



Grand Oaks Municipal Utility District Montgomery County, Texas

Independent Auditor's Report and Financial Statements

September 30, 2023



Grand Oaks Municipal Utility District
September 30, 2023

Contents

Independent Auditor's Report	1
Management's Discussion and Analysis	4
Basic Financial Statements	
Statement of Net Position and Governmental Funds Balance Sheet	10
Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances.....	12
Notes to Financial Statements.....	14
Required Supplementary Information	
Budgetary Comparison Schedule – General Fund.....	27
Notes to Required Supplementary Information	28
Supplementary Information	
Other Schedules Included Within This Report	29
Schedule of Services and Rates	30
Schedule of General Fund Expenditures.....	31
Schedule of Temporary Investments.....	32
Analysis of Taxes Levied and Receivable	33
Schedule of Long-term Debt Service Requirements by Years	35
Changes in Long-term Bonded Debt	39
Comparative Schedule of Revenues and Expenditures – General Fund and Debt Service Fund – Five Years.....	40
Board Members, Key Personnel and Consultants.....	42



2700 Post Oak Boulevard, Suite 1500 / Houston, TX 77056

P 713.499.4600 / F 713.499.4699

forvis.com

Independent Auditor's Report

Board of Directors
Grand Oaks Municipal Utility District
Montgomery County, Texas

Opinions

We have audited the financial statements of the governmental activities and each major fund of Grand Oaks Municipal Utility District (the District), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2023, 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 (GAAS). 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 these 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 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not absolute assurance

and, therefore, is not a guarantee that an audit conducted in accordance with GAAS 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 GAAS, 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 schedule, as listed in the table of contents, 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 accompanying schedules required by the Texas Commission on Environmental Quality listed in the table of contents 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. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

FORVIS, LLP

Houston, Texas
February 9, 2024

Grand Oaks Municipal Utility District

Management's Discussion and Analysis

September 30, 2023

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements. This report also contains supplementary information required by the Governmental Accounting Standards Board and by the District's state oversight agency, the Texas Commission on Environmental Quality (the Commission).

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single governmental program, such as the provision of water, sanitary sewer and drainage services. Other activities, such as the provision of recreation facilities and solid waste collection, are minor activities and are not budgeted or accounted for as separate programs. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented on the left side of the statements, a column for adjustments is to the right of the fund financial statements and the government-wide financial statements are presented to the right side of the adjustments column. The following sections describe the measurement focus of the two types of statements and the significant differences in the information they provide.

Government-wide Financial Statements

The focus of government-wide financial statements is on the overall financial position and activities of the District. The District's government-wide financial statements include the statement of net position and statement of activities, which are prepared using accounting principles that are similar to commercial enterprises. The purpose of the statement of net position is to attempt to report all of the assets, liabilities, and deferred inflows and outflows of resources of the District. The District reports all of its assets when it acquires or begins to maintain the assets and reports all of its liabilities when they are incurred.

The difference between the District's assets, liabilities, and deferred inflows and outflows of resources is labeled as net position and this difference is similar to the total stockholders' equity presented by a commercial enterprise.

The purpose of the statement of activities is to present the revenues and expenses of the District. Again, the items presented on the statement of activities are measured in a manner similar to the approach used by a commercial enterprise in that revenues are recognized when earned or established criteria are satisfied and expenses are reported when incurred by the District. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues are reported even when they may not be collected for several months or years after the end of the accounting period and expenses are recorded even though they may not have used cash during the current year.

Grand Oaks Municipal Utility District
Management's Discussion and Analysis (Continued)
September 30, 2023

Although the statement of activities looks different from a commercial enterprise's statement of income, the financial statement is different only in format, not substance. Whereas the bottom line in a commercial enterprise is its net income, the District reports an amount described as change in net position, essentially the same thing.

Fund Financial Statements

Unlike government-wide financial statements, the focus of fund financial statements is directed to specific activities of the District rather than the District as a whole. 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 or governmental statutes or regulations.

Governmental Funds

Governmental-fund financial statements consist of a balance sheet and a statement of revenues, expenditures and changes in fund balances and are prepared on an accounting basis that is significantly different from that used to prepare the government-wide financial statements.

In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted into cash. For example, amounts reported on the balance sheet include items such as cash and receivables collectible within a very short period of time, but do not include capital assets such as land and water, sewer and drainage systems. Fund liabilities include amounts that are to be paid within a very short period after the end of the fiscal year. The difference between a fund's assets, liabilities, and deferred inflows and outflows of resources is labeled the fund balance and generally indicates the amount that can be used to finance the next fiscal year's activities. Likewise, the operating statement for governmental funds reports only those revenues and expenditures that were collected in cash or paid with cash, respectively, during the current period or very shortly after the end of the fiscal year.

Because the focus of the government-wide and fund financial statements is different, there are significant differences between the totals presented in these financial statements. For this reason, there is an analysis in the notes to financial statements that describes the adjustments to fund balances to arrive at net position presented in the governmental activities column on the statement of net position. Also, there is an analysis in the notes to financial statements that reconciles the total change in fund balances for all governmental funds to the change in net position, as reported in the governmental activities column in the statement of activities.

Notes to Financial Statements

The notes to financial statements provide additional information that is essential to a full understanding of the data found in the government-wide and fund financial statements.

Grand Oaks Municipal Utility District
Management's Discussion and Analysis (Continued)
September 30, 2023

Financial Analysis of the District as a Whole

The District's overall financial position and activities for the past two years are summarized as follows, based on the information included in the government-wide financial statements.

Summary of Net Position

	<u>2023</u>	<u>2022</u>
Current and other assets	\$ 2,612,555	\$ 2,464,094
Capital assets	<u>7,139,952</u>	<u>5,291,176</u>
Total assets	<u>9,752,507</u>	<u>7,755,270</u>
Deferred outflows of resources	<u>43,469</u>	<u>46,996</u>
Total assets and deferred outflows of resources	<u>\$ 9,795,976</u>	<u>\$ 7,802,266</u>
Long-term liabilities	\$ 9,680,434	\$ 6,869,354
Other liabilities	<u>262,867</u>	<u>230,076</u>
Total liabilities	<u>9,943,301</u>	<u>7,099,430</u>
Net position:		
Net investment in capital assets	(2,497,013)	(1,332,169)
Restricted	342,294	195,803
Unrestricted	<u>2,007,394</u>	<u>1,839,202</u>
Total net position	<u>\$ (147,325)</u>	<u>\$ 702,836</u>

The total net position of the District decreased by \$850,161, or about 121%. The majority of the decrease in net position is related to capital recovery fees paid to the City of Magnolia (the City). Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Grand Oaks Municipal Utility District
Management's Discussion and Analysis (Continued)
September 30, 2023

Summary of Changes in Net Position

	2023	2022
Revenues:		
Property taxes	\$ 938,617	\$ 726,986
Charges for services	806,671	734,571
Other revenues	313,804	78,958
	<hr/>	<hr/>
Total revenues	2,059,092	1,540,515
	<hr/>	<hr/>
Expenses:		
Services	1,301,496	988,585
Depreciation	172,998	127,352
Capital recovery fees	1,210,500	-
Debt service	224,259	340,088
	<hr/>	<hr/>
Total expenses	2,909,253	1,456,025
	<hr/>	<hr/>
Change in net position	(850,161)	84,490
Net position, beginning of year	702,836	618,346
	<hr/>	<hr/>
Net position, end of year	<u>\$ (147,325)</u>	<u>\$ 702,836</u>

Financial Analysis of the District's Funds

The District's combined fund balances as of the end of the fiscal year ended September 30, 2023, were \$2,313,974, an increase of \$103,864 from the prior year.

The general fund's fund balance increased by \$166,016 due to property taxes and services revenues, investment income and developer advances received exceeding service operations and capital outlay expenditures. In addition, tap connection and inspection fees revenue exceeded related tap connections expenditures.

The debt service fund's fund balance increased by \$135,434 due to property tax revenues exceeding bond principal and interest requirements and contracted services expenditures.

The capital projects fund's fund balance decreased by \$197,586 primarily due to capital outlay expenditures related to capital recovery fees paid to the City.

Grand Oaks Municipal Utility District
Management's Discussion and Analysis (Continued)
September 30, 2023

General Fund Budgetary Highlights

There were several differences between the final budgetary amounts and actual amounts. The major differences between budget and actual were due to investment income and repairs and maintenance and capital outlay expenditures being higher than anticipated, as well as tap connection and inspection fees revenue being lower than anticipated. In addition, developer advances received were not in the current year budget. The fund balance as of September 30, 2023, was expected to be \$2,013,701 and the actual end-of-year fund balance was \$1,991,297.

Capital Assets and Related Debt

Capital Assets

Capital assets held by the District at the end of the current and previous fiscal years are summarized below:

Capital Assets (Net of Accumulated Depreciation)

	2023	2022
Land and improvements	\$ 1,017,807	\$ 1,017,807
Water facilities	1,420,042	913,441
Wastewater facilities	1,962,407	1,406,631
Drainage facilities	2,739,696	1,953,297
Total capital assets	\$ 7,139,952	\$ 5,291,176

Additions to capital assets during the current year are as follows:

Water, sewer and drainage facilities to serve Glen Oaks, Section 5	\$ 2,012,552
Lift pump at lift station	9,222
Total additions to capital assets	\$ 2,021,774

Debt

The changes in the debt position of the District during the fiscal year ended September 30, 2023, are summarized as follows.

Grand Oaks Municipal Utility District
Management's Discussion and Analysis (Continued)
September 30, 2023

Long-term debt payable, beginning of year	\$	6,869,354
Increases in long-term debt		3,022,791
Decreases in long-term debt		<u>(211,711)</u>
Long-term debt payable, end of year	\$	<u>9,680,434</u>

The developer of the District has constructed water, sewer and drainage facilities on behalf of the District under the terms of contracts with the District. The District has agreed to purchase these facilities from the proceeds of future bond issues, subject to the approval of the Commission. At September 30, 2023, a liability for developer-constructed capital assets of \$3,516,646 was recorded in the government-wide financial statements.

Since inception, the developer has advanced \$1,230,240 to the District for operations and capital recovery fees. These advances have been recorded as liabilities in the government-wide financial statements.

At September 30, 2023, the District had \$18,685,000 of unlimited tax bonds authorized, but unissued, for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District.

The District's Series 2016 bonds and Series 2017 refunding bonds are unrated. The Series 2022 bonds carry a "AA" rating from Standard & Poor's by virtue of bond insurance issued by Build America Mutual Assurance Company.

Other Relevant Factors

Relationship to the City of Magnolia (the City)

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City, the District must conform to the City ordinance consenting to the creation of the District.

Grand Oaks Municipal Utility District
Statement of Net Position and Governmental Funds Balance Sheet
September 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Assets						
Cash	\$ 111,730	\$ 19,453	\$ -	\$ 131,183	\$ -	\$ 131,183
Certificates of deposit	220,000	-	-	220,000	-	220,000
Short-term investments	1,679,127	323,748	3,480	2,006,355	-	2,006,355
Receivables:						
Property taxes	16,097	16,524	-	32,621	-	32,621
Service accounts	199,668	-	-	199,668	-	199,668
Accrued penalty and interest	-	-	-	-	19,439	19,439
Accrued interest	3,289	-	-	3,289	-	3,289
Interfund receivables	21,536	-	-	21,536	(21,536)	-
Capital assets (net of accumulated depreciation):						
Land and improvements	-	-	-	-	1,017,807	1,017,807
Infrastructure	-	-	-	-	6,122,145	6,122,145
Total assets	2,251,447	359,725	3,480	2,614,652	7,137,855	9,752,507
Deferred Outflows of Resources						
Deferred amount on debt refundings	0	0	0	0	43,469	43,469
Total assets and deferred outflows of resources	\$ 2,251,447	\$ 359,725	\$ 3,480	\$ 2,614,652	\$ 7,181,324	\$ 9,795,976

Grand Oaks Municipal Utility District
Statement of Net Position and Governmental Funds Balance Sheet (Continued)
September 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Liabilities						
Accounts payable	\$ 71,257	\$ 2,468	\$ -	\$ 73,725	\$ -	\$ 73,725
Accrued interest payable	-	-	-	-	16,346	16,346
Customer deposits	170,375	-	-	170,375	-	170,375
Due to others	2,421	-	-	2,421	-	2,421
Interfund payables	-	20,730	806	21,536	(21,536)	-
Long-term liabilities:						
Due within one year	-	-	-	-	225,000	225,000
Due after one year	-	-	-	-	9,455,434	9,455,434
Total liabilities	<u>244,053</u>	<u>23,198</u>	<u>806</u>	<u>268,057</u>	<u>9,675,244</u>	<u>9,943,301</u>
Deferred Inflows of Resources						
Deferred property tax revenues	<u>16,097</u>	<u>16,524</u>	<u>0</u>	<u>32,621</u>	<u>(32,621)</u>	<u>0</u>
Fund Balances/Net Position						
Fund balances:						
Restricted for:						
Unlimited tax bonds	-	320,003	-	320,003	(320,003)	-
Water, sewer and drainage	-	-	2,674	2,674	(2,674)	-
Unassigned	<u>1,991,297</u>	<u>-</u>	<u>-</u>	<u>1,991,297</u>	<u>(1,991,297)</u>	<u>-</u>
Total fund balances	<u>1,991,297</u>	<u>320,003</u>	<u>2,674</u>	<u>2,313,974</u>	<u>(2,313,974)</u>	<u>0</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,251,447</u>	<u>\$ 359,725</u>	<u>\$ 3,480</u>	<u>\$ 2,614,652</u>		
Net position:						
Net investment in capital assets					(2,497,013)	(2,497,013)
Restricted for debt service					339,620	339,620
Restricted for capital projects					2,674	2,674
Unrestricted					<u>2,007,394</u>	<u>2,007,394</u>
Total net position					<u>\$ (147,325)</u>	<u>\$ (147,325)</u>

Grand Oaks Municipal Utility District
Statement of Activities and Governmental Funds Revenues,
Expenditures and Changes in Fund Balances
Year Ended September 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Revenues						
Property taxes	\$ 378,070	\$ 553,386	\$ -	\$ 931,456	\$ 7,161	\$ 938,617
Water service	383,929	-	-	383,929	-	383,929
Sewer service	292,755	-	-	292,755	-	292,755
Regional water fee	129,987	-	-	129,987	-	129,987
Penalty and interest	40,434	5,890	-	46,324	3,982	50,306
Tap connection and inspection fees	152,703	-	-	152,703	-	152,703
Investment income	85,015	22,300	3,480	110,795	-	110,795
Total revenues	<u>1,462,893</u>	<u>581,576</u>	<u>3,480</u>	<u>2,047,949</u>	<u>11,143</u>	<u>2,059,092</u>
Expenditures/Expenses						
Service operations:						
Purchased services	347,650	-	-	347,650	-	347,650
Regional water authority	146,635	-	-	146,635	-	146,635
Professional fees	158,137	428	-	158,565	-	158,565
Contracted services	239,254	13,161	-	252,415	805	253,220
Utilities	2,478	-	-	2,478	-	2,478
Repairs and maintenance	229,829	-	-	229,829	-	229,829
Other expenditures	87,572	11,197	-	98,769	-	98,769
Tap connections	64,350	-	-	64,350	-	64,350
Capital outlay	1,019,462	-	201,066	1,220,528	(1,220,528)	-
Capital recovery fees	-	-	-	-	1,210,500	1,210,500
Depreciation	-	-	-	-	172,998	172,998
Debt service:						
Principal retirement	-	215,000	-	215,000	(215,000)	-
Interest and fees	-	206,356	-	206,356	6,153	212,509
Debt issuance costs	11,750	-	-	11,750	-	11,750
Total expenditures/expenses	<u>2,307,117</u>	<u>446,142</u>	<u>201,066</u>	<u>2,954,325</u>	<u>(45,072)</u>	<u>2,909,253</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(844,224)</u>	<u>135,434</u>	<u>(197,586)</u>	<u>(906,376)</u>	<u>56,215</u>	

Grand Oaks Municipal Utility District
Statement of Activities and Governmental Funds Revenues,
Expenditures and Changes in Fund Balances (Continued)
Year Ended September 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Other Financing Sources						
Developer advances received	\$ 1,010,240	\$ 0	\$ 0	\$ 1,010,240	\$ (1,010,240)	
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses						
	166,016	135,434	(197,586)	103,864	(103,864)	
Change in Net Position						
					(850,161)	\$ (850,161)
Fund Balances/Net Position						
Beginning of year	1,825,281	184,569	200,260	2,210,110	-	702,836
End of year	\$ 1,991,297	\$ 320,003	\$ 2,674	\$ 2,313,974	\$ 0	\$ (147,325)

Grand Oaks Municipal Utility District

Notes to Financial Statements

September 30, 2023

Note 1: Nature of Operations and Summary of Significant Accounting Policies

Grand Oaks Municipal Utility District (the District) was created by an order of the Texas Commission on Environmental Quality (the Commission), effective March 12, 2004, in accordance with the Texas Water Code. The District operates in accordance with Chapters 49 and 54 of the Texas Water Code and is subject to the continuing supervision of the Commission. The principal functions of the District are to finance, construct, own and operate waterworks, wastewater and drainage facilities and to provide such facilities and services to the customers of the District.

The District is governed by a Board of Directors (the Board) consisting of five individuals who are residents or owners of property within the District and are elected by voters within the District. The Board sets the policies of the District. The accounting and reporting policies of the District conform to accounting principles generally accepted in the United States of America for state and local governments, as defined by the Governmental Accounting Standards Board. The following is a summary of the significant accounting and reporting policies of the District:

Reporting Entity

The accompanying government-wide financial statements present the financial statements of the District. There are no component units that are legally separate entities for which the District is considered to be financially accountable. Accountability is defined as the District's substantive appointment of the voting majority of the component unit's governing board. Furthermore, to be financially accountable, the District must be able to impose its will upon the component unit or there must be a possibility that the component unit may provide specific financial benefits to, or impose specific financial burdens on, the District.

Government-wide and Fund Financial Statements

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single governmental program, such as the provision of water, wastewater, drainage and other related services. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented with a column for adjustments to convert to the government-wide financial statements.

The government-wide financial statements report information on all of the activities of the District. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Governmental activities generally are financed through taxes, charges for services and intergovernmental revenues. The statement of activities reflects the revenues and expenses of the District.

Grand Oaks Municipal Utility District

Notes to Financial Statements

September 30, 2023

The fund financial statements provide information about the District's governmental funds. Separate statements for each governmental fund are presented. The emphasis of fund financial statements is directed to specific activities of the District.

The District presents the following major governmental funds:

General Fund – The general fund is the primary operating fund of the District which accounts for all financial resources not accounted for in another fund. Revenues are derived primarily from property taxes, charges for services and interest income.

Debt Service Fund – The debt service fund is used to account for financial resources that are restricted, committed or assigned to expenditures for principal and interest related costs, as well as the financial resources being accumulated for future debt service.

Capital Project Fund – The capital project fund is used to account for financial resources that are restricted, committed or assigned to expenditures for capital outlays.

Fund Balances – Governmental Funds

The fund balances for the District's governmental funds can be displayed in up to five components:

Nonspendable – Amounts that are not in a spendable form or are required to be maintained intact.

Restricted – Amounts that can be spent only for the specific purposes stipulated by external resource providers, constitutionally or through enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

Committed – Amounts that can be used only for the specific purposes determined by resolution of the Board. Commitments may be changed or lifted only by issuance of a resolution by the District's Board.

Assigned – Amounts intended to be used by the District for specific purposes as determined by management. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.

Unassigned – The residual classification for the general fund and includes all amounts not contained in the other classifications.

The District considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. The District applies committed amounts first, followed by assigned amounts, and then unassigned amounts when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Grand Oaks Municipal Utility District
Notes to Financial Statements
September 30, 2023

Measurement Focus and Basis of Accounting

Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash flows.

Nonexchange transactions, in which the District receives (or gives) value without directly giving (or receiving) equal value in exchange, include property taxes and donations. Recognition standards are based on the characteristics and classes of nonexchange transactions. Revenues from property taxes are recognized in the period for which the taxes are levied. Donations are recognized as revenues, net of estimated uncollectible amounts, as soon as all eligibility requirements imposed by the provider have been met. Amounts received before all eligibility requirements have been met are reported as liabilities. Intergovernmental revenues are recognized as revenues, net of estimated refunds and uncollectible amounts, in the accounting period when an enforceable legal claim to the assets arises and the use of resources is required or is first permitted.

Fund Financial Statements

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets and liabilities are generally included on the balance sheet. The statement of governmental funds revenues, expenditures and changes in fund balances presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in spendable resources. General capital asset acquisitions are reported as expenditures and proceeds of long-term debt are reported as other financing sources. Under the modified accrual basis of accounting, revenues are recognized when both measurable and available. The District considers revenues reported in the governmental funds to be available if they are collectible within 60 days after year-end. Principal revenue sources considered susceptible to accrual include taxes, charges for services and investment income. Other revenues are considered to be measurable and available only when cash is received by the District. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, which are recognized as expenditures when payment is due.

Deferred Outflows and Inflows of Resources

A deferred outflow of resources is a consumption of net position that is applicable to a future reporting period and a deferred inflow of resources is an acquisition of net position that is applicable to a future reporting period.

Grand Oaks Municipal Utility District

Notes to Financial Statements

September 30, 2023

Interfund Transactions

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

Pension Costs

The District does not participate in a pension plan and, therefore, has no pension costs.

Use of 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 amounts of assets, liabilities, and deferred inflows and outflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

Investments and Investment Income

Investments in certificates of deposit, U.S. Government and agency securities, and certain pooled funds, which have a remaining maturity of one year or less at the date of purchase, are recorded at amortized cost. All other investments are carried at fair value. Fair value is determined using quoted market values.

Investment income includes dividends and interest income and the net change for the year in the fair value of investments carried at fair value. Investment income is credited to the fund in which the investment is recorded.

Property Taxes

An appraisal district annually prepares appraisal records listing all property within the District and the appraised value of each parcel or item as of January 1. Additionally, on January 1, a tax lien attaches to property to secure the payment of all taxes, penalty and interest ultimately imposed for the year on the property. After the District receives its certified appraisal roll from the appraisal district, the rate of taxation is set by the Board of the District based upon the aggregate appraisal value. Taxes are due and payable October 1 or when billed, whichever is later, and become delinquent after January 31 of the following year.

In the governmental funds, property taxes are initially recorded as receivables and deferred inflows of resources at the time the tax levy is billed. Revenues recognized during the fiscal year ended September 30, 2023, include collections during the current period or within 60 days of year-end related to the 2022 and prior years' tax levies.

Grand Oaks Municipal Utility District
Notes to Financial Statements
September 30, 2023

In the government-wide statement of net position, property taxes are considered earned in the budget year for which they are levied. For the District's fiscal year ended September 30, 2023, the 2022 tax levy is considered earned during the current fiscal year. In addition to property taxes levied, any delinquent taxes are recorded net of amounts considered uncollectible.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure, are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an individual cost of \$5,000 or more and an estimated useful life of two years or more. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset lives are not capitalized.

Capital assets are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Water production and distribution facilities	10-45
Wastewater collection and treatment facilities	10-45
Drainage facilities	10-45

Deferred Amount on Debt Refundings

In the government-wide financial statements, the difference between the reacquisition price and the net carrying amount of the old debt in a debt refunding is deferred and amortized to interest expense using the effective interest rate method over the remaining life of the old debt or the life of the new debt whichever is shorter. Such amounts are classified as deferred outflows or inflows of resources.

Debt Issuance Costs

Debt issuance costs, other than prepaid insurance, do not meet the definition of an asset or deferred outflows of resources since the costs are not applicable to a future period and, therefore, are recognized as an expense/expenditure in the period incurred.

Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Premiums and discounts on bonds are recognized as a component of long-term liabilities and amortized over the life of the related debt using the effective interest rate method. Bonds payable are reported net of the applicable bond premium or discount.

Grand Oaks Municipal Utility District
Notes to Financial Statements
September 30, 2023

In the fund financial statements, governmental fund types recognize premiums and discounts on bonds during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Net Position/Fund Balances

Fund balances and net position are reported as restricted when constraints placed on them are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or are imposed by law through constitutional provisions or enabling legislation.

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

Reconciliation of Government-wide and Fund Financial Statements

Amounts reported for net position of governmental activities in the statement of net position and fund balances in the governmental funds balance sheet are different because:

Capital assets used in governmental activities are not financial resources and are not reported in the funds.	\$ 7,139,952
Property tax revenue recognition and the related reduction of deferred inflows of resources are subject to availability of funds in the fund financial statements.	32,621
Penalty and interest on delinquent taxes is not receivable in the current period and is not reported in the funds.	19,439
Deferred amount on debt refundings for governmental activities are not financial resources and are not reported in the funds.	43,469
Accrued interest on long-term liabilities is not payable with current financial resources and is not reported in the funds.	(16,346)
Long-term debt obligations are not due and payable in the current period and are not reported in the funds.	<u>(9,680,434)</u>
Adjustment to fund balances to arrive at net position.	<u><u>\$ (2,461,299)</u></u>

Grand Oaks Municipal Utility District
Notes to Financial Statements
September 30, 2023

Amounts reported for change in net position of governmental activities in the statement of activities are different from change in fund balances in the governmental funds statement of revenues, expenditures and changes in fund balances because:

Change in fund balances.	\$ 103,864
Governmental funds report capital outlays as expenditures. However, for government-wide financial statements, the cost of capitalized assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense, noncapitalized costs and capital recovery fees exceeded capital outlay expenditures in the current year.	(163,775)
Governmental funds report developer advances as other financing sources or uses as amounts are received or paid. However, for government-wide financial statements, these amounts are recorded as an increase or decrease in due to developer.	(1,010,240)
Governmental funds report principal payments on debt as expenditures. For the statement of activities, these transactions do not have any effect on net position.	215,000
Revenues that do not provide current financial resources are not reported as revenues for the funds, but are reported as revenues in the statement of activities.	11,143
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>(6,153)</u>
Change in net position of governmental activities.	<u>\$ (850,161)</u>

Note 2: Deposits, Investments and Investment Income

Deposits

Custodial credit risk is the risk that, in the event of a bank failure, a government's deposits may not be returned to it. The District's deposit policy for custodial credit risk requires compliance with the provisions of state law.

Grand Oaks Municipal Utility District
Notes to Financial Statements
September 30, 2023

State law requires collateralization of all deposits with federal depository insurance; a surety bond; bonds and other obligations of the U.S. Treasury, U.S. agencies or instrumentalities of the State of Texas; or certain collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States.

At September 30, 2023, none of the District's bank balances were exposed to custodial credit risk.

Investments

The District may legally invest in obligations of the United States or its agencies and instrumentalities, direct obligations of Texas or its agencies or instrumentalities, collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States, other obligations guaranteed as to principal and interest by the State of Texas or the United States or their agencies and 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, obligations of states, agencies and counties and other political subdivisions with an investment rating not less than "A," insured or collateralized certificates of deposit, and certain bankers' acceptances, repurchase agreements, mutual funds, commercial paper, guaranteed investment contracts and investment pools.

The District's investment policy may be more restrictive than the Public Funds Investment Act.

The District invests in TexPool, an external investment pool that is not registered with the Securities and Exchange Commission. The State Comptroller of Public Accounts of the State of Texas has oversight of TexPool. The District's investments in TexPool are reported at amortized cost.

At September 30, 2023, the District had the following investments and maturities:

Type	Maturities in Years				
	Amortized Cost	Less Than 1	1-5	6-10	More Than 10
TexPool	\$ 2,006,355	\$ 2,006,355	\$ 0	\$ 0	\$ 0

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the District's investment policy does not allow investments in certain mortgage-backed securities, collateralized mortgage obligations with a final maturity date in excess of 10 years and interest rate indexed collateralized mortgage obligations. The external investment pool is presented as an investment with a maturity of less than one year because it is redeemable in full immediately.

Grand Oaks Municipal Utility District
Notes to Financial Statements
September 30, 2023

Credit Risk. Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At September 30, 2023, the District's investments in TexPool were rated "AAAm" by Standard & Poor's.

Summary of Carrying Values

The carrying values of deposits and investments shown previously are included in the balance sheet at September 30, 2023, as follows:

Carrying value:		
Deposits	\$	351,183
Investments		2,006,355
Total	\$	2,357,538

Included in the following statement of net position captions:

Cash	\$	131,183
Certificates of deposit		220,000
Short-term investments		2,006,355
Total	\$	2,357,538

Investment Income

Investment income of \$110,795 for the year ended September 30, 2023, consisted of interest income.

Note 3: Capital Assets

A summary of changes in capital assets for the year ended September 30, 2023, is presented as follows:

Governmental Activities	Balances, Beginning of Year	Additions	Balances, End of Year
Capital assets, non-depreciable:			
Land and improvements	\$ 1,017,807	\$ 0	\$ 1,017,807

Grand Oaks Municipal Utility District
Notes to Financial Statements
September 30, 2023

Governmental Activities (Continued)	Balances, Beginning of Year	Additions	Balances, End of Year
Capital assets, depreciable:			
Water production and distribution facilities	\$ 1,288,501	\$ 547,985	\$ 1,836,486
Wastewater collection and treatment facilities	2,010,260	615,612	2,625,872
Drainage facilities	2,381,690	858,177	3,239,867
	<u>5,680,451</u>	<u>2,021,774</u>	<u>7,702,225</u>
Total capital assets, depreciable			
Less accumulated depreciation:			
Water production and distribution facilities	(375,060)	(41,384)	(416,444)
Wastewater collection and treatment facilities	(603,629)	(59,836)	(663,465)
Drainage facilities	(428,393)	(71,778)	(500,171)
	<u>(1,407,082)</u>	<u>(172,998)</u>	<u>(1,580,080)</u>
Total accumulated depreciation			
Total governmental activities, net	<u>\$ 5,291,176</u>	<u>\$ 1,848,776</u>	<u>\$ 7,139,952</u>

Note 4: Long-term Liabilities

Changes in long-term liabilities for the year ended September 30, 2023, were as follows:

Governmental Activities	Balances, Beginning of Year	Increases	Decreases	Balances, End of Year	Amounts Due in One Year
Bonds payable:					
General obligation bonds	\$ 5,260,000	\$ -	\$ 215,000	\$ 5,045,000	\$ 225,000
Add premiums on bonds	1,837	-	138	1,699	-
Less discounts on bonds	116,578	-	3,427	113,151	-
	<u>5,145,259</u>	<u>0</u>	<u>211,711</u>	<u>4,933,548</u>	<u>225,000</u>
Due to developer:					
Construction	1,504,095	2,012,551	-	3,516,646	-
Advances	220,000	1,010,240	-	1,230,240	-
	<u>1,724,095</u>	<u>3,022,791</u>	<u>-</u>	<u>4,746,836</u>	<u>-</u>
Total governmental activities long-term liabilities	<u>\$ 6,869,354</u>	<u>\$ 3,022,791</u>	<u>\$ 211,711</u>	<u>\$ 9,680,434</u>	<u>\$ 225,000</u>

Grand Oaks Municipal Utility District
Notes to Financial Statements
September 30, 2023

General Obligation Bonds

	Series 2016	Refunding Series 2017
Amounts outstanding, September 30, 2023	\$950,000	\$1,165,000
Interest rates	2.00% to 3.75%	2.00% to 4.00%
Maturity dates, serially beginning/ending	September 1, 2024/2038	September 1, 2024/2033
Interest payment dates	March 1/ September 1	March 1/ September 1
Callable dates*	September 1, 2022	September 1, 2023
		Series 2022
Amount outstanding, September 30, 2023		\$2,930,000
Interest rates		3.25% to 5.50%
Maturity dates, serially beginning/ending		September 1, 2024/2047
Interest payment dates		March 1/ September 1
Callable date*		September 1, 2028

*Or any date thereafter; callable at par plus accrued interest to the date of redemption.

Annual Debt Service Requirements

The following schedule shows the annual debt service requirements to pay principal and interest on general obligation bonds outstanding at September 30, 2023.

Grand Oaks Municipal Utility District
Notes to Financial Statements
September 30, 2023

Year	Principal	Interest	Total
2024	\$ 225,000	\$ 196,156	\$ 421,156
2025	230,000	187,656	417,656
2026	235,000	178,881	413,881
2027	245,000	169,568	414,568
2028	250,000	159,620	409,620
2029-2033	1,365,000	651,594	2,016,594
2034-2038	1,050,000	413,287	1,463,287
2039-2043	735,000	232,800	967,800
2044-2047	710,000	72,600	782,600
Total	<u>\$ 5,045,000</u>	<u>\$ 2,262,162</u>	<u>\$ 7,307,162</u>

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

Bonds voted	\$ 25,000,000
Bonds sold	6,315,000
Refunding bonds voted	25,000,000
Refunding bonds authorization used	110,000

Due to Developer

The developer of the District has constructed water, sewer and drainage facilities on behalf of the District. The District is maintaining and operating the facilities and has agreed to reimburse the developer for these construction costs and interest to the extent approved by the Commission from the proceeds of future bond sales. The District's engineer estimates reimbursable costs for completed projects are \$3,516,646. These amounts have been recorded in the financial statements as long-term liabilities.

The developer of the District has advanced \$1,230,240 to the District for operating expenses and capital recovery fees. The District has agreed to pay these amounts, plus interest, to the extent approved by the Commission from the proceeds of future bond sales. The amounts have been recorded in the financial statements as long-term liabilities. The District is currently unable to estimate when bonds will be issued to pay this liability.

Grand Oaks Municipal Utility District
Notes to Financial Statements
September 30, 2023

Note 5: Significant Bond Resolutions and Commission Requirements

The Bond Resolutions require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due. During the year ended September 30, 2023, the District levied an ad valorem debt service tax at the rate of \$0.5300 per \$100 of assessed valuation, which resulted in a tax levy of \$557,643 on the taxable valuation of \$105,215,619 for the 2022 tax year. The interest and principal requirements paid from the tax revenues and available resources were \$419,106.

Note 6: Maintenance Taxes

At an election held May 15, 2004, voters authorized a maintenance tax not to exceed \$1.50 per \$100 of assessed valuation on all property within the District subject to taxation. During the year ended September 30, 2023, the District levied an ad valorem maintenance tax at the rate of \$0.3600 per \$100 of assessed valuation, which resulted in a tax levy of \$378,776 on the taxable valuation of \$105,215,619 for the 2022 tax year. The maintenance tax is being used by the general fund to pay expenditures of operating the District.

Note 7: Water and Sanitary Sewer Supply Agreement

On August 27, 2002, a developer of land in the District entered into a Potable Water and Sanitary Sewer Supply Agreement (the Agreement) with the City of Magnolia (the City) on behalf of the District. On March 28, 2006, the developer assigned its rights and obligations under the Agreement to the District. On October 28, 2008, the City and the District entered into a First Amendment to the Agreement to clarify certain matters. On May 1, 2016, the City and the District entered into a Second Amendment to the Agreement, which supersedes and replaces the terms of the First Amendment. Under the terms of the Agreement, as amended, the City is obligated to provide water and sanitary sewer service to 924 residential connections and 15 acres of commercial development within the District. The District is obligated to pay the City a capital recovery charge for residential water and sewer connections for capacity in the City's system, as established and adjusted according to the terms of the Agreement, as amended. The District is obligated to pay the City water and sewer service fees based on actual usage in the District according to the applicable City water and sewer rates. During the current year, the District paid \$1,210,500 in capital recovery fees and \$494,285 in water and sewer service costs under the Agreement.

Note 8: Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. The District has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts in the past three fiscal years.

Required Supplementary Information

Grand Oaks Municipal Utility District
Budgetary Comparison Schedule – General Fund
Year Ended September 30, 2023

	Original Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 370,800	\$ 378,070	\$ 7,270
Water service	363,100	383,929	20,829
Sewer service	272,700	292,755	20,055
Regional water fee	139,000	129,987	(9,013)
Penalty and interest	34,500	40,434	5,934
Tap connection and inspection fees	200,000	152,703	(47,297)
Investment income	14,720	85,015	70,295
Total revenues	<u>1,394,820</u>	<u>1,462,893</u>	<u>68,073</u>
Expenditures			
Service operations:			
Purchased services	353,000	347,650	5,350
Regional water authority	139,000	146,635	(7,635)
Professional fees	148,500	158,137	(9,637)
Contracted services	218,200	239,254	(21,054)
Utilities	3,300	2,478	822
Repairs and maintenance	154,850	229,829	(74,979)
Other expenditures	84,800	87,572	(2,772)
Tap connections	79,750	64,350	15,400
Capital outlay	25,000	1,019,462	(994,462)
Debt service, debt issuance costs	-	11,750	(11,750)
Total expenditures	<u>1,206,400</u>	<u>2,307,117</u>	<u>(1,100,717)</u>
Excess (Deficiency) of Revenues Over Expenditures	188,420	(844,224)	(1,032,644)
Other Financing Sources			
Developer advances received	-	1,010,240	1,010,240
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	188,420	166,016	(22,404)
Fund Balance, Beginning of Year	<u>1,825,281</u>	<u>1,825,281</u>	<u>-</u>
Fund Balance, End of Year	<u><u>\$ 2,013,701</u></u>	<u><u>\$ 1,991,297</u></u>	<u><u>\$ (22,404)</u></u>

Grand Oaks Municipal Utility District
Notes to Required Supplementary Information
September 30, 2023

Budgets and Budgetary Accounting

An annual operating budget is prepared for the general fund by the District's consultants. The budget reflects resources expected to be received during the year and expenditures expected to be incurred. The Board of Directors is required to adopt the budget prior to the start of its fiscal year. The budget is not a spending limitation (a legally restricted appropriation). The original budget of the general fund was not amended during fiscal 2023.

The District prepares its annual operating budget on a basis consistent with accounting principles generally accepted in the United States of America. 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 year.

Supplementary Information

Grand Oaks Municipal Utility District
Other Schedules Included Within This Report
September 30, 2023

(Schedules included are checked or explanatory notes provided for omitted schedules.)

- [X] Notes Required by the Water District Accounting Manual
See "Notes to Financial Statements," Pages 14-26
- [X] Schedule of Services and Rates
- [X] Schedule of General Fund Expenditures
- [X] Schedule of Temporary Investments
- [X] Analysis of Taxes Levied and Receivable
- [X] Schedule of Long-term Debt Service Requirements by Years
- [X] Changes in Long-term Bonded Debt
- [X] Comparative Schedule of Revenues and Expenditures – General Fund and Debt Service Fund –
Five Years
- [X] Board Members, Key Personnel and Consultants

Grand Oaks Municipal Utility District

Schedule of Services and Rates

Year Ended September 30, 2023

1. Services provided by the District:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Retail Water | <input type="checkbox"/> Wholesale Water | <input checked="" type="checkbox"/> Drainage |
| <input checked="" type="checkbox"/> Retail Wastewater | <input type="checkbox"/> Wholesale Wastewater | <input type="checkbox"/> Irrigation |
| <input checked="" type="checkbox"/> Parks/Recreation | <input type="checkbox"/> Fire Protection | <input type="checkbox"/> Security |
| <input checked="" type="checkbox"/> Solid Waste/Garbage | <input type="checkbox"/> Flood Control | <input type="checkbox"/> Roads |
| <input type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect) | | |
| <input checked="" type="checkbox"/> Other <u>Wholesale water and wastewater services provided to the District by the City of Magnolia.</u> | | |

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 Levels
Water:	\$ 39.00	0	N	\$ 2.90	1 to No Limit
Wastewater:	\$ 27.19	0	N	\$ 2.80	1 to No Limit
Regional water fee:	\$ 3.16	0	N	\$ 3.16	1 to No Limit

Does the District employ winter averaging for wastewater usage? Yes No

Total charges per 10,000 gallons usage (including fees): Water \$ 99.60 Wastewater \$ 55.19

b. Water and wastewater retail connections:

<u>Meter Size</u>	Total Connections	Active Connections	ESFC Factor	Active ESFC*
Unmetered	-	-	x1.0	-
≤ 3/4"	664	632	x1.0	632
1"	7	7	x2.5	18
1 1/2"	2	2	x5.0	10
2"	1	-	x8.0	-
3"	-	-	x15.0	-
4"	-	-	x25.0	-
6"	-	-	x50.0	-
8"	1	1	x80.0	80
10"	-	-	x115.0	-
12"	-	-	x330.0	-
Total water	675	642		740
Total wastewater	667	634	x1.0	634

3. Total water consumption (in thousands) during the fiscal year:

Gallons pumped into the system:	48,772
Gallons billed to customers:	46,965
Water accountability ratio (gallons billed/gallons pumped):	96.30%

*"ESFC" means equivalent single-family connections

Grand Oaks Municipal Utility District
Schedule of General Fund Expenditures
Year Ended September 30, 2023

Personnel (including benefits)		\$	-
Professional Fees			
Auditing	\$ 18,900		
Legal	103,262		
Engineering	35,975		
Financial advisor	<u>-</u>		158,137
Purchased Services for Resale			
Bulk water and wastewater service purchases			347,650
Regional Water Fee			146,635
Contracted Services			
Bookkeeping	48,619		
General manager	-		
Appraisal district	-		
Tax collector	-		
Security	-		
Other contracted services	<u>68,694</u>		117,313
Utilities			2,478
Repairs and Maintenance			229,829
Administrative Expenditures			
Directors' fees	5,960		
Office supplies	7,909		
Insurance	8,148		
Other administrative expenditures	<u>65,555</u>		87,572
Capital Outlay			
Capitalized assets	9,222		
Expenditures not capitalized	<u>1,010,240</u>		1,019,462
Tap Connection Expenditures			64,350
Solid Waste Disposal			121,941
Fire Fighting			-
Parks and Recreation			-
Other Expenditures			<u>11,750</u>
Total expenditures		<u>\$</u>	<u>2,307,117</u>

Grand Oaks Municipal Utility District
Schedule of Temporary Investments
September 30, 2023

	Interest Rate	Maturity Date	Face Amount	Accrued Interest Receivable
General Fund				
Certificates of deposit				
No. 12911	5.00%	05/31/24	\$ 120,000	\$ 1,972
No. 9009004873	5.34%	06/30/24	100,000	1,317
TexPool	5.35%	Demand	<u>1,679,127</u>	<u>-</u>
			<u>1,899,127</u>	<u>3,289</u>
Debt Service Fund				
TexPool	5.35%	Demand	<u>323,748</u>	<u>0</u>
Capital Projects Fund				
TexPool	5.35%	Demand	<u>3,480</u>	<u>0</u>
Totals			<u><u>\$ 2,226,355</u></u>	<u><u>\$ 3,289</u></u>

Grand Oaks Municipal Utility District
Analysis of Taxes Levied and Receivable
Year Ended September 30, 2023

	Maintenance Taxes	Debt Service Taxes
	<u> </u>	<u> </u>
Receivable, Beginning of Year	\$ 13,921	\$ 11,539
Additions and corrections to prior years' taxes	<u>1,470</u>	<u>728</u>
Adjusted receivable, beginning of year	<u>15,391</u>	<u>12,267</u>
 2022 Original Tax Levy	 357,043	 525,646
Additions and corrections	<u>21,733</u>	<u>31,997</u>
Adjusted tax levy	<u>378,776</u>	<u>557,643</u>
Total to be accounted for	394,167	569,910
Tax collections: Current year	(374,729)	(551,685)
Prior years	<u>(3,341)</u>	<u>(1,701)</u>
Receivable, end of year	<u><u>\$ 16,097</u></u>	<u><u>\$ 16,524</u></u>
 Receivable, by Years		
2022	\$ 4,047	\$ 5,958
2021	3,385	1,639
2020	1,347	861
2019	1,391	782
2018	1,031	1,031
2017	567	1,360
2016	567	1,236
2015	671	1,280
2014	1,121	752
2013	954	787
2012	954	787
2011	<u>62</u>	<u>51</u>
Receivable, end of year	<u><u>\$ 16,097</u></u>	<u><u>\$ 16,524</u></u>

Grand Oaks Municipal Utility District
Analysis of Taxes Levied and Receivable (Continued)
Year Ended September 30, 2023

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Property Valuations				
Land	\$ 19,721,080	\$ 18,754,820	\$ 11,260,200	\$ 11,120,940
Improvements	95,293,220	58,875,870	46,001,930	43,816,280
Personal property	1,083,297	1,037,788	1,051,202	883,345
Exemptions	<u>(10,881,978)</u>	<u>(2,143,698)</u>	<u>(1,639,476)</u>	<u>(1,952,772)</u>
 Total property valuations	 <u>\$ 105,215,619</u>	 <u>\$ 76,524,780</u>	 <u>\$ 56,673,856</u>	 <u>\$ 53,867,793</u>
 Tax Rates per \$100 Valuation				
Debt service tax rates	\$ 0.5300	\$ 0.3100	\$ 0.3900	\$ 0.3600
Maintenance tax rates*	<u>0.3600</u>	<u>0.6400</u>	<u>0.6100</u>	<u>0.6400</u>
 Total tax rates per \$100 valuation	 <u>\$ 0.8900</u>	 <u>\$ 0.9500</u>	 <u>\$ 1.0000</u>	 <u>\$ 1.0000</u>
 Tax Levy	 <u>\$ 936,419</u>	 <u>\$ 726,986</u>	 <u>\$ 566,740</u>	 <u>\$ 538,677</u>
 Percent of Taxes Collected to Taxes Levied**				
	<u>99%</u>	<u>99%</u>	<u>99%</u>	<u>99%</u>

*Maximum tax rate approved by voters: \$1.50 on May 15, 2004

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

Grand Oaks Municipal Utility District
Schedule of Long-term Debt Service Requirements by Years
September 30, 2023

Due During Fiscal Years Ending September 30	Series 2016		
	Principal Due September 1	Interest Due March 1, September 1	Total
2024	\$ 50,000	\$ 32,900	\$ 82,900
2025	50,000	31,525	81,525
2026	50,000	30,025	80,025
2027	50,000	28,525	78,525
2028	50,000	26,963	76,963
2029	50,000	25,338	75,338
2030	50,000	23,713	73,713
2031	50,000	21,963	71,963
2032	50,000	20,212	70,212
2033	50,000	18,462	68,462
2034	90,000	16,650	106,650
2035	90,000	13,387	103,387
2036	90,000	10,125	100,125
2037	90,000	6,750	96,750
2038	90,000	3,375	93,375
	<hr/>	<hr/>	<hr/>
Totals	<u>\$ 950,000</u>	<u>\$ 309,913</u>	<u>\$ 1,259,913</u>

Grand Oaks Municipal Utility District
Schedule of Long-term Debt Service Requirements by Years (Continued)
September 30, 2023

Due During Fiscal Years Ending September 30	Refunding Series 2017		
	Principal Due September 1	Interest Due March 1, September 1	Total
2024	\$ 100,000	\$ 41,444	\$ 141,444
2025	105,000	38,443	143,443
2026	105,000	35,294	140,294
2027	110,000	31,881	141,881
2028	115,000	28,169	143,169
2029	115,000	24,144	139,144
2030	125,000	19,975	144,975
2031	125,000	15,287	140,287
2032	130,000	10,600	140,600
2033	135,000	5,400	140,400
Totals	\$ 1,165,000	\$ 250,637	\$ 1,415,637

Grand Oaks Municipal Utility District
Schedule of Long-term Debt Service Requirements by Years (Continued)
September 30, 2023

Due During Fiscal Years Ending September 30	Series 2022		
	Principal Due September 1	Interest Due March 1, September 1	Total
2024	\$ 75,000	\$ 121,812	\$ 196,812
2025	75,000	117,688	192,688
2026	80,000	113,562	193,562
2027	85,000	109,162	194,162
2028	85,000	104,488	189,488
2029	90,000	99,812	189,812
2030	95,000	96,888	191,888
2031	95,000	93,800	188,800
2032	100,000	90,000	190,000
2033	105,000	86,000	191,000
2034	110,000	81,800	191,800
2035	115,000	77,400	192,400
2036	120,000	72,800	192,800
2037	125,000	68,000	193,000
2038	130,000	63,000	193,000
2039	135,000	57,800	192,800
2040	140,000	52,400	192,400
2041	145,000	46,800	191,800
2042	155,000	41,000	196,000
2043	160,000	34,800	194,800
2044	165,000	28,400	193,400
2045	175,000	21,800	196,800
2046	180,000	14,800	194,800
2047	190,000	7,600	197,600
Totals	\$ 2,930,000	\$ 1,701,612	\$ 4,631,612

Grand Oaks Municipal Utility District
Schedule of Long-term Debt Service Requirements by Years (Continued)
September 30, 2023

Due During Fiscal Years Ending September 30	Annual Requirements For All Series		
	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2024	\$ 225,000	\$ 196,156	\$ 421,156
2025	230,000	187,656	417,656
2026	235,000	178,881	413,881
2027	245,000	169,568	414,568
2028	250,000	159,620	409,620
2029	255,000	149,294	404,294
2030	270,000	140,576	410,576
2031	270,000	131,050	401,050
2032	280,000	120,812	400,812
2033	290,000	109,862	399,862
2034	200,000	98,450	298,450
2035	205,000	90,787	295,787
2036	210,000	82,925	292,925
2037	215,000	74,750	289,750
2038	220,000	66,375	286,375
2039	135,000	57,800	192,800
2040	140,000	52,400	192,400
2041	145,000	46,800	191,800
2042	155,000	41,000	196,000
2043	160,000	34,800	194,800
2044	165,000	28,400	193,400
2045	175,000	21,800	196,800
2046	180,000	14,800	194,800
2047	190,000	7,600	197,600
Totals	<u>\$ 5,045,000</u>	<u>\$ 2,262,162</u>	<u>\$ 7,307,162</u>

Grand Oaks Municipal Utility District
Changes in Long-term Bonded Debt
Year Ended September 30, 2023

	Bond Issues			Totals
	Series 2016	Refunding Series 2017	Series 2022	
Interest rates	2.00% to 3.75%	2.00% to 4.00%	3.25% to 5.50%	
Dates interest payable	March 1/ September 1	March 1/ September 1	March 1/ September 1	
Maturity dates	September 1, 2024/2038	September 1, 2024/2033	September 1, 2024/2047	
Bonds outstanding, beginning of current year	\$ 1,000,000	\$ 1,260,000	\$ 3,000,000	\$ 5,260,000
Retirements, principal	50,000	95,000	70,000	215,000
Bonds outstanding, end of current year	\$ 950,000	\$ 1,165,000	\$ 2,930,000	\$ 5,045,000
Interest paid during current year	\$ 34,150	\$ 44,293	\$ 125,663	\$ 204,106

Paying agent's name and address:

Series 2016 - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas

Series 2017 - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas

Series 2022 - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas

Bond authority:

	Tax Bonds	Other Bonds	Refunding Bonds
Amount authorized by voters	\$ 25,000,000	0	\$ 25,000,000
Amount of authorization issued	\$ 6,315,000	0	\$ 110,000
Remaining authorization to be issued	\$ 18,685,000	0	\$ 24,890,000

Debt service fund cash and temporary investment balances as of September 30, 2023: \$ 343,201

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 304,465

Grand Oaks Municipal Utility District
Comparative Schedule of Revenues and Expenditures – General Fund
Five Years Ended September 30,

	Amounts				
	2023	2022	2021	2020	2019
General Fund					
Revenues					
Property taxes	\$ 378,070	\$ 490,033	\$ 341,994	\$ 343,262	\$ 213,639
Water service	383,929	348,763	310,310	279,153	280,574
Sewer service	292,755	263,911	232,573	207,808	204,775
Regional water fee	129,987	121,897	99,652	95,163	94,311
Penalty and interest	40,434	33,764	41,883	25,568	35,773
Tap connection and inspection fees	152,703	21,475	109,224	74,610	7,749
Investment income	85,015	10,895	4,485	11,392	19,332
Other income	-	11	11	3,481	2,901
Total revenues	<u>1,462,893</u>	<u>1,290,749</u>	<u>1,140,132</u>	<u>1,040,437</u>	<u>859,054</u>
Expenditures					
Service operations:					
Purchased services	347,650	331,131	383,214	242,155	280,691
Regional water authority	146,635	132,698	156,093	80,557	102,882
Professional fees	158,137	136,838	112,290	108,152	86,542
Contracted services	239,254	179,878	169,806	159,536	129,465
Utilities	2,478	2,988	1,375	1,839	1,606
Repairs and maintenance	229,829	121,313	120,688	41,072	61,087
Other expenditures	87,572	54,750	47,962	34,195	51,738
Tap connections	64,350	2,655	37,280	26,235	3,515
Capital outlay	1,019,462	4,500	13,362	-	-
Debt service, debt issuance costs	11,750	-	15,323	9,973	12,756
Total expenditures	<u>2,307,117</u>	<u>966,751</u>	<u>1,057,393</u>	<u>703,714</u>	<u>730,282</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(844,224)</u>	<u>323,998</u>	<u>82,739</u>	<u>336,723</u>	<u>128,772</u>
Other Financing Sources					
Interfund transfers in	-	37,921	-	-	-
Developer advances received	1,010,240	-	-	-	-
Total other financing sources	<u>1,010,240</u>	<u>37,921</u>	<u>0</u>	<u>0</u>	<u>0</u>
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	166,016	361,919	82,739	336,723	128,772
Fund Balance, Beginning of Year	<u>1,825,281</u>	<u>1,463,362</u>	<u>1,380,623</u>	<u>1,043,900</u>	<u>915,128</u>
Fund Balance, End of Year	<u>\$ 1,991,297</u>	<u>\$ 1,825,281</u>	<u>\$ 1,463,362</u>	<u>\$ 1,380,623</u>	<u>\$ 1,043,900</u>
Total Active Retail Water Connections	<u>642</u>	<u>531</u>	<u>478</u>	<u>492</u>	<u>438</u>
Total Active Retail Wastewater Connections	<u>634</u>	<u>524</u>	<u>470</u>	<u>485</u>	<u>438</u>

Percent of Fund Total Revenues

2023	2022	2021	2020	2019
25.8 %	38.0 %	30.0 %	33.0 %	24.9 %
26.2	27.0	27.2	26.8	32.7
20.0	20.5	20.4	20.0	23.8
8.9	9.4	8.7	9.1	11.0
2.8	2.6	3.7	2.5	4.2
10.5	1.7	9.6	7.2	0.9
5.8	0.8	0.4	1.1	2.2
-	0.0	0.0	0.3	0.3
<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
23.8	25.7	33.6	23.3	32.7
10.0	10.3	13.7	7.7	11.9
10.8	10.6	9.8	10.4	10.1
16.3	13.9	14.9	15.3	15.1
0.2	0.2	0.1	0.2	0.2
15.7	9.4	10.6	3.9	7.1
6.0	4.2	4.2	3.3	6.0
4.4	0.2	3.3	2.5	0.4
69.7	0.4	1.2	-	-
<u>0.8</u>	<u>-</u>	<u>1.3</u>	<u>1.0</u>	<u>1.5</u>
<u>157.7</u>	<u>74.9</u>	<u>92.7</u>	<u>67.6</u>	<u>85.0</u>
<u>(57.7) %</u>	<u>25.1 %</u>	<u>7.3 %</u>	<u>32.4 %</u>	<u>15.0 %</u>

Grand Oaks Municipal Utility District
Comparative Schedule of Revenues and Expenditures – Debt Service Fund
Five Years Ended September 30,

	Amounts				
	2023	2022	2021	2020	2019
Debt Service Fund					
Revenues					
Property taxes	\$ 553,386	\$ 238,042	\$ 218,830	\$ 193,490	\$ 213,641
Penalty and interest	5,890	7,934	3,110	4,863	760
Investment income	22,300	1,841	1,143	6,071	9,238
Other income	-	-	4	-	-
Total revenues	<u>581,576</u>	<u>247,817</u>	<u>223,087</u>	<u>204,424</u>	<u>223,639</u>
Expenditures					
Current:					
Professional fees	428	2,465	476	8	-
Contracted services	13,161	12,018	7,937	8,309	7,670
Other expenditures	11,197	5,833	6,390	4,297	3,274
Debt service:					
Principal retirement	215,000	145,000	140,000	135,000	135,000
Interest and fees	206,356	117,428	87,619	90,319	93,519
Total expenditures	<u>446,142</u>	<u>282,744</u>	<u>242,422</u>	<u>237,933</u>	<u>239,463</u>
Excess (Deficiency) of Revenues Over Expenditures	135,434	(34,927)	(19,335)	(33,509)	(15,824)
Fund Balance, Beginning of Year	<u>184,569</u>	<u>219,496</u>	<u>238,831</u>	<u>272,340</u>	<u>288,164</u>
Fund Balance, End of Year	<u>\$ 320,003</u>	<u>\$ 184,569</u>	<u>\$ 219,496</u>	<u>\$ 238,831</u>	<u>\$ 272,340</u>

Percent of Fund Total Revenues

2023	2022	2021	2020	2019
95.2 %	96.1 %	98.1 %	94.6 %	95.5 %
1.0	3.2	1.4	2.4	0.4
3.8	0.7	0.5	3.0	4.1
-	-	0.0	-	-
<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
0.1	1.0	0.2	0.0	-
2.2	4.8	3.5	4.1	3.4
1.9	2.4	2.9	2.1	1.5
37.0	58.5	62.8	66.0	60.4
<u>35.5</u>	<u>47.4</u>	<u>39.3</u>	<u>44.2</u>	<u>41.8</u>
<u>76.7</u>	<u>114.1</u>	<u>108.7</u>	<u>116.4</u>	<u>107.1</u>
<u><u>23.3 %</u></u>	<u><u>(14.1) %</u></u>	<u><u>(8.7) %</u></u>	<u><u>(16.4) %</u></u>	<u><u>(7.1) %</u></u>

**Grand Oaks Municipal Utility District
Board Members, Key Personnel and Consultants
Year Ended September 30, 2023**

Complete District mailing address:	Grand Oaks Municipal Utility District c/o Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2600 Houston, Texas 77027
District business telephone number:	713.860.6400
Submission date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):	June 28, 2022
Limit on fees of office that a director may receive during a fiscal year:	\$ 7,200

Board Members	Term of Office Elected & Expires	Fees*	Expense Reimbursements	Title at Year-end
Joel R. Scott	Elected 05/20- 05/24	\$ 1,342	\$ 52	President
Brandon Buell	Elected 05/22- 05/26	1,713	162	Vice President
Rick Nommensen	Elected 05/20- 05/24	671	39	Secretary
John Hammond	Appointed 05/22- 05/26	971	35	Assistant Vice President
Jeff Inabnit	Appointed 06/22- 05/24	1,263	191	Assistant Secretary

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

Grand Oaks Municipal Utility District
Board Members, Key Personnel and Consultants (Continued)
Year Ended September 30, 2023

Consultants	Date Hired	Fees and Expense Reimbursements	Title
Allen Boone Humphries Robinson LLP	03/12/04	\$ 109,783	General Counsel
Bob Leared Interests	07/27/04	8,062	Tax Assessor/ Collector
FORVIS, LLP	08/23/05	18,900	Auditor
Montgomery Central Appraisal District	Legislative Action	6,663	Appraiser
Municipal Accounts & Consulting, L.P.	03/24/20	52,604	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	03/22/05	428	Delinquent Tax Attorney
Post Oak Municipal Advisors LLC	04/24/18	0	Financial Advisor
Quiddity Engineering, LLC	09/21/18	47,725	Engineer
TNG Utility Corp.	10/25/05	336,699	Operator
Investment Officers			
Mark Burton and Ghia Lewis	03/24/20	N/A	Bookkeepers