)</u>	
Change due to long-term debt		(44,975,394)

Amounts due to the District's developer for prefunded construction and operating advances are recorded as a liability in the <i>Statement of Net Position</i> .	(18,532,996)
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Property taxes receivable and related penalties and interest have been levied and are due, but are not available soon enough to pay current period expenditures and, therefore, are deferred in the funds.	11,091
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Total net position - governmental activities	<u><u>\$ (35,759,136)</u></u>
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***Meyer Ranch Municipal Utility District of Comal County***  
***Notes to Financial Statements***  
***September 30, 2024***

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

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

Net change in fund balances - total governmental funds	\$	1,927,926
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Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and related penalties and interest.

(3,965)

Governmental funds report capital outlays for developer reimbursements and construction costs as expenditures in the funds; however, in the Statement of Activities, the cost of capital assets is charged to expense over the estimated useful life of the asset.

Capital outlays	\$ 20,498,000	
Depreciation expense	<u>(515,154)</u>	
		19,982,846

Road improvements and water utilities constructed by the District's developer are not capital assets to the District and are recorded as an expense in the *Statement of Activities*.

(3,505,854)

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

Issuance of long term debt	(28,250,000)	
Principal payments	325,000	
Interest expense accrual	<u>(153,767)</u>	
		(28,078,767)

Amounts repaid to the District's developer for operating advances use financial resources at the fund level, but reduce the liability in the *Statement of Net Position*.

631,500

Change in net position of governmental activities	\$	<u><u>(9,046,314)</u></u>
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### **Note 3 – Implementation of New Accounting Guidance**

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

### **Note 4 – Deposits and Investments**

#### **Deposit Custodial Credit Risk**

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

#### **Investments**

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

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

***Meyer Ranch Municipal Utility District of Comal County***  
***Notes to Financial Statements***  
***September 30, 2024***

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

**Investments (continued)**

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

Type	Fund	Carrying Value	Rating	Weighted Average Maturity
TexPool	General	\$ 1,023,019	AAAm	26 days
	Debt Service	1,749,402		
	Capital Projects	920,855		
		<u>\$ 3,693,276</u>		

**TexPool**

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

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

**Investment Credit and Interest Rate Risk**

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

***Meyer Ranch Municipal Utility District of Comal County***  
***Notes to Financial Statements***  
***September 30, 2024***

**Note 5 – Interfund Balances and Transactions**

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

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Debt Service Fund	\$ 27,290	Maintenance tax collections and Debt Service Fund expenditures due to the General Fund
General Fund	Capital Projects Fund	1,281	Bond application fees paid by the General Fund

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

**Note 6 – Capital Assets**

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

	Beginning Balances	Additions/ Adjustments	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 3,370,710	\$ (102,603)	\$ 3,268,107
Capital assets being depreciated			
Infrastructure	27,000,675	(3,818,787)	23,181,888
Less accumulated depreciation	(1,912,427)	(515,154)	(2,427,581)
Subtotal depreciable capital assets, net	25,088,248	(4,333,941)	20,754,307
Capital assets, net	\$ 28,458,958	\$ (4,436,544)	\$ 24,022,414

Depreciation expense for the current fiscal year was \$515,154.

During the current year, the District revised its estimate of the amounts due to developers for certain capital assets, some of which were recognized as transfers to other governments in previous fiscal years. As a result, the District recorded a reduction to capital assets and increased the value of assets transferred to other entities.



***Meyer Ranch Municipal Utility District of Comal County***  
***Notes to Financial Statements***  
***September 30, 2024***

**Note 7 – Due to Developer**

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

The District's developer has also advanced funds to the District for operating expenses.

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

Due to developer, beginning of year	\$ 40,078,032
Developer reimbursements	(20,498,000)
Adjustments to the value of developer funded assets	(415,536)
Repayment of operating advances	(631,500)
Due to developer, end of year	<u>\$ 18,532,996</u>

As discussed in Note 6, the District revised its estimate of the amounts due to developer for certain capital assets and adjusted the values of those assets accordingly.

In addition, the District will owe its developer approximately \$17,823,677, which is included in the following schedule of contractual commitments. The exact amount is not known until approved by the TCEQ and verified by the District's auditor. As previously noted, these projects will be reported in the government-wide financial statements upon completion of construction.

	Contract Amount	Percentage Complete
Meyer Ranch, Unit 13 - utilities and paving	\$ 11,080,898	88%
Meyer Ranch Wastewater Treatment Plant Expansion	4,654,703	70%
Meyer Ranch, Unit 14 - utilities and paving	2,088,075	17%
	<u>\$ 17,823,677</u>	

***Meyer Ranch Municipal Utility District of Comal County***  
***Notes to Financial Statements***  
***September 30, 2024***

**Note 8 – Long-Term Debt**

Long-term debt is comprised of the following:

Bonds payable	<u>\$ 44,750,000</u>
Due within one year	<u>\$ 590,000</u>

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

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2019 Road	\$ 2,575,000	\$ 2,745,000	2.00% - 3.25%	August 15, 2022/2049	February 15, August 15	August 15, 2025
2020 Road	3,235,000	3,375,000	2.00% - 4.00%	August 15, 2023/2050	February 15, August 15	August 15, 2026
2021 Road	3,730,000	3,815,000	2.00% - 3.00%	August 15, 2024/2051	February 15, August 15	August 15, 2026
2022 Road	6,960,000	7,070,000	3.00% - 6.00%	August 15, 2024/2052	February 15, August 15	August 15, 2027
2023	17,500,000	17,500,000	4.25% - 6.75%	August 15, 2025/2053	February 15, August 15	August 15, 2028
2024	10,750,000	10,750,000	4.00% - 6.00%	August 15, 2026/2054	February 15, August 15	August 15, 2029
	<u>\$ 44,750,000</u>					

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

At September 30, 2024, the District had authorized but unissued bonds in the amount of \$179,425,000 for water, sewer and drainage facilities; \$66,695,000 for road facilities; and \$437,062,500 for refunding purposes.

On October 17, 2023, the District issued its \$17,500,000 Series 2023 Unlimited Tax Bonds at a net effective interest rate of 4.7696495%. Proceeds of the bonds were used (1) to reimburse its developer for the following: the construction of capital assets within the District; engineering, and other costs associated with the construction of capital assets; and operating advances, (2) to pay developer interest at the net effective interest rate of the bonds and (3) to pay capitalized interest into the Debt Service Fund.

***Meyer Ranch Municipal Utility District of Comal County***  
***Notes to Financial Statements***  
***September 30, 2024***

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

On September 17, 2024, the District issued its \$10,750,000 Series 2024 Unlimited Tax Bonds at a net effective interest rate of 4.292584%. Proceeds of the bonds were used (1) to reimburse its developer for the following: the construction of capital assets within the District; engineering, and other costs associated with the construction of capital assets; and operating advances and (2) to pay developer interest at the net effective interest rate of the bonds.

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

Bonds payable, beginning of year	\$ 16,825,000
Bonds issued	28,250,000
Bonds retired	<u>(325,000)</u>
Bonds payable, end of year	<u><u>\$ 44,750,000</u></u>

***Meyer Ranch Municipal Utility District of Comal County***  
***Notes to Financial Statements***  
***September 30, 2024***

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

As of September 30, 2024, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2025	\$ 590,000	\$ 1,802,266	\$ 2,392,266
2026	775,000	1,814,341	2,589,341
2027	815,000	1,774,821	2,589,821
2028	860,000	1,733,352	2,593,352
2029	905,000	1,692,798	2,597,798
2030	955,000	1,650,510	2,605,510
2031	995,000	1,606,646	2,601,646
2032	1,040,000	1,565,588	2,605,588
2033	1,090,000	1,522,091	2,612,091
2034	1,155,000	1,479,491	2,634,491
2035	1,205,000	1,434,292	2,639,292
2036	1,270,000	1,389,992	2,659,992
2037	1,330,000	1,342,899	2,672,899
2038	1,405,000	1,292,462	2,697,462
2039	1,465,000	1,238,632	2,703,632
2040	1,545,000	1,182,445	2,727,445
2041	1,615,000	1,123,120	2,738,120
2042	1,700,000	1,060,107	2,760,107
2043	1,795,000	993,332	2,788,332
2044	1,880,000	921,933	2,801,933
2045	1,985,000	847,089	2,832,089
2046	2,075,000	768,001	2,843,001
2047	2,190,000	685,038	2,875,038
2048	2,295,000	597,388	2,892,388
2049	2,410,000	505,476	2,915,476
2050	2,370,000	408,143	2,778,143
2051	2,295,000	311,024	2,606,024
2052	2,200,000	211,836	2,411,836
2053	1,845,000	113,874	1,958,874
2054	695,000	29,537	724,537
	<u>\$ 44,750,000</u>	<u>\$ 33,098,524</u>	<u>\$ 77,848,524</u>

**Note 9 – Property Taxes**

On November 7, 2017, the voters of the District authorized the District's Board of Directors to levy taxes annually for use in financing general operations limited to \$1.00 per \$100 of assessed value. The District's bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

***Meyer Ranch Municipal Utility District of Comal County***  
***Notes to Financial Statements***  
***September 30, 2024***

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

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

Property taxes are collected based on rates adopted in the year of the levy. The District's 2024 fiscal year was financed through the 2023 tax levy, pursuant to which the District levied property taxes of \$0.95 per \$100 of assessed value, of which \$0.25 was allocated to maintenance and operations and \$0.70 was allocated to debt service. The resulting tax levy was \$2,422,800 on the adjusted taxable value of \$255,031,591.

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

Current year taxes receivable	\$ 6,674
Prior years taxes receivable	<u>2,377</u>
Total property taxes receivable	9,051
Penalty and interest receivable	<u>2,040</u>
Property taxes receivable	<u><u>\$ 11,091</u></u>

**Note 10 – Transfers of Road and Water Facilities**

Comal County assumes responsibility for the maintenance of public roads constructed within the county limits. Accordingly, road facilities are considered to be capital assets of Comal County, not the District. The District also constructs water facilities that are not used by the District to provide services and are, therefore, not considered assets of the District. The estimated cost of these road projects and water facilities is recorded as transfers upon completion of construction. This estimated cost is trued up when the developer is subsequently reimbursed. For the year ended September 30, 2024, the District recorded "Transfers of road and water facilities" in the amount of \$3,505,854 for road and water facilities constructed by a developer within the District. See Note 11 for more detail on the conveyance of water facilities.

**Note 11 – Utility Agreement with Texas Water Company**

On October 4, 2016, the District entered into an agreement, as subsequently amended, with Texas Water Company ("TWC"). Pursuant to the terms of this agreement, the District is required to construct water facilities to serve customers within the service area. TWC is responsible for the operation and maintenance of the water system and is entitled to all revenues derived from the operation of the water system. Accordingly, water facilities constructed by the District are not considered capital assets of the District and, as components of the water system are completed, the District records the cost of the facilities as transfers on the *Statement of Activities*.

***Meyer Ranch Municipal Utility District of Comal County  
Notes to Financial Statements  
September 30, 2024***

**Note 12 – Water Facilities Lease Purchase Agreement**

On August 20, 2019, the District entered into an agreement with TWC for the conveyance of water facilities. The District agrees to lease water facilities to TWC until the date that any bonds issued by the District to finance the facilities are no longer outstanding, the dissolution of the District, or the District conveys the facilities to TWC. At this point, these facilities will be considered owned by TWC. During this lease period, TWC will maintain and operate the water facilities for the District.

**Note 13 – Risk Management**

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

## **Required Supplementary Information**

***Meyer Ranch Municipal Utility District of Comal County  
Required Supplementary Information - Budgetary Comparison Schedule - General Fund  
For the Year Ended September 30, 2024***

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>Revenues</b>			
Sewer service	\$ 714,588	\$ 799,537	\$ 84,949
Penalties and interest - service	7,500	7,439	(61)
Property taxes	612,263	665,613	53,350
Penalties and interest - taxes		2,241	2,241
Tap connection and inspection	43,200	60,000	16,800
Miscellaneous	6,480	12,904	6,424
Investment earnings	36,000	53,349	17,349
Total Revenues	<u>1,420,031</u>	<u>1,601,083</u>	<u>181,052</u>
<b>Expenditures</b>			
Current service operations			
Purchased services	18,000	13,890	4,110
Professional fees	117,000	142,492	(25,492)
Contracted services	446,177	448,834	(2,657)
Repairs and maintenance	566,450	702,409	(135,959)
Administrative	105,260	89,827	15,433
Other	4,800	18,780	(13,980)
Total Expenditures	<u>1,257,687</u>	<u>1,416,232</u>	<u>(158,545)</u>
<b>Revenues Over Expenditures</b>	162,344	184,851	22,507
<b>Fund Balance</b>			
Beginning of the year	<u>891,750</u>	<u>891,750</u>	
End of the year	<u>\$ 1,054,094</u>	<u>\$ 1,076,601</u>	<u>\$ 22,507</u>



***Meyer Ranch Municipal Utility District of Comal County***  
***Notes to Required Supplementary Information***  
***September 30, 2024***

**Budgets and Budgetary Accounting**

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

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## **Texas Supplementary Information**

***Meyer Ranch Municipal Utility District of Comal County***  
***TSI-1. Services and Rates***  
***September 30, 2024***

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

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

2. Retail Service Providers

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

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels	
Wastewater:	\$ 69.00	2,000	N	\$ 6.00	2,001	to no limit

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

Total charges per 10,000 gallons usage: Wastewater \$ 117.00

b. Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered			x 1.0	
less than 3/4"			x 1.0	
1"			x 2.5	
Total Wastewater	795	795	x 1.0	795

See accompanying auditor's report.

***Meyer Ranch Municipal Utility District of Comal County***  
***TSI-1. Services and Rates***  
***September 30, 2024***

3. Total Water Consumption during the fiscal year (rounded to the nearest thousand):

Gallons pumped into system:	<u>N/A</u>	Water Accountability Ratio:
Gallons billed to customers:	<u>N/A</u>	(Gallons billed / Gallons pumped)
		<u>N/A</u>

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

Does the District have Debt Service 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:

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

County(ies) in which the District is located: Comal County, Texas

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

City(ies) in which the District is located: \_\_\_\_\_

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

Entirely ☐ Partly ☐ Not at all ☒

ETJs in which the District is located: \_\_\_\_\_

Are Board members appointed by an office outside the district? Yes ☐ No ☒

If Yes, by whom? \_\_\_\_\_

See accompanying auditor's report.

***Meyer Ranch Municipal Utility District of Comal County***  
***TSI-2. General Fund Expenditures***  
***For the Year Ended September 30, 2024***

Purchased services	\$ 13,890
Professional fees	
Legal	30,158
Audit	16,000
Financial advisor	790
Engineering	95,544
	<u>142,492</u>
Contracted services	
Bookkeeping	22,470
Operator	99,745
Tax collector fees	7,010
Garbage collection	172,556
Sewer billing services	67,288
Sludge removal	79,765
	<u>448,834</u>
Repairs and maintenance	<u>702,409</u>
Administrative	
Directors fees	9,451
Insurance	3,274
Other	77,102
	<u>89,827</u>
Other	<u>18,780</u>
Total expenditures	<u><u>\$ 1,416,232</u></u>

See accompanying auditor's report.

*Meyer Ranch Municipal Utility District of Comal County*  
*TSI-3. Investments*  
*September 30, 2024*

<u>Fund</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>
General			
TexPool	Variable	N/A	<u>\$ 1,023,019</u>
Debt Service			
TexPool	Variable	N/A	29,849
TexPool	Variable	N/A	1,719,553
			<u>1,749,402</u>
Capital Projects			
TexPool	Variable	N/A	2,145
TexPool	Variable	N/A	1,621
TexPool	Variable	N/A	803
TexPool	Variable	N/A	1,423
TexPool	Variable	N/A	575,634
TexPool	Variable	N/A	339,229
			<u>920,855</u>
Total - All Funds			<u><u>\$ 3,693,276</u></u>

See accompanying auditor's report.

***Meyer Ranch Municipal Utility District of Comal County***  
***TSI-4. Taxes Levied and Receivable***  
***September 30, 2024***

	Maintenance Taxes	Debt Service Taxes	Totals	
Taxes Receivable, Beginning of Year	\$ 5,217	\$ 7,384	\$ 12,601	
Adjustments to Prior Year Tax Levy	25,486	13,281	38,767	
Adjusted Receivable	30,703	20,665	51,368	
2023 Original Tax Levy	645,478	1,807,338	2,452,816	
Adjustments	(7,899)	(22,117)	(30,016)	
Adjusted Tax Levy	637,579	1,785,221	2,422,800	
Total to be accounted for	668,282	1,805,886	2,474,168	
Tax collections:				
Current year	635,823	1,780,303	2,416,126	
Prior years	29,790	19,201	48,991	
Total Collections	665,613	1,799,504	2,465,117	
Taxes Receivable, End of Year	\$ 2,669	\$ 6,382	\$ 9,051	
Taxes Receivable, By Years				
2023	\$ 1,756	\$ 4,918	\$ 6,674	
2022	1,199	1,648	2,847	
2021	(234)	(153)	(387)	
2020 and prior	(52)	(31)	(83)	
Taxes Receivable, End of Year	\$ 2,669	\$ 6,382	\$ 9,051	
	2023	2022	2021	2020
Property Valuations:				
Land	\$ 103,841,197	\$ 78,619,368	\$ 42,141,509	\$ 22,655,320
Improvements	194,096,883	106,009,194	58,326,340	23,186,180
Personal Property	815,774	902,410	822,288	808,500
Exemptions	(43,722,263)	(26,041,509)	(10,479,250)	(7,324,724)
Total Property Valuations	\$ 255,031,591	\$ 159,489,463	\$ 90,810,887	\$ 39,325,276
Tax Rates per \$100 Valuation:				
Maintenance tax rates *	\$ 0.25	\$ 0.40	\$ 0.575	\$ 0.60
Debt service tax rates	0.70	0.55	0.375	0.35
Total Tax Rates per \$100 Valuation	\$ 0.95	\$ 0.95	\$ 0.950	\$ 0.95
Adjusted Tax Levy:	\$ 2,422,800	\$ 1,515,150	\$ 862,703	\$ 373,590
Percentage of Taxes Collected to Taxes Levied **	99.72%	99.81%	100.04%	100.00%

\* Maximum Maintenance Tax Rate Approved by Voters: \$1.00 on November 7, 2017

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

See accompanying auditor's report.



*Meyer Ranch Municipal Utility District of Comal County*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2019 Road--by Years*  
*September 30, 2024*

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ 60,000	\$ 78,596	\$ 138,596
2026	65,000	77,276	142,276
2027	65,000	75,781	140,781
2028	70,000	74,221	144,221
2029	75,000	72,471	147,471
2030	75,000	70,521	145,521
2031	80,000	68,496	148,496
2032	80,000	66,256	146,256
2033	85,000	63,856	148,856
2034	90,000	61,306	151,306
2035	90,000	58,606	148,606
2036	95,000	55,906	150,906
2037	100,000	52,938	152,938
2038	105,000	49,813	154,813
2039	105,000	46,531	151,531
2040	110,000	43,250	153,250
2041	115,000	39,813	154,813
2042	120,000	36,075	156,075
2043	125,000	32,175	157,175
2044	130,000	28,113	158,113
2045	135,000	23,888	158,888
2046	140,000	19,500	159,500
2047	145,000	14,950	159,950
2048	155,000	10,238	165,238
2049	160,000	5,201	165,201
	<u>\$ 2,575,000</u>	<u>\$ 1,225,777</u>	<u>\$ 3,800,777</u>

See accompanying auditor's report.

*Meyer Ranch Municipal Utility District of Comal County*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2020 Road--by Years*  
*September 30, 2024*

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ 75,000	\$ 96,277	\$ 171,277
2026	75,000	94,777	169,777
2027	80,000	93,202	173,202
2028	80,000	91,442	171,442
2029	85,000	89,602	174,602
2030	90,000	87,563	177,563
2031	95,000	85,313	180,313
2032	95,000	82,938	177,938
2033	100,000	80,444	180,444
2034	105,000	77,444	182,444
2035	110,000	74,294	184,294
2036	115,000	70,994	185,994
2037	115,000	67,544	182,544
2038	120,000	64,094	184,094
2039	125,000	60,344	185,344
2040	130,000	56,438	186,438
2041	135,000	52,375	187,375
2042	140,000	48,156	188,156
2043	150,000	43,781	193,781
2044	155,000	39,094	194,094
2045	160,000	34,250	194,250
2046	165,000	29,250	194,250
2047	175,000	23,888	198,888
2048	180,000	18,200	198,200
2049	185,000	12,350	197,350
2050	195,000	6,338	201,338
	<u>\$ 3,235,000</u>	<u>\$ 1,580,392</u>	<u>\$ 4,815,392</u>

See accompanying auditor's report.

*Meyer Ranch Municipal Utility District of Comal County*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2021 Road--by Years*  
*September 30, 2024*

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ 90,000	\$ 100,994	\$ 190,994
2026	90,000	99,194	189,194
2027	95,000	97,394	192,394
2028	95,000	95,494	190,494
2029	100,000	93,594	193,594
2030	105,000	91,344	196,344
2031	105,000	88,981	193,981
2032	110,000	86,487	196,487
2033	115,000	83,737	198,737
2034	120,000	80,862	200,862
2035	120,000	77,862	197,862
2036	125,000	74,862	199,862
2037	130,000	71,737	201,737
2038	135,000	68,488	203,488
2039	140,000	64,775	204,775
2040	145,000	60,925	205,925
2041	145,000	56,938	201,938
2042	150,000	52,950	202,950
2043	155,000	48,450	203,450
2044	160,000	43,800	203,800
2045	170,000	39,000	209,000
2046	175,000	33,900	208,900
2047	180,000	28,650	208,650
2048	185,000	23,250	208,250
2049	190,000	17,700	207,700
2050	195,000	12,000	207,000
2051	205,000	6,150	211,150
	<u>\$ 3,730,000</u>	<u>\$ 1,699,518</u>	<u>\$ 5,429,518</u>

See accompanying auditor's report.

*Meyer Ranch Municipal Utility District of Comal County*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2022 Road--by Years*  
*September 30, 2024*

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ 115,000	\$ 273,025	\$ 388,025
2026	120,000	266,125	386,125
2027	125,000	258,925	383,925
2028	135,000	251,738	386,738
2029	140,000	247,687	387,687
2030	150,000	243,488	393,488
2031	155,000	238,987	393,987
2032	165,000	234,338	399,338
2033	170,000	229,386	399,386
2034	180,000	223,861	403,861
2035	190,000	218,012	408,012
2036	200,000	211,599	411,599
2037	210,000	204,599	414,599
2038	225,000	196,199	421,199
2039	235,000	187,200	422,200
2040	245,000	177,800	422,800
2041	260,000	168,000	428,000
2042	275,000	157,600	432,600
2043	290,000	146,600	436,600
2044	305,000	135,000	440,000
2045	320,000	122,800	442,800
2046	335,000	110,000	445,000
2047	355,000	96,600	451,600
2048	370,000	82,400	452,400
2049	390,000	67,600	457,600
2050	410,000	52,000	462,000
2051	435,000	35,600	470,600
2052	455,000	18,200	473,200
	<u>\$ 6,960,000</u>	<u>\$ 4,855,369</u>	<u>\$ 11,815,369</u>

See accompanying auditor's report.

*Meyer Ranch Municipal Utility District of Comal County*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2023--by Years*  
*September 30, 2024*

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ 250,000	\$ 838,556	\$ 1,088,556
2026	260,000	821,681	1,081,681
2027	275,000	804,131	1,079,131
2028	295,000	785,569	1,080,569
2029	310,000	765,656	1,075,656
2030	330,000	745,506	1,075,506
2031	345,000	724,056	1,069,056
2032	365,000	703,356	1,068,356
2033	385,000	681,456	1,066,456
2034	410,000	662,206	1,072,206
2035	435,000	641,706	1,076,706
2036	460,000	623,219	1,083,219
2037	485,000	603,669	1,088,669
2038	515,000	583,056	1,098,056
2039	540,000	561,169	1,101,169
2040	575,000	538,219	1,113,219
2041	605,000	513,781	1,118,781
2042	640,000	487,313	1,127,313
2043	680,000	459,313	1,139,313
2044	715,000	428,713	1,143,713
2045	760,000	396,538	1,156,538
2046	800,000	362,338	1,162,338
2047	850,000	326,338	1,176,338
2048	895,000	288,088	1,183,088
2049	950,000	247,813	1,197,813
2050	1,005,000	205,062	1,210,062
2051	1,060,000	159,837	1,219,837
2052	1,120,000	109,487	1,229,487
2053	1,185,000	56,287	1,241,287
	<u>\$ 17,500,000</u>	<u>\$ 15,124,119</u>	<u>\$ 32,624,119</u>

See accompanying auditor's report.

*Meyer Ranch Municipal Utility District of Comal County*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2024--by Years*  
*September 30, 2024*

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ -	\$ 414,818	\$ 414,818
2026	165,000	455,288	620,288
2027	175,000	445,388	620,388
2028	185,000	434,888	619,888
2029	195,000	423,788	618,788
2030	205,000	412,088	617,088
2031	215,000	400,813	615,813
2032	225,000	392,213	617,213
2033	235,000	383,212	618,212
2034	250,000	373,812	623,812
2035	260,000	363,812	623,812
2036	275,000	353,412	628,412
2037	290,000	342,412	632,412
2038	305,000	330,812	635,812
2039	320,000	318,613	638,613
2040	340,000	305,813	645,813
2041	355,000	292,213	647,213
2042	375,000	278,013	653,013
2043	395,000	263,013	658,013
2044	415,000	247,213	662,213
2045	440,000	230,613	670,613
2046	460,000	213,013	673,013
2047	485,000	194,612	679,612
2048	510,000	175,212	685,212
2049	535,000	154,812	689,812
2050	565,000	132,743	697,743
2051	595,000	109,437	704,437
2052	625,000	84,149	709,149
2053	660,000	57,587	717,587
2054	695,000	29,537	724,537
	<u>\$ 10,750,000</u>	<u>\$ 8,613,349</u>	<u>\$ 19,363,349</u>

See accompanying auditor's report.

*Meyer Ranch Municipal Utility District of Comal County*  
*TSI-5. Long-Term Debt Service Requirements*  
*All Bonded Debt Series--by Years*  
*September 30, 2024*

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ 590,000	\$ 1,802,266	\$ 2,392,266
2026	775,000	1,814,341	2,589,341
2027	815,000	1,774,821	2,589,821
2028	860,000	1,733,352	2,593,352
2029	905,000	1,692,798	2,597,798
2030	955,000	1,650,510	2,605,510
2031	995,000	1,606,646	2,601,646
2032	1,040,000	1,565,588	2,605,588
2033	1,090,000	1,522,091	2,612,091
2034	1,155,000	1,479,491	2,634,491
2035	1,205,000	1,434,292	2,639,292
2036	1,270,000	1,389,992	2,659,992
2037	1,330,000	1,342,899	2,672,899
2038	1,405,000	1,292,462	2,697,462
2039	1,465,000	1,238,632	2,703,632
2040	1,545,000	1,182,445	2,727,445
2041	1,615,000	1,123,120	2,738,120
2042	1,700,000	1,060,107	2,760,107
2043	1,795,000	993,332	2,788,332
2044	1,880,000	921,933	2,801,933
2045	1,985,000	847,089	2,832,089
2046	2,075,000	768,001	2,843,001
2047	2,190,000	685,038	2,875,038
2048	2,295,000	597,388	2,892,388
2049	2,410,000	505,476	2,915,476
2050	2,370,000	408,143	2,778,143
2051	2,295,000	311,024	2,606,024
2052	2,200,000	211,836	2,411,836
2053	1,845,000	113,874	1,958,874
2054	695,000	29,537	724,537
	<u>\$ 44,750,000</u>	<u>\$ 33,098,524</u>	<u>\$ 77,848,524</u>

See accompanying auditor's report.

***Meyer Ranch Municipal Utility District of Comal County***  
***TSI-6. Change in Long-Term Bonded Debt***  
***September 30, 2024***

	Bond Issue			
	Series 2019 Road	Series 2020 Road	Series 2021 Road	Series 2022 Road
Interest rate	2.00% - 3.25%	2.00% - 4.00%	2.00% - 3.00%	3.00% - 6.00%
Dates interest payable	2/15 ; 8/15	2/15 ; 8/15	2/15 ; 8/15	2/15 ; 8/15
Maturity dates	8/15/22 - 8/15/49	8/15/23 - 8/15/50	8/15/24 - 8/15/51	8/15/24 - 8/15/52
Beginning bonds outstanding	\$ 2,635,000	\$ 3,305,000	\$ 3,815,000	\$ 7,070,000
Bonds issued				
Bonds retired	(60,000)	(70,000)	(85,000)	(110,000)
Ending bonds outstanding	<u>\$ 2,575,000</u>	<u>\$ 3,235,000</u>	<u>\$ 3,730,000</u>	<u>\$ 6,960,000</u>
Interest paid during fiscal year	<u>\$ 79,856</u>	<u>\$ 98,377</u>	<u>\$ 102,694</u>	<u>\$ 279,625</u>
Paying agent's name and city				
All Series	<u>BOKF, N.A., Dallas, Texas</u>			
Bond Authority:	Water, Sewer and Drainage Bonds	Road Bonds	Refunding Bonds	
Amount Authorized by Voters	\$ 207,675,000	\$ 83,700,000	\$ 437,062,500	
Amount Issued	(28,250,000)	(17,005,000)		
Remaining To Be Issued	<u>\$ 179,425,000</u>	<u>\$ 66,695,000</u>	<u>\$ 437,062,500</u>	

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

Debt Service Fund cash and investment balances as of September 30, 2024: \$ 1,749,402

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 2,594,951

See accompanying auditor's report.



Bond Issue		
Series 2023	Series 2024	Totals
4.25% - 6.75%	4.00% - 6.00%	
2/15 ; 8/15	2/15 ; 8/15	
8/15/25 - 8/15/53	8/15/26 - 8/15/54	
\$ -	\$ -	\$ 16,825,000
17,500,000	10,750,000	28,250,000
		(325,000)
<u>\$ 17,500,000</u>	<u>\$ 10,750,000</u>	<u>\$ 44,750,000</u>
<u>\$ 694,138</u>	<u>\$ -</u>	<u>\$ 1,254,690</u>

***Meyer Ranch Municipal Utility District of Comal County***

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

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

	Amounts				
	2024	2023	2022	2021	2020
Revenues					
Sewer service	\$ 799,537	\$ 666,215	\$ 517,076	\$ 305,972	\$ 161,514
Penalties and interest - service	7,439	7,150	9,806	3,311	630
Property taxes	665,613	640,932	532,434	238,639	177,552
Penalties and interest - taxes	2,241	1,993	1,415	872	627
Tap connection and inspection	60,000	52,200	108,600	121,200	67,200
Miscellaneous	12,904	12,600	15,615	16,791	9,630
Investment earnings	53,349	29,920	3,102	24	19
Total Revenues	1,601,083	1,411,010	1,188,048	686,809	417,172
Expenditures					
Current service operations					
Purchased services	13,890	12,035	11,929	9,122	
Professional fees	142,492	91,316	91,230	89,865	169,560
Contracted services	448,834	376,028	326,814	278,496	572,745
Repairs and maintenance	702,409	471,338	246,160	308,249	158,949
Lease				145,950	227,850
Administrative	89,827	70,151	57,675	35,648	11,309
Other	18,780	31,205	21,492	1,207	567
Capital outlay					277,347
Total Expenditures	1,416,232	1,052,073	755,300	868,537	1,418,327
Revenues Over/(Under) Expenditures	\$ 184,851	\$ 358,937	\$ 432,748	\$ (181,728)	\$ (1,001,155)

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues				
2024	2023	2022	2021	2020
50%	47%	44%	45%	39%
*	1%	1%	*	*
42%	45%	45%	35%	43%
*	*	*	*	*
4%	4%	9%	18%	16%
1%	1%	1%	2%	2%
3%	2%	*	*	*
100%	100%	100%	100%	100%
1%	1%	1%	1%	
9%	6%	8%	13%	41%
28%	27%	28%	41%	137%
44%	33%	21%	45%	38%
			21%	55%
6%	5%	5%	5%	3%
1%	2%	2%	*	*
				66%
89%	74%	65%	126%	340%
11%	26%	35%	(26%)	(240%)

***Meyer Ranch Municipal Utility District of Comal County***

***TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund***

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

	Amounts				
	2024	2023	2022	2021	2020
Revenues					
Property taxes	\$ 1,799,504	\$ 874,762	\$ 340,215	\$ 138,902	\$ -
Penalties and interest - taxes	5,351	2,480	906	439	
Miscellaneous			537	14	
Investment earnings	122,804	55,364	4,243	123	216
Total Revenues	<u>1,927,659</u>	<u>932,606</u>	<u>345,901</u>	<u>139,478</u>	<u>216</u>
Expenditures					
Tax collection services	21,838	10,712	4,852	2,498	
Debt service					
Principal	325,000	125,000	55,000		
Interest and fees	1,256,491	544,073	296,091	149,682	54,313
Total Expenditures	<u>1,603,329</u>	<u>679,785</u>	<u>355,943</u>	<u>152,180</u>	<u>54,313</u>
Revenues Over/(Under) Expenditures	<u>\$ 324,330</u>	<u>\$ 252,821</u>	<u>\$ (10,042)</u>	<u>\$ (12,702)</u>	<u>\$ (54,097)</u>
Total Active Retail Wastewater Connections	<u>795</u>	<u>679</u>	<u>602</u>	<u>416</u>	<u>231</u>

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues				
2024	2023	2022	2021	2020
94%	94%	99%	100%	
*	*	*	*	
		*	*	
6%	6%	1%	*	100%
100%	100%	100%	100%	100%
1%	1%	1%	2%	
17%	13%	16%		
65%	58%	86%	107%	25145%
83%	72%	103%	109%	25145%
17%	28%	(3%)	(9%)	(25,045%)

***Meyer Ranch Municipal Utility District of Comal County***  
***TSI-8. Board Members, Key Personnel and Consultants***  
***For the Year Ended September 30, 2024***

Complete District Mailing Address: 901 South MoPac Expressway Building II Suite 225  
Austin, TX 78746

District Business Telephone Number: (512) 328-2008

Submission Date of the most recent District Registration Form  
(TWC Sections 36.054 and 49.054): June 2, 2022

Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200  
(Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
<b>Board Members</b>				
Tommy Tucker	5/24 - 5/28	\$ 1,989	\$ -	President
Talley Williams	5/24 - 5/28	1,768	40	Vice President
Madison Inselmann	5/24 - 5/28	1,768		Secretary
Daniel A. Day	5/22 - 5/26	1,989		Assistant Secretary
Michael Slack	5/22 - 5/26	1,768	128	Assistant Secretary
<b>Consultants</b>				
McLean & Howard, LLP	7/2017	Amounts Paid		Attorney
<i>General legal fees</i>		\$ 29,465		
<i>Bond counsel</i>		353,000		
Municipal Operations, Inc.	5/2019	609,164		Operator
Texas Water Company	5/2019	13,890		Billing Consultant
Bott & Douthitt, PLLC	2/2017	22,685		Bookkeeper
Comal County Tax Assesor	11/2017	18,335		Tax Collector
Comal Appraisal District	Legislation	26,253		Property Valuation
Malone-Wheeler, Inc.	9/2021	81,304		Engineer
McGrath & Co., PLLC	9/2019	16,000		Auditor
Specialized Public Finance, Inc.	7/2017	630,882		Financial Advisor

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

See accompanying auditor's report.