

# **NOTICE TO THE PUBLIC**

**AVERY RANCH ROAD DISTRICT No. 1**  
**PEARSON PLACE ROAD DISTRICT**  
**NORTHWOODS ROAD DISTRICT No. 1**  
**SOMERSET HILLS ROAD DISTRICT No. 3**  
**SOMERSET HILLS ROAD DISTRICT No. 4**  
**AVERY CENTRE ROAD DISTRICT No. 1**

**Commissioners Courtroom**  
**710 S. Main Street, Georgetown**  
**April 15, 2025**  
**10:00 A.M.**

1. Review and approval of minutes.
2. Discuss, consider, and take appropriate action on approving road district collections for the month of March 2025 for the Williamson County Tax Assessor/Collector.
3. Receive, review and discuss the Fiscal Year 2024 Avery Ranch No 1, Pearson Place, Northwoods No 1, Somerset Hills No 4, Somerset Hills No 3, and Avery Centre No 1 Road Districts Annual Financial Reports. Take any appropriate action as deemed necessary regarding the same.
4. Discuss and take appropriate action for the Avery Centre No. 1, the Avery Ranch Road District, the Northwoods Road District, the Pearson Place Road District, Somerset Hills No. 3 Road District, Somerset Hills No. 4 Road District including, but not limited to payment of bills.

The Commissioners Court of Williamson County, Texas, under the authority and pursuant to Texas Transportation Code, Chapter 257, will meet in Regular Session at the above location, date and time to consider the items set forth below. It is the intent of the Commissioners Court to have a quorum physically present at the meeting. Up to two (2) Commissioners Court members may participate by videoconference call in accordance with the Texas Open Meetings Act.

\_\_\_\_\_  
Valerie Covey, Presiding Officer

**Road District**

**2.**

**Meeting Date:** 04/15/2025

Road District Collections – March 2025

**Submitted For:** Larry Gaddes

**Submitted By:** Rebecca Bruton, County Tax Assessor Collector

**Department:** County Tax Assessor Collector

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**Information**

**Agenda Item**

Discuss, consider, and take appropriate action on approving road district collections for the month of March 2025 for the Williamson County Tax Assessor/Collector.

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

030125-033125 Road Dist

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**Form Review**

**Inbox**

County Judge Exec Asst.

Form Started By: Rebecca Bruton

Final Approval Date: 04/10/2025

**Reviewed By**

Andrea Schiele

**Date**

04/10/2025 10:32 AM

Started On: 04/10/2025 10:26 AM

**YEAR TO DATE - COLLECTION REPORT**  
**Williamson County Road Districts**  
**March 31, 2025**

<b>Avery Ranch Road District</b>	Annual Assessment Liens	Adjustments	Adjusted Assessment Liens	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2024	\$640,257.10	(\$300.38)	\$639,956.72	\$4,332.96	\$238.34	\$0.03	\$6,825.93	\$633,130.79	98.93%	99.04%	99.18%
2023 & Prior	\$6,873.93	(\$324.20)	\$6,549.73	\$0.00	\$0.00	\$0.00	\$5,915.38	\$634.35	9.69%	13.62%	
<b>Total All</b>	<b>\$647,131.03</b>	<b>(\$624.58)</b>	<b>\$646,506.45</b>	<b>\$4,332.96</b>	<b>\$238.34</b>	<b>\$0.03</b>	<b>\$12,741.31</b>	<b>\$633,765.14</b>	<b>98.03%</b>	<b>98.17%</b>	

<b>Sommerset Hills Road District #3</b>	Annual Assessment Liens	Adjustments	Adjusted Assessment Liens	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2024	\$500,006.58	(\$688.21)	\$499,318.37	\$4,147.49	\$134.83	\$0.00	\$12,252.29	\$487,066.08	97.55%	97.59%	97.59%
2023 & Prior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0.00%	
<b>Total All</b>	<b>\$500,006.58</b>	<b>(\$688.21)</b>	<b>\$499,318.37</b>	<b>\$4,147.49</b>	<b>\$134.83</b>	<b>\$0.00</b>	<b>\$12,252.29</b>	<b>\$487,066.08</b>	<b>97.55%</b>	<b>97.59%</b>	

<b>Sommerset Hills Road District #4</b>	Annual Assessment Liens	Adjustments	Adjusted Assessment Liens	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2024	\$1,480,277.95	(\$1,646.00)	\$1,478,631.95	\$30,602.02	\$93.03	\$0.00	\$77,525.65	\$1,401,106.30	94.76%	94.82%	94.83%
2023 & Prior	\$13,612.02	\$0.00	\$13,612.02	\$0.00	\$0.00	\$0.00	\$13,529.57	\$82.45	0.61%	0.73%	
<b>Total All</b>	<b>\$1,493,889.97</b>	<b>(\$1,646.00)</b>	<b>\$1,492,243.97</b>	<b>\$30,602.02</b>	<b>\$93.03</b>	<b>\$0.00</b>	<b>\$91,055.22</b>	<b>\$1,401,188.75</b>	<b>93.90%</b>	<b>93.96%</b>	

<b>Avery Centre Road District #1</b>	Annual Assessment Liens	Adjustments	Adjusted Assessment Liens	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2024	\$396,747.89	(\$751.06)	\$395,996.83	\$205.96	\$15.26	\$0.00	\$3,115.60	\$392,881.23	99.21%	99.30%	99.30%
2023 & Prior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0.00%	
<b>Total All</b>	<b>\$396,747.89</b>	<b>(\$751.06)</b>	<b>\$395,996.83</b>	<b>\$205.96</b>	<b>\$15.26</b>	<b>\$0.00</b>	<b>\$3,115.60</b>	<b>\$392,881.23</b>	<b>99.21%</b>	<b>99.30%</b>	

<b>Pearson Place Road District</b>	Annual Assessment Liens	Adjustments	Adjusted Assessment Liens	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2024	\$267,601.66	\$57.58	\$267,659.24	\$2,807.90	\$212.96	\$0.00	\$2,018.05	\$265,641.19	99.25%	99.37%	99.37%
2023 & Prior	\$82.99	\$0.00	\$82.99	\$0.00	\$0.00	\$0.00	\$82.99	\$0.00	0.00%	0.00%	
<b>Total All</b>	<b>\$267,684.65</b>	<b>\$57.58</b>	<b>\$267,742.23</b>	<b>\$2,807.90</b>	<b>\$212.96</b>	<b>\$0.00</b>	<b>\$2,101.04</b>	<b>\$265,641.19</b>	<b>99.22%</b>	<b>99.34%</b>	

<b>Northwoods Road District #1</b>	Annual Assessment Liens	Adjustments	Adjusted Assessment Liens	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2024	\$695,615.00	\$0.00	\$695,615.00	\$11,057.56	\$605.31	\$0.00	\$12,700.94	\$682,914.06	98.17%	98.31%	98.31%
2023 & Prior	\$5,427.28	\$0.00	\$5,427.28	\$0.00	\$0.00	\$0.00	\$5,427.28	\$0.00	0.00%	0.00%	
<b>Total All</b>	<b>\$701,042.28</b>	<b>\$0.00</b>	<b>\$701,042.28</b>	<b>\$11,057.56</b>	<b>\$605.31</b>	<b>\$0.00</b>	<b>\$18,128.22</b>	<b>\$682,914.06</b>	<b>97.41%</b>	<b>97.55%</b>	

**Road District**

**3.**

**Meeting Date:** 04/15/2025

Fiscal Year 2024 Annual Financial Road District Reports

**Submitted For:** Ganae Hempe

**Submitted By:** Ganae Hempe, County Auditor

**Department:** County Auditor

**Information**

**Agenda Item**

Receive, review and discuss the Fiscal Year 2024 Avery Ranch No 1, Pearson Place, Northwoods No 1, Somerset Hills No 4, Somerset Hills No 3, and Avery Centre No 1 Road Districts Annual Financial Reports. Take any appropriate action as deemed necessary regarding the same.

**Background**

This presentation will be made by Julie Kiley, County Auditor.

**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

- 2024 Avery Ranch Road District No 1 Financial Report
- 2024 Pearson Place Road District Financial Report
- 2024 Northwoods Road District No 1 Financial Report
- 2024 Somerset Hills Road District No 4 Financial Report
- 2024 Somerset Hills Road District No 3 Financial Report
- 2024 Avery Centre Road District No 1 Financial Report

**Form Review**

**Inbox**

County Judge Exec Asst.  
 Form Started By: Ganae Hempe  
 Final Approval Date: 04/10/2025

**Reviewed By**

Andrea Schiele

**Date**

04/10/2025 09:17 AM  
 Started On: 04/09/2025 12:01 PM

# Avery Ranch Road District No. 1

Financial Report

For the Fiscal Year End September 30, 2024



**Avery Ranch Road District No. 1**  
Financial Report  
For the Fiscal Year End September 30, 2024  
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## Independent Auditor's Report

To the Board of Directors of  
Avery Ranch Road District No. 1

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the financial statements of the governmental activities and each major fund of Avery Ranch Road District No. 1 (the District), a component unit of Williamson County, Texas (the County), 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 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, 2024, and the respective changes in financial position and, where applicable, cash flows 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) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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.

#### Emphasis of Matter

As discussed in Note 1, the financial statements present only the District and do not purport to, and do not, present fairly the financial position of the County, as of September 30, 2024, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

#### Responsibilities of Management for the Financial Statements

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

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

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 on pages 5 to 7 and budgetary comparison on page 16 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which 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 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 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 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 Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Supplementary 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 the information.

*Weaver and Tidwell, L.L.P.*

WEAVER AND TIDWELL, L.L.P.

Austin, Texas  
March 31, 2025

# Financial Section

## **Avery Ranch Road District No. 1**

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

As management of the Avery Ranch Road District No. 1 (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2024. We encourage readers to consider the information presented here in conjunction with the basic financial statements, which follow this section.

### **Overview of the District**

The District is a political subdivision of the State of Texas created by order of the Williamson County Commissioners Court on February 27, 2001 and confirmed at an election held within the District on May 5, 2001, and operated pursuant to Article III, Section 52 of the Texas Constitution, Chapter 257 of the Texas Transportation Code and Section 1471 of the Texas Government Code. The District was created for the main purpose of constructing or reimbursing the developers, Continental Homes of Texas, L.P., a Texas limited partnership, Avery Ranch, Ltd., a Texas limited partnership, and Rathgeber Investment Company, Ltd., a Texas limited partnership, for the costs of constructing, acquiring by purchase, maintaining and operating a four-lane divided road within the District, known as Avery Ranch Boulevard. The District is located in the City of Austin and in the extraterritorial jurisdiction of the City of Austin, all within Williamson County, Texas.

### **Financial Highlights**

- The liabilities of Avery Ranch Road District No. 1 exceeded its assets as of September 30, 2024, by \$599,246(i.e., net deficit).
- The District's total net position increased by \$717,910 during the year.
- Cash and investments equaled \$142,356.
- Annual expenses consist of debt service payments and related debt service fees such as paying agent/registrar fees.

### **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) Management's Discussion and Analysis (this section); (2) government-wide financial statements, which include the fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

The financial statements include the statement of net position and governmental funds balance sheet and statement of activities and governmental funds statement of revenues, expenditures and changes in fund balance that present information for the District as a whole and provide an indication of the District's financial health.

The statement of net position presents information showing how the District's net position changed during the fiscal year. 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 and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

## Avery Ranch Road District No. 1

Management's Discussion and Analysis - Continued

For the Fiscal Year Ended September 30, 2024

In fiscal year 2024, the District's taxable assessed value totaled \$2,247,607,884 compared to \$2,219,892,538 in fiscal year 2023. The tax rate is set after reviewing operating and debt service requirements. The District's primary revenue source is property taxes.

The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The District's funds are governmental funds and, as such, the financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

The financial statements can be found on pages 8 and 9 of this report.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found beginning on page 10 of this report.

### Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. As of September 30, 2024, the District's liabilities exceeded assets by \$599,246.

#### Avery Ranch Road District Net Position

	2024	2023
Assets and deferred outflows	\$ 148,847	\$ 188,259
Long-term liabilities	744,133	1,498,265
Other liabilities	3,960	7,150
Total liabilities	748,093	1,505,415
Net position		
Restricted	144,887	181,109
Unassigned	(744,133)	(1,498,265)
<b>Total net position (deficit)</b>	<b>\$ (599,246)</b>	<b>\$ (1,317,156)</b>

Overall, the District had an increase in net position of \$717,910. This increase is primarily related to the District paying down the principal balance of bonded debt.

# Avery Ranch Road District No. 1

Management's Discussion and Analysis - Continued  
 For the Fiscal Year Ended September 30, 2024

## Avery Ranch Road District's Change in Net Position

	2024	2023
Revenues		
General revenues		
Assessments	\$ 718,863	\$ 920,153
Interest	32,312	36,760
Total general revenues	751,175	956,913
Expenses		
General government	13,397	13,194
Interest and fiscal charges	19,868	47,354
Total expenses	33,265	60,548
Change in net position	717,910	896,365
<b>NET POSITION (DEFICIT), beginning</b>	<b>(1,317,156)</b>	<b>(2,213,521)</b>
<b>NET POSITION (DEFICIT), ending</b>	<b>\$ (599,246)</b>	<b>\$ (1,317,156)</b>

The Debt Service Fund remitted bond principal payments of \$720,000 and interest and other charges of \$57,600 for fiscal year 2024.

The District owes \$710,000 to bond holders as of September 30, 2024. More detailed information about the District's long-term debt is presented in the notes to the financial statements.

### Discussion of Currently Known Facts, Decision or Condition in Fiscal Year 2025

The property tax base for fiscal year 2025 is \$2,360,965,103. The tax rate is \$0.0270 on each \$100 of taxable value. Approximately 100% of the property tax will be set aside for debt service.

### Requests for Information

This financial report is designed to provide our citizens with a general overview of the District's finances. If you have any questions about this report or need any additional information, please contact the Williamson County Auditor's Office at (512) 943-1500; 710 Main Street, Suite 301, Georgetown, Texas 78626.

# Avery Ranch Road District No. 1

## Statement of Net Position and Governmental Funds

### Balance Sheet

September 30, 2024

	<u>Debt Service</u>	<u>Totals</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>				
Cash and investments	\$ 142,356	\$ 142,356	\$ -	\$ 142,356
Property tax receivable	6,491	6,491	-	6,491
<b>TOTAL ASSETS</b>	<u>\$ 148,847</u>	<u>\$ 148,847</u>	<u>\$ -</u>	<u>\$ 148,847</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 410	\$ 410	\$ -	\$ 410
Interest payable	-	-	3,550	3,550
Non-current liabilities				
Due within one year	-	-	744,133	744,133
Total liabilities	410	410	747,683	748,093
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred property taxes	5,918	5,918	(5,918)	-
Total deferred inflows of resources	5,918	5,918	(5,918)	-
<b>FUND BALANCE/NET POSITION</b>				
Fund balance				
Restricted for debt service	142,519	142,519	(142,519)	
Total fund balance	142,519	142,519	(142,519)	
<b>Total liabilities, deferred inflows of resources and fund balance</b>	<u>\$ 148,847</u>	<u>\$ 148,847</u>		
<b>NET POSITION (DEFICIT)</b>				
Restricted for debt service			144,887	144,887
Unassigned			(744,133)	(744,133)
<b>TOTAL NET POSITION (DEFICIT)</b>			<u>\$ (599,246)</u>	<u>\$ (599,246)</u>

The Notes to the Financial Statements are an integral part of this statement.

# Avery Ranch Road District No. 1

Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance For the Fiscal Year Ended September 30, 2024

	<u>Debt Service</u>	<u>Totals</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES/EXPENSES</b>				
Current				
General government	\$ 13,397	\$ 13,397	\$ -	\$ 13,397
Debt service				
Principal	720,000	720,000	(720,000)	-
Interest and other charges	57,600	57,600	(37,732)	19,868
Total expenditures/expenses	790,997	790,997	(757,732)	33,265
<b>GENERAL REVENUES</b>				
Property taxes	718,425	718,425	438	718,863
Interest	32,312	32,312	-	32,312
Total general revenues	750,737	750,737	438	751,175
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	(40,260)	(40,260)	758,170	717,910
<b>FUND BALANCE / NET POSITION (DEFICIT)</b>				
Beginning	182,779	182,779	(1,499,935)	(1,317,156)
Ending	\$ 142,519	\$ 142,519	\$ (741,765)	\$ (599,246)

The Notes to the Financial Statements are an integral part of this statement.

# Avery Ranch Road District No. 1

## Notes to the Financial Statements

### Note 1. Summary of Significant Accounting Policies

#### Reporting Entity

Chapter 257 of the Texas Transportation Code and Chapter 1471, Texas Government Code allow a commissioners court of a county to establish one or more road districts in the county. A road district created pursuant to the Act is a political subdivision and a body corporate of the State of Texas. The Avery Ranch Road District No. 1 (the District) was created by order of the Williamson County Commissioners Court on February 27, 2001, in accordance with the Texas Government Code and Article III, Section 52 of the Texas Constitution.

The District is governed by the Williamson County Commissioners Court and is a component unit of Williamson County.

On May 11, 2001, the District's voters authorized the issuance of unlimited tax bonds for the purpose of reimbursing the developer for the construction costs of developing roads within the District. The District issues unlimited tax bonds to reimburse developers after each construction project is completed. The bonds are payable from property taxes.

#### Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the District. *Governmental activities* are supported by property taxes and investment revenue.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function. *Program revenue* includes 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Property taxes and other items not properly included among program revenue are reported instead as *general revenue*.

The government-wide and fund financial statements are provided for the governmental funds of the District with a column for adjustments between the two statements.

#### Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

## Avery Ranch Road District No. 1

### Notes to the Financial Statements

The District reports the following major governmental funds:

The **General Fund** is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. There was no activity in this fund in fiscal year 2024.

The **Debt Service Fund** accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

### **Assets, Liabilities and Net Position or Equity**

#### Cash and Investments

Investments for the District are reported at amortized cost. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

#### Receivables and Payables

Property taxes are levied on October 1 and attach as an enforceable lien on property as of January 1. Statements are mailed on October 1, or as soon thereafter as possible, and are due upon receipt. All unpaid taxes become delinquent if not paid before February 1 of the following year. Governmental funds report deferred revenue in connection with receivables for revenue that is not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned.

#### Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond premiums and discounts, as well as changes on refundings, are deferred and amortized over the life of the bonds using the straight-line method, which approximates the interest method. Bonds payable are reported net of the applicable bond premium or discount. Changes on refundings are reported as deferred charges and amortized over the term of related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, 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.

#### Fund Equity

The District has adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Government Fund Type Definitions* (GASB 54). The objective of the statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing government fund type definitions. The statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications, under GASB 54 are non-spendable, restricted for, committed to, assigned and unassigned. These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of constraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

# Avery Ranch Road District No. 1

## Notes to the Financial Statements

In accordance with GASB 54, the District classifies governmental fund balances as follows:

### Restricted

Includes fund balance amounts that are constrained for specific purposes, which are externally imposed by providers, such as creditors, or amount restricted due to constitutional provisions or enabling legislation.

### Unassigned

Includes residual positive fund balance within the General Fund, which has not been classified within the other above-mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

When both restricted and unassigned resources are available for use, it is the District's policy to use restricted resources first, then unassigned resources as they are needed.

### Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislations adopted by the District or through external restrictions imposed by creditors or laws or regulations of other governments.

### 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 and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

## Note 2. Stewardship and Accountability

### Deficit Net Position

A net position deficit of \$599,246 exists in governmental activities as of September 30, 2024. This deficit is the result of the District issuing bonds to finance the construction of roads contributed to the City of Austin. As of September 30, 2024, the amount of bonds outstanding that were used to finance construction of assets transferred to the City of Austin was \$710,000.

## Note 3. Reconciliation of Government-Wide and Fund Financial Statements

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

<b>Fund balance - governmental funds</b>	\$ 142,519
Property tax revenues earned but not available within 60 days of the year ended are not recognized as revenue in the governmental funds	5,918
Accrued interest on bonds payable is not payable with current financial resources and is not reported in the funds	(3,550)
Long-term obligations are not due and payable in the current period and are not reported in the funds	(744,133)
	<hr/>
<b>Net position (deficit) of governmental activities</b>	<b>\$ (599,246)</b>

**Avery Ranch Road District No. 1**

Notes to the Financial Statements

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

Change in fund balance - governmental funds	\$ (40,260)
Property tax revenues that do not provide current financial resources are not reported as revenues in the governmental funds	438
Some expenses reported in the statement of activities do not require the use of current financial resources	37,732
Principal payments on long-term obligations are expensed in the funds but reduce the balance of these obligations payable in the statement of net position	<u>720,000</u>
<b>Change in net position of governmental activities</b>	<u><u>\$ 717,910</u></u>

**Note 4. Investments**

As of September 30, 2024, the District had the following investments:

Investment type	Amortized Cost	Weighted Average Maturity (Days)
TexPool Prime	<u>\$ 142,422</u>	38
<b>Total investments</b>	<u><u>\$ 142,422</u></u>	

The District's investment in TexPool Prime, which is a 2a7-like pool, is recorded at amortized cost, which is believed to approximate fair value. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission (SEC) as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

TexPool Prime is duly chartered and overseen by the State Comptroller's Office, administered and managed by Federated Investors, Inc. State Street Bank serves as the custodial bank. The portfolio consists of U.S. Government securities; collateralized repurchase and reverse repurchase agreements; AAA rated money market mutual funds; commercial paper and certificates of deposit.

TexPool Prime transacts at a net asset value of \$1.00 per share, has a weighted average maturity of 60 days or less and weighted average life of 120 days or less, investments held are highly rated by a nationally recognized statistical rating organization, have no more than 5% of portfolio with one issuer (excluding US government securities), and can meet reasonably foreseeable redemptions. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

**Interest Rate Risk**

In accordance with its investment policy, the District manages its exposure to declines in fair market values by limiting the average dollar weighted maturity of its investment portfolios to a maximum of 180 days.

# Avery Ranch Road District No. 1

## Notes to the Financial Statements

### Credit Risk

It is the District's policy to limit its investments to investment types with an investment quality rating not less than A or its equivalent by a nationally recognized statistical rating organization. TexPool Prime was rated AAAM by Standard & Poor's Investors Service.

### Note 5. Long-Term Obligations

The following is a summary of the long-term liability transactions of the District for the year ended September 30, 2024:

Governmental Activities	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Refunding bonds	\$ 1,430,000	\$ -	\$ (720,000)	\$ 710,000	\$ 710,000
Premium on issuance of bonds	68,265	-	(34,132)	34,133	34,133
<b>Governmental activities long-term liabilities</b>	<b>\$ 1,498,265</b>	<b>\$ -</b>	<b>\$ (754,132)</b>	<b>\$ 744,133</b>	<b>\$ 744,133</b>

Long-term debt of the District consists of various issues of General Obligation Bonds. General Obligation Bonds require voter approval at a public election before issuance. The bonds constitute direct obligations of the District payable from ad valorem taxes levied upon all taxable property located within the District.

Issue Date	Description	Maturity	Original Amount	Interest Rate	Coupon Date	Outstanding Balance
5/23/2019	Unlimited Tax Refunding Bonds, Series 2019	8/15/2025	\$ 3,550,000	3.0 - 4.0%	2/15, 8/15	\$ 710,000

Annual debt service requirements to maturity for general obligation bonds are as follows:

Years Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2025	\$ 710,000	\$ 28,400	\$ 738,400
<b>Total</b>	<b>\$ 710,000</b>	<b>\$ 28,400</b>	<b>\$ 738,400</b>

## **Required Supplementary Information**

**Avery Ranch Road District No. 1**

Statement of Revenue, Expenditures and Changes in Fund Balance –  
 Budget and Actual  
 Debt Service Fund  
 For the Fiscal Year Ended September 30, 2024

	Original and Final	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Taxes	\$ 706,146	\$ 718,425	\$ 12,279
Interest	40,000	32,312	(7,688)
Total revenues	746,146	750,737	4,591
<b>EXPENDITURES</b>			
Current			
General government	15,750	13,397	2,353
Debt service			
Principal	720,000	720,000	-
Interest and other charges	57,600	57,600	-
Total expenditures	793,350	790,997	2,353
<b>DEFICIENCY OF REVENUES UNDER EXPENDITURES</b>			
	(47,204)	(40,260)	6,944
<b>FUND BALANCE, beginning</b>	182,779	182,779	-
<b>FUND BALANCE, ending</b>	\$ 135,575	\$ 142,519	\$ 6,944

**Supplementary Information**  
(Unaudited)

**Avery Ranch Road District No. 1**

Debt Service Requirements and Tax Rate Calculations  
 September 30, 2024  
 (Unaudited)

**Debt Service Requirements**

Years Ending September 30,	Outstanding Debt		
	Principal	Interest	Total
2025	\$ 710,000	\$ 28,400	\$ 738,400
<b>Total</b>	<b>\$ 710,000</b>	<b>\$ 28,400</b>	<b>\$ 738,400</b>

**Tax Rate Calculations**

Average annual Tax Supported Principal and Interest Requirements, 2025	\$	738,400
\$0.0316 Tax Rate at 99% Collection Produces	\$	738,604
Maximum Tax Supported Principal and Interest Requirements, 2025	\$	738,400
\$0.0316 Tax Rate at 99% Collection Produces	\$	738,604

## Avery Ranch Road District No. 1

Principal Property Taxpayers

September 30, 2024

(Unaudited)

The following table represents the principal taxpayers within the District, the estimated taxable assessed value of such property, and such property's assessed value as a percentage of the District's 2024/2025 Certified Taxable Valuation of \$2,360,965,103.

Name of Taxpayer	2024/2025 Taxable Assessed Valuation	% of Total Taxable Assessed Valuation
WSP Development #6 Ltd.	\$ 25,650,300	1.09%
AR Plaza LP	15,717,065	0.67%
Mcminn Partners LLC	5,091,044	0.22%
Abacus School of Austin LLC	4,734,424	0.20%
Altamira LLC	4,296,593	0.18%
Magnolia Hospitality Mgt. Co. LLC dba AR Texas Mgt Co, LLC	3,801,481	0.16%
Waterstone/HTK Dev. Co. LLC	3,613,520	0.15%
Guderyahn, Paul & Cathy	3,264,724	0.14%
Salomon Development Co. LP & L M Wolfsheimer TR of L M Wolfsheimer Jr Gift Trust	3,217,322	0.14%
Comerica Bank Texas	3,182,931	0.13%
<b>Total</b>	\$ 72,569,404	3.08%

### Future Debt

The District does not anticipate the issuance of any additional new money debt. Any such additional new money debt would require separate voter approval. The District, however, may from time-to-time issue refunding bonds.

# Avery Ranch Road District No. 1

Estimated Direct and Overlapping Debt and Taxes

September 30, 2024

(Unaudited)

Taxing Jurisdiction	Total Funded Tax Debt 9/30/2024	Estimated % Applicable	Overlapping Tax Debt 9/30/2024
Avery Ranch Road District No. 1	\$ 710,000	100.00%	\$ 710,000
Austin Community College District	540,480,000	0.66%	3,567,168
City of Austin	1,545,395,000	1.02%	15,763,029
Leander ISD	1,308,693,337	3.18%	41,616,448
Round Rock ISD	660,675,000	1.58%	10,438,665
Upper Brushy Creek WCID	49,920,000	3.02%	1,507,584
Williamson County	1,308,835,000	2.23%	29,187,021
Total direct and overlapping funded debt			\$ 92,351,250 <sup>1</sup>

Ratio of direct and overlapping debt to taxable assessed valuation 3.91% <sup>1</sup>

Set forth below is an estimation of taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civil association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. All the land located with the District lies within the County. The following chart includes the 2024/2025 taxes per \$100 of assessed valuation levied by all such taxing jurisdictions.

Taxing Jurisdiction	2024/2025 Tax Rates
Avery Ranch Road District No. 1	\$ 0.027000
Austin Community College District	0.101300
City of Austin	0.477600
Leander ISD	1.086900
Williamson County	0.399999
Total estimated tax bill	\$ 2.092799 <sup>1</sup>

<sup>1</sup>Excludes Round Rock ISD overlapping debt in order to avoid double-counting of debt.

# **Pearson Place Road District**

Financial Report

For the Fiscal Year Ended September 30, 2024



**Pearson Place Road District**  
Financial Report  
For the Fiscal Year Ended September 30, 2024  
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## Independent Auditor's Report

To the Board of Directors of  
Pearson Place Road District

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the financial statements of the governmental activities and each major fund of Pearson Place Road District (the District), a component unit of Williamson County, Texas (the County), 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 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, 2024, and the respective changes in financial position and, where applicable, cash flows 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) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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.

#### Emphasis of Matter

As discussed in Note 1, the financial statements present only the District and do not purport to, and do not, present fairly the financial position of the County, as of September 30, 2024, the changes in its financial position, or, where applicable, its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

#### Responsibilities of Management for the Financial Statements

The District's 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.

The Board of Directors of  
Pearson Place Road District

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

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

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

The Board of Directors of  
Pearson Place Road District

**Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 to 7 and budgetary comparison on page 17 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which 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 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 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 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 Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Supplementary 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 the information.

*Weaver and Tidwell, L.L.P.*

WEAVER AND TIDWELL, L.L.P.

Austin, Texas  
March 31, 2025

# **Financial Section**

## **Pearson Place Road District**

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

As management of the Pearson Place Road District (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2024. We encourage readers to consider the information presented here in conjunction with the basic financial statements, which follow this section.

### **Overview of the District**

The District is a political subdivision of the State of Texas created by order of the Williamson County Commissioners Court on July 20, 2010, after holding a public hearing pursuant to Chapter 257 of the Texas Transportation Code. The District was created for the main purpose of constructing or reimbursing the developers, Century Land Holdings II, LLC, for the costs of constructing, acquiring by purchase, maintaining and operating a four-lane divided road within the District, known as Neenah Avenue. The District is located within the corporate limits of the City of Austin, all within Williamson County, Texas.

### **Financial Highlights**

- The liabilities of Pearson Place Road District exceeded its assets as of September 30, 2024, by \$3,490,952 (i.e., net deficit).
- The District's total net position increased by \$184,385 during the year.
- Cash and investments equaled \$976,144.
- Annual expenses consist of debt service payments, and related debt service fees such as paying agent/registrars fees.

### **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) Management's Discussion and Analysis (this section); (2) government-wide financial statements, which include the fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

The financial statements include the statement of net position and governmental funds balance sheet and statement of activities and governmental funds statement of revenues, expenditures and changes in fund balance that present information for the District as a whole and provide an indication of the District's financial health.

The statement of net position presents information showing how the District's net position changed during the fiscal year. 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 and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

In fiscal year 2024, the District's taxable assessed value totaled \$434,033,448 compared to \$416,690,071 in fiscal year 2023. The tax rate is set after reviewing operating and debt service requirements. The District's primary revenue source will be property taxes.

## Pearson Place Road District

Management's Discussion and Analysis – Continued  
For the Fiscal Year Ended September 30, 2024

The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The District's funds are governmental funds and, as such, the financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

The financial statements can be found on pages 8 and 9 of this report.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found beginning on page 10 of this report.

### Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. As of September 30, 2024, the District's liabilities exceeded assets by \$3,490,952.

#### Pearson Place Road District Net Position

	2024	2023
Assets	\$ 976,220	984,988
Long-term liabilities	4,449,081	4,641,969
Other liabilities	18,091	18,356
Total liabilities	4,467,172	4,660,325
Net position		
Restricted	958,129	966,632
Unassigned	(4,449,081)	(4,641,969)
<b>Total net position (deficit)</b>	<b>\$ (3,490,952)</b>	<b>\$ (3,675,337)</b>

Overall, the District had an increase in net position of \$184,385. This increase is primarily related to the District paying down the principal balance of bonded debt.

## Pearson Place Road District

Management's Discussion and Analysis – Continued

For the Fiscal Year Ended September 30, 2024

### Pearson Place Road District's Change in Net Position

	2024	2023
Revenues		
General revenues		
Property taxes	\$ 264,863	\$ 292,959
Interest	61,172	53,824
Total general revenues	326,035	346,783
Expenses		
General government	7,963	7,619
Interest and fiscal charges	133,687	138,955
Total expenses	141,650	146,574
Change in net position	184,385	200,209
<b>NET POSITION (DEFICIT), beginning</b>	<b>(3,675,337)</b>	<b>(3,875,546)</b>
<b>NET POSITION (DEFICIT), ending</b>	<b>\$ (3,490,952)</b>	<b>\$ (3,675,337)</b>

The District owes \$4,230,000 to bond holders as of September 30, 2024. More detailed information about the District's long-term debt is presented in the notes to the financial statements.

### Discussion of Currently Known Facts, Decision or Condition in Fiscal Year 2025

The property tax base for fiscal year 2025 is \$466,543,973. The tax rate is \$0.057265 on each \$100 of taxable value. Approximately 100% of the property tax will be set aside for debt service.

### Requests for Information

This financial report is designed to provide our citizens with a general overview of the District's finances. If you have any questions about this report or need any additional information, please contact the Williamson County Auditor's Office at (512) 943-1500; 710 Main Street, Suite 301, Georgetown, Texas 78626.

**Pearson Place Road District**

Statement of Net Position and Governmental Funds  
 Balance Sheet  
 September 30, 2024

	<u>Debt Service</u>	<u>Totals</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>				
Cash and investments	\$ 976,144	\$ 976,144	\$ -	\$ 976,144
Property tax receivable	76	76	-	76
<b>TOTAL ASSETS</b>	<u>\$ 976,220</u>	<u>\$ 976,220</u>	<u>\$ -</u>	<u>\$ 976,220</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 410	\$ 410	\$ -	\$ 410
Interest payable	-	-	17,681	17,681
Non-current liabilities				
Due within one year	-	-	197,888	197,888
Due in more than one year	-	-	4,251,193	4,251,193
Total liabilities	410	410	4,466,762	4,467,172
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred property taxes	76	76	(76)	-
Total deferred inflows of resources	76	76	(76)	-
<b>FUND BALANCE / NET POSITION</b>				
Fund balance				
Restricted for debt service	975,734	975,734	(975,734)	
Total fund balance	975,734	975,734	(975,734)	
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>				
	<u>\$ 976,220</u>	<u>\$ 976,220</u>		
<b>NET POSITION (DEFICIT)</b>				
Restricted for debt service			958,129	958,129
Unassigned			(4,449,081)	(4,449,081)
<b>TOTAL NET POSITION (DEFICIT)</b>			<u>\$ (3,490,952)</u>	<u>\$ (3,490,952)</u>

The Notes to the Financial Statements are an integral part of this statement.

## Pearson Place Road District

Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Fiscal Year Ended September 30, 2024

	<u>Debt Service</u>	<u>Totals</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES/EXPENSES</b>				
General government	\$ 7,963	\$ 7,963	\$ -	\$ 7,963
Debt service				
Principal	180,000	180,000	(180,000)	-
Interest and other charges	147,250	147,250	(13,563)	133,687
Total expenditures / expenses	335,213	335,213	(193,563)	141,650
<b>GENERAL REVENUES</b>				
Property taxes	264,863	264,863	-	264,863
Interest	61,172	61,172	-	61,172
Total general revenues	326,035	326,035	-	326,035
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<u>(9,178)</u>	<u>(9,178)</u>	<u>193,563</u>	<u>184,385</u>
<b>CHANGES IN FUND BALANCE / NET POSITION</b>	(9,178)	(9,178)	193,563	184,385
<b>FUND BALANCE / NET POSITION, (DEFICIT), beginning of year</b>	<u>984,912</u>	<u>984,912</u>	<u>(4,660,249)</u>	<u>(3,675,337)</u>
<b>FUND BALANCE / NET POSITION (DEFICIT), end of year</b>	<u><u>\$ 975,734</u></u>	<u><u>\$ 975,734</u></u>	<u><u>\$ (4,466,686)</u></u>	<u><u>\$ (3,490,952)</u></u>

The Notes to the Financial Statements are an integral part of this statement.

## **Pearson Place Road District**

Notes to the Financial Statements

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

#### **Reporting Entity**

Chapter 257 of the Texas Transportation Code and Chapter 1471, Texas Government Code allow a commissioners court of a county to establish one or more road districts in the county. A road district created pursuant to the Act is a political subdivision and a body corporate of the State of Texas. The Pearson Place Road District (the District) was created by order of the Williamson County Commissioners Court on July 20, 2010, in accordance with the Texas Government Code and Article III, Section 52 of the Texas Constitution.

The District is governed by the Williamson County Commissioners Court and is a component unit of Williamson County.

On November 2, 2010, the District's voters authorized the issuance of unlimited tax bonds for the purpose of reimbursing the developer for the construction costs of developing roads within the District. The District issues unlimited tax bonds to reimburse the developer after each construction project is completed. The bonds are payable from property taxes.

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

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the District. *Governmental activities* are supported by property taxes and investment revenue.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function. *Program revenue* includes 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Property taxes and other items not properly included among program revenue are reported instead as *general revenue*.

The government-wide and fund financial statements are provided for the governmental funds of the District with a column for adjustments between the two statements.

#### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

## Pearson Place Road District

### Notes to the Financial Statements

The District reports the following major governmental funds:

The **General Fund** is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. There was no activity in this fund in fiscal year 2024.

The **Debt Service Fund** accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

### **Assets, Liabilities and Net Position or Equity**

#### Cash and Investments

Investments for the District are reported at fair market value. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

#### Receivables and Payables

Property taxes are levied on October 1 and attach as an enforceable lien on property as of January 1. Statements are mailed on October 1, or as soon thereafter as possible, and are due upon receipt. All unpaid taxes become delinquent if not paid before February 1 of the following year. Governmental funds report deferred revenue in connection with receivables for revenue that is not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned.

#### Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which approximates the interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, 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.

#### Fund Equity

The District has adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Government Fund Type Definitions* (GASB 54). The objective of the statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing government fund type definitions. The statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications, under GASB 54 are non-spendable, restricted for, committed to, assigned and unassigned. These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of constraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

**Pearson Place Road District**  
Notes to the Financial Statements

In accordance with GASB 54, the District classifies governmental fund balances as follows:

Restricted

Includes fund balance amounts that are constrained for specific purposes, which are externally imposed by providers, such as creditors, or amount restricted due to constitutional provisions or enabling legislation.

Unassigned

Includes residual positive fund balance within the General Fund, which has not been classified within the other above-mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

When both restricted and unassigned resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislations adopted by the District or through external restrictions imposed by creditors or laws or regulations of other governments.

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 and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

**Note 2. Stewardship and Accountability**

**Deficit Net Position**

A net position deficit of \$3,490,952 exists in governmental activities as of September 30, 2024. This deficit is the result of the District issuing bonds to finance the construction of roads that will be contributed to City of Austin. As of September 30, 2024, the amount of bonds outstanding that were used to finance construction of assets and pay debt service was \$4,230,000.

**Note 3. Reconciliation of Government-Wide and Fund Financial Statements**

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

Fund balance - governmental funds	\$ 975,734
Property tax revenues earned but not available within 60 days of the year end are not recognized as revenue in the governmental funds	76
Accrued interest on bonds payable is not payable with current financial resources and is not reported in the funds	(17,681)
Long-term obligations are not due and payable in the current period and are not reported in the funds	<u>(4,449,081)</u>
<b>Net position (deficit) of governmental activities</b>	<b><u><u>\$ (3,490,952)</u></u></b>

**Pearson Place Road District**  
 Notes to the Financial Statements

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

Change in fund balance - governmental funds	\$ (9,178)
Some expenses reported in the statement of activities do not require the use of current financial resources	13,563
Principal payments on long-term obligations are expensed in the funds but reduce the balance of these obligations payable in the statement of net position	<u>180,000</u>
<b>Change in net position of governmental activities</b>	<b><u><u>\$ 184,385</u></u></b>

**Note 4. Investments**

As of September 30, 2024, the District had the following investments:

<u>Investment Type</u>	<u>Amortized Cost</u>	<u>Weighted Average Maturity (Days)</u>
LOGIC	<u>\$ 976,144</u>	47
<b>Total investments</b>	<b><u><u>\$ 976,144</u></u></b>	

The District's investment in LOGIC (the Pool), which is a 2a7-like pool recorded at amortized cost. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission (SEC) as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

LOGIC is duly chartered by the State of Texas Interlocal Cooperation Act, is administered by Hilltop Securities, Inc. and J.P. Morgan Investment Management, Inc. (JPMIM), and managed by JPMIM, who provides custody and investment management.

LOGIC's investment objectives are to seek preservation of principal, liquidity, and current income through investment in a diversified portfolio of short-term marketable securities. The portfolio will maintain a dollar-weighted average maturity that does not exceed 60 days and seeks to maintain a net asset value of \$1.00 per share. LOGIC may invest in securities including: obligations of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; other obligations which are unconditionally guaranteed or insured by the U.S.; fully collateralized repurchase agreements with a defined termination date and unconditionally guaranteed or insured by the U.S. or its agencies and instrumentalities; SEC-registered money-market fund rated in the highest rating category by at least one nationally recognized statistical rating organization (NRSRO); and commercial paper as authorized under the Public Funds Investment Act. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

**Pearson Place Road District**  
Notes to the Financial Statements

**Interest Rate Risk**

In accordance with its investment policy, the District manages its exposure to declines in fair market values by limiting the average dollar weighted maturity of its investment portfolios to a maximum of 180 days.

**Credit Risk**

It is the District's policy to limit its investments to investment types with an investment quality rating not less than A or its equivalent by a nationally recognized statistical rating organization. LOGIC was rated AAA by Standard & Poor's Investors Service.

**Note 5. Long-term Obligations**

The following is a summary of the long-term liability transactions of the District for the year ended September 30, 2024:

Governmental Activities	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Unlimited tax bonds	\$ 4,410,000	\$ -	\$ (180,000)	\$ 4,230,000	\$ 185,000
Premium on issuance of bonds	240,018	-	(13,335)	226,683	13,335
Discount on issuance of bonds	(8,049)	-	447	(7,602)	(447)
<b>Governmental activities long-term liabilities</b>	<b>\$ 4,641,969</b>	<b>\$ -</b>	<b>\$ (192,888)</b>	<b>\$ 4,449,081</b>	<b>\$ 197,888</b>

Issue Date	Description	Maturity	Original Amount	Interest Rate	Coupon Date	Outstanding Balance
8/15/2016	Unlimited Tax General Obligation Bonds, Series 2016	8/15/2041	\$ 5,315,000	2.0 - 4.0%	2/15, 8/15	\$ 4,230,000

Long-term debt of the District consists of an issued General Obligation Bond. General Obligation Bonds require voter approval at a public election before issuance. The bond constitutes a direct obligation of the District payable from ad valorem taxes levied upon all taxable property located within the District.

Annual debt service requirements to maturity for general obligation bonds are as follows:

Years Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2025	\$ 185,000	141,450	\$ 326,450
2026	190,000	134,050	324,050
2027	200,000	126,450	326,450
2028	205,000	118,450	323,450
2029	215,000	110,250	325,250
2030-2034	1,205,000	422,150	1,627,150
2035-2039	1,410,000	222,450	1,632,450
2040-2041	620,000	28,050	648,050
<b>Total</b>	<b>\$ 4,230,000</b>	<b>\$ 1,303,300</b>	<b>\$ 5,533,300</b>

## **Required Supplementary Information**

**Pearson Place Road District**

Statement of Revenue, Expenditures and Changes in Fund Balance –  
 Budget and Actual  
 Debt Service Fund  
 For the Fiscal Year Ended September 30, 2024

	<u>Original and Final</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<b>REVENUES</b>			
Property taxes	\$ 259,737	\$ 264,863	\$ 5,126
Interest	50,000	61,172	11,172
Total revenues	309,737	326,035	16,298
<b>EXPENDITURES</b>			
General government	8,900	7,963	937
Debt service			
Principal	180,000	180,000	-
Interest and other charges	147,250	147,250	-
Total expenditures	336,150	335,213	937
<b>Net change in fund balance</b>	(26,413)	(9,178)	17,235
<b>FUND BALANCE, beginning</b>	984,912	984,912	-
<b>FUND BALANCE, ending</b>	<u>\$ 958,499</u>	<u>\$ 975,734</u>	<u>\$ 17,235</u>

**Supplementary Information**  
(Unaudited)

**Pearson Place Road District**

Debt Service Requirements and Tax Rate Calculations  
 September 30, 2024  
 (Unaudited)

**Debt Service Requirements**

Years Ending September 30,	Outstanding Debt		
	Principal	Interest	Total
2025	\$ 185,000	\$ 141,450	\$ 326,450
2026	190,000	134,050	324,050
2027	200,000	126,450	326,450
2028	205,000	118,450	323,450
2029	215,000	110,250	325,250
2030-2034	1,205,000	422,150	1,627,150
2035-2039	1,410,000	222,450	1,632,450
2040-2041	620,000	28,050	648,050
<b>Total</b>	<b>\$ 4,230,000</b>	<b>\$ 1,303,300</b>	<b>\$ 5,533,300</b>

**Tax Rate Calculations**

Average annual Tax Supported Principal and Interest Requirements, 2025-2041	\$	325,488
\$0.0742 Tax Rate at 100% Collection Produces	\$	325,532
Maximum Tax Supported Principal and Interest Requirements, 2036	\$	327,950
\$0.0703 Tax Rate at 100% Collection Produces	\$	328,858

**Pearson Place Road District**

Principal Property Taxpayers

September 30, 2024

(Unaudited)

The following table represents the principal taxpayers within the District, the estimated taxable assessed value of such property, and such property's assessed value as a percentage of the District's 2024/2025 Certified Taxable Valuation of \$466,543,973.

Name of Taxpayer	2024/2025 Taxable Assessed Valuation	% of Total Taxable Assessed Valuation
Kristin Kay & David Scott Lee Swenson	\$ 1,740,239	0.37%
Srimathi Govindan & Balaji Nav alpakkam Kannan	1,618,268	0.35%
Ravi & Reema Kashyap	1,479,040	0.32%
Arathi Palahalli Kumar	1,189,709	0.26%
Kyoungkoo & Namkyoung Lee	1,182,813	0.25%
Jeff R. Huang & Nancy C. Wang	1,153,145	0.25%
Zulfiqar Maknojia	1,065,824	0.23%
John K. & Janet L. Kampfer	1,043,700	0.22%
Robert T. & Zuleida E. Koenig	1,027,452	0.22%
Kareemullah Khan Fazal & Masa Aaliyah Fathima	1,021,324	0.22%
<b>Total</b>	<b>\$ 12,521,514</b>	<b>2.69%</b>

**Future Debt**

The District does not anticipate the issuance of any additional new money debt. Any such additional new money debt would require separate voter approval. The District, however, may from time to time issue refunding bonds.

**Pearson Place Road District**

Estimated Direct and Overlapping Debt and Taxes

September 30, 2024

(Unaudited)

Taxing Jurisdiction	Total Funded Tax Debt 9/30/2024	Estimated % Applicable	Overlapping Tax Debt 9/30/2024
Pearson Place Road District	\$ 4,230,000	100%	\$ 4,230,000
Austin Community College District	540,180,000	0.13%	702,234
City of Austin	1,545,395,000	0.19%	2,936,251
Round Rock ISD	660,675,000	0.84%	5,549,670
Upper Brushy Creek W CID	49,920,000	0.59%	294,528
Williamson County	1,308,835,000	0.42%	5,497,107
Total direct and overlapping funded debt			<u>\$ 19,209,790</u>

Ratio of direct and overlapping debt to taxable assessed valuation 4.12%

Set forth below is an estimation of taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civil association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. All the land located with the District lies within the County. The following chart includes the 2024/2025 taxes per \$100 of assessed valuation levied by all such taxing jurisdictions.

Taxing Jurisdiction	2024/2025 Tax Rates
Pearson Place Road District	\$ 0.057265
Austin Community College District	0.101300
City of Austin	0.477600
Round Rock ISD	0.893100
Williamson County	0.399999
Total estimated tax bill	<u>\$ 1.929264</u>

# Northwoods Road District No. 1

Financial Report

For the Fiscal Year Ended September 30, 2024



**Northwoods Road District No. 1**  
Financial Report  
For the Fiscal Year Ended September 30, 2024  
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## Independent Auditor's Report

To the Board of Directors of  
Northwoods Road District No. 1

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the financial statements of the governmental activities and each major fund of Northwoods Road District No. 1 (the District), a component unit of Williamson County, Texas (the County), 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 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, 2024, and the respective changes in financial position and, where applicable, cash flows 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) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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.

#### Emphasis of Matter

As discussed in Note 1, the financial statements present only the District and do not purport to, and do not, present fairly the financial position of the County, as of September 30, 2024, the changes in its financial position, or, where applicable, its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

#### Responsibilities of Management for the Financial Statements

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

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

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 on pages 5 to 7 and budgetary comparison on page 17 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which 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 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 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 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 Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Supplementary 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 the information.

*Weaver and Tidwell, L.L.P.*

WEAVER AND TIDWELL, L.L.P.

Austin, Texas  
March 31, 2025

# Financial Section

## **Northwoods Road District No. 1**

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

As management of the Northwoods Road District No. 1 (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2024. We encourage readers to consider the information presented here in conjunction with the basic financial statements, which follow this section.

### **Overview of the District**

The District is a political subdivision of the State of Texas created by order of the Williamson County Commissioners Court in August 2011, after holding a public hearing pursuant to Chapter 257 of the Texas Transportation Code. The District issues unlimited tax bonds for the purpose of developing roads in the district. The District fund is used to reimburse the developer for construction of the four-lane divided portion of Staked Plains Boulevard from Avery Ranch Subdivision to Lakeline Boulevard and the widening and extension of Lakeline Boulevard to a four lane arterial from Lake Creek east to the Capital Metro right-of-way. The District fund is also used to pay for the long-term debt expenditures for the district. The District is governed by a Board comprised of the Williamson County Commissioner's Court.

### **Financial Highlights**

- The liabilities of Northwoods Road District No. 1 exceeded its assets as of September 30, 2024, by \$8,868,157 (i.e., net deficit).
- The District's total net position increased by \$372,204 during the year.
- Cash and investments equaled \$328,096.
- Annual expenses consist of debt service payments and related debt service fees such as paying agent/registrar fees.

### **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) Management's Discussion and Analysis (this section); (2) government-wide financial statements, which include the fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

The financial statements include the statement of net position and governmental funds balance sheet and statement of activities and governmental funds statement of revenues, expenditures and changes in fund balance that present information for the District as a whole and provide an indication of the District's financial health.

The statement of net position presents information showing how the District's net position changed during the fiscal year. 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 and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

For fiscal year 2024, the District's taxable assessed value totaled \$345,189,575 compared to \$330,869,531 in fiscal year 2023. The tax rate will be set after reviewing operating and debt service requirements. The District's primary revenue source is property taxes.

**Northwoods Road District No. 1**

Management's Discussion and Analysis - Continued  
For the Fiscal Year Ended September 30, 2024

The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The District's funds are governmental funds and, as such, the financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

The financial statements can be found on pages 8 and 9 of this report.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found beginning on page 10 of this report.

**Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. As of September 30, 2024, the District's liabilities exceeded assets by \$8,868,157.

**Northwoods Road District No. 1's Net Position**

	2024	2023
Assets	\$ 333,523	\$ 308,145
Long-term liabilities	9,157,795	9,503,431
Other liabilities	43,885	45,075
Total liabilities	9,201,680	9,548,506
Net position		
Restricted	289,638	263,070
Unassigned	(9,157,795)	(9,503,431)
<b>TOTAL NET POSITION (DEFICIT)</b>	<b>\$ (8,868,157)</b>	<b>\$ (9,240,361)</b>

Overall, the District had an increase in net position of \$372,204. This increase is primarily related to the District paying down the principal balance of bonded debt.

## Northwoods Road District No. 1

Management's Discussion and Analysis - Continued  
For the Fiscal Year Ended September 30, 2024

### Northwoods Road District No. 1's Change in Net Position

	2024	2023
Revenues		
General revenues		
Property taxes	\$ 682,942	\$ 687,109
Interest	33,845	29,128
Total general revenues	716,787	716,237
Expenses		
General government	10,419	9,651
Interest and fiscal charges	334,164	346,614
Total expenses	344,583	356,265
Change in net position	372,204	359,972
<b>NET POSITION (DEFICIT), beginning</b>	<b>(9,240,361)</b>	<b>(9,600,333)</b>
<b>NET POSITION (DEFICIT), ending</b>	<b>\$ (8,868,157)</b>	<b>\$ (9,240,361)</b>

The District owes \$8,695,000 to bond holders as of September 30, 2024. Outstanding bonds make up the majority of the net position deficit.

#### Discussion of Currently Known Facts, Decision or Condition in Fiscal Year 2025

The property tax base for fiscal year 2025 is \$369,535,577. The tax rate is \$0.187881 on each \$100 of taxable value. Approximately 100% of the property tax will be set aside for debt service.

#### Requests for Information

This financial report is designed to provide our citizens with a general overview of the District's finances. If you have any questions about this report or need any additional information, please contact the Williamson County Auditor's Office at (512) 943-1500; 710 Main Street, Suite 301, Georgetown, Texas 78626.

# Northwoods Road District No. 1

## Statement of Net Position and Governmental Funds

### Balance Sheet

September 30, 2024

	<u>Debt Service</u>	<u>Totals</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>ASSETS</b>				
Cash and investments	\$ 328,096	\$ 328,096	\$ -	\$ 328,096
Property tax receivable	5,427	5,427	-	5,427
<b>TOTAL ASSETS</b>	<u>\$ 333,523</u>	<u>\$ 333,523</u>	<u>\$ -</u>	<u>\$ 333,523</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 410	\$ 410	\$ -	\$ 410
Interest payable	-	-	43,475	43,475
Non-current liabilities				
Due within one year	-	-	360,636	360,636
Due in more than one year	-	-	8,797,159	8,797,159
Total liabilities	<u>410</u>	<u>410</u>	<u>9,201,270</u>	<u>9,201,680</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred property taxes	5,427	5,427	(5,427)	-
Total deferred inflows of resources	5,427	5,427	(5,427)	-
<b>FUND BALANCE / NET POSITION</b>				
Fund balance				
Restricted for debt service	327,686	327,686	(327,686)	
Total fund balance	<u>327,686</u>	<u>327,686</u>	<u>(327,686)</u>	
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	<u>\$ 333,523</u>	<u>\$ 333,523</u>		
<b>NET POSITION (DEFICIT)</b>				
Restricted for debt service			289,638	289,638
Unassigned			(9,157,795)	(9,157,795)
<b>TOTAL NET POSITION (DEFICIT)</b>			<u>\$ (8,868,157)</u>	<u>\$ (8,868,157)</u>

The Notes to the Financial Statements are an integral part of this statement.

# Northwoods Road District No. 1

Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Fiscal Year Ended September 30, 2024

	<u>Debt Service</u>	<u>Totals</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES/EXPENSES</b>				
General government	\$ 10,419	\$ 10,419	\$ -	\$ 10,419
Debt service				
Principal	320,000	320,000	(320,000)	-
Interest and other charges	361,400	361,400	(27,236)	334,164
	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditures / expenses	691,819	691,819	(347,236)	344,583
<b>GENERAL REVENUES</b>				
Property taxes	682,053	682,053	889	682,942
Interest	33,845	33,845	-	33,845
	<hr/>	<hr/>	<hr/>	<hr/>
Total general revenues	715,898	715,898	889	716,787
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<hr/>	<hr/>	<hr/>	<hr/>
	24,079	24,079	348,125	372,204
<b>CHANGES IN FUND BALANCE / NET POSITION</b>	<hr/>	<hr/>	<hr/>	<hr/>
	24,079	24,079	348,125	372,204
<b>FUND BALANCE / NET POSITION, (DEFICIT), beginning of year</b>	<hr/>	<hr/>	<hr/>	<hr/>
	303,607	303,607	(9,543,968)	(9,240,361)
<b>FUND BALANCE / NET POSITION (DEFICIT), end of year</b>	<hr/>	<hr/>	<hr/>	<hr/>
	\$ 327,686	\$ 327,686	\$ (9,195,843)	\$ (8,868,157)

The Notes to the Financial Statements are an integral part of this statement.

## Northwoods Road District No. 1

### Notes to the Financial Statements

#### Note 1. Summary of Significant Accounting Policies

##### Reporting Entity

Chapter 257 of the Texas Transportation Code and Chapter 1471, Texas Government Code allow a commissioners court of a county to establish one or more road districts in the county. A road district created pursuant to the Act is a political subdivision and a body corporate of the State of Texas. The Northwoods Road District No. 1 (the District) was created by order of the Williamson County Commissioners Court in August 2011, in accordance with the Texas Government Code and Article III, Section 52 of the Texas Constitution.

The District is governed by the Williamson County Commissioners Court and is a component unit of Williamson County.

On November 8, 2011, the District's voters authorized the issuance of unlimited tax bonds for the purpose of reimbursing the developer for the construction costs of developing roads within the District. The District issues unlimited tax bonds to reimburse the developer after each construction project is completed. The bonds are payable from property taxes.

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

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the District. *Governmental activities* are supported by property taxes and investment revenue.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function. *Program revenue* includes 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Property taxes and other items not properly included among program revenue are reported instead as *general revenue*.

The government-wide and fund financial statements are provided for the governmental funds of the District with a column for adjustments between the two statements.

##### Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

## Northwoods Road District No. 1

### Notes to the Financial Statements

The District reports the following major governmental funds:

The **General Fund** is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. There was no activity in this fund in fiscal year 2024.

The **Debt Service Fund** accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

### **Assets, Liabilities and Net Position or Equity**

#### Cash and Investments

Investments for the District are reported at fair market value. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

#### Receivables and Payables

Property taxes are levied on October 1 and attach as an enforceable lien on property as of January 1. Statements are mailed on October 1, or as soon thereafter as possible, and are due upon receipt. All unpaid taxes become delinquent if not paid before February 1 of the following year. Governmental funds report deferred revenue in connection with receivables for revenue that is not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned.

#### Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which approximates the interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, 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.

#### Fund Equity

The District has adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Government Fund Type Definitions* (GASB 54). The objective of the statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing government fund type definitions. The statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications, under GASB 54 are non-spendable, restricted for, committed to, assigned and unassigned. These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of constraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

**Northwoods Road District No. 1**

Notes to the Financial Statements

In accordance with GASB 54, the District classifies governmental fund balances as follows:

Restricted

Includes fund balance amounts that are constrained for specific purposes, which are externally imposed by providers, such as creditors, or amount restricted due to constitutional provisions or enabling legislation.

Unassigned

Includes residual positive fund balance within the General Fund, which has not been classified within the other above-mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

When both restricted and unassigned resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislations adopted by the District or through external restrictions imposed by creditors or laws or regulations of other governments.

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 and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

**Note 2. Stewardship and Accountability**

**Deficit Net Position**

A net position deficit of \$8,868,157 exists in governmental activities as of September 30, 2024. This deficit is the result of the District issuing bonds to finance the construction of roads that will be contributed to City of Austin. As of September 30, 2024, the amount of bonds outstanding will be used to finance construction of assets and pay debt service.

**Note 3. Reconciliation of Government-Wide and Fund Financial Statements**

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

Fund balance - governmental funds	\$ 327,686
Property tax revenues earned but not available within 60 days of the year end are not recognized as revenue in the governmental funds	5,427
Accrued interest on bonds payable is not payable with current financial resources and is not reported in the funds	(43,475)
Long-term obligations are not due and payable in the current period and are not reported in the funds	(9,157,795)
<b>Net position (deficit) of governmental activities</b>	<u><u>\$ (8,868,157)</u></u>

**Northwoods Road District No. 1**

Notes to the Financial Statements

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

Change in fund balance - governmental funds	\$ 24,079
Property tax revenues that do not provide current financial resources are not reported as revenues in the governmental funds	889
Some expenses reported in the statement of activities do not require the use of current financial resources	27,236
Principal payments on long-term obligations are expensed in the funds but reduce the balance of these obligations payable in the statement of net position	<u>320,000</u>
<b>Change in net position of governmental activities</b>	<u><u>\$ 372,204</u></u>

**Note 4. Investments**

As of September 30, 2024, the District had the following investments:

Investment Type	Amortized Cost	Weighted Average Maturity (Days)
LOGIC	\$ 328,096	47
<b>Total investments</b>	<u><u>\$ 328,096</u></u>	

The District's investment in LOGIC (the Pool), which is a 2a7-like pool recorded at amortized cost. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission (SEC) as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

LOGIC is duly chartered by the State of Texas Interlocal Cooperation Act, is administered by Hilltop Securities, Inc. and J.P. Morgan Investment Management, Inc. (JPMIM), and managed by JPMIM, who provides custody and investment management.

LOGIC's investment objectives are to seek preservation of principal, liquidity, and current income through investment in a diversified portfolio of short-term marketable securities. The portfolio will maintain a dollar-weighted average maturity that does not exceed 60 days and seeks to maintain a net asset value of \$1.00 per share. LOGIC may invest in securities including: obligations of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; other obligations which are unconditionally guaranteed or insured by the U.S.; fully collateralized repurchase agreements with a defined termination date and unconditionally guaranteed or insured by the U.S. or its agencies and instrumentalities; SEC-registered money-market fund rated in the highest rating category by at least one nationally recognized statistical rating organization (NRSRO); and commercial paper as authorized under the Public Funds Investment Act. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

**Northwoods Road District No. 1**  
Notes to the Financial Statements

**Interest Rate Risk**

In accordance with its investment policy, the District manages its exposure to declines in fair market values by limiting the average dollar weighted maturity of its investment portfolios to a maximum of 180 days.

**Credit Risk**

It is the District's policy to limit its investments to investment types with an investment quality rating not less than A or its equivalent by a nationally recognized statistical rating organization. LOGIC was rated AAA by Standard & Poor's Investors Service.

**Note 5. Long-term Obligations**

The following is a summary of the long-term liability transactions of the District for the year ended September 30, 2024:

Governmental Activities	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Unlimited tax bonds	\$ 9,015,000	\$ -	\$ (320,000)	\$ 8,695,000	\$ 335,000
Premium on issuance of bonds	498,505	-	(26,140)	472,365	26,140
Discount on issuance of bonds	(10,074)	-	504	(9,570)	(504)
<b>Governmental activities long-term liabilities</b>	<b>\$ 9,503,431</b>	<b>\$ -</b>	<b>\$ (345,636)</b>	<b>\$ 9,157,795</b>	<b>\$ 360,636</b>

Issue Date	Description	Maturity	Original Amount	Interest Rate	Coupon Date	Outstanding Balance
9/12/2017	Unlimited Tax Road Bonds, Series 2017	8/15/2042	\$ 8,520,000	4.00%	2/15, 8/15	\$ 6,675,000
12/19/2018	Unlimited Tax Road Bonds, Series 2018	8/15/2043	2,345,000	4.00%	2/15, 8/15	2,020,000

Long-term debt of the District consists of various issues of General Obligation Bonds. General Obligation Bonds require voter approval at a public election before issuance. The bonds constitute direct obligations of the District payable from ad valorem taxes levied upon all taxable property located within the District.

**Northwoods Road District No. 1**  
Notes to the Financial Statements

Annual debt service requirements to maturity for general obligation bonds are as follows:

Years Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2025	\$ 335,000	\$ 347,800	\$ 682,800
2026	345,000	334,400	679,400
2027	360,000	320,600	680,600
2028	380,000	306,200	686,200
2029	390,000	291,000	681,000
2030-2034	2,200,000	1,207,800	3,407,800
2035-2039	2,665,000	732,000	3,397,000
2040-2044	2,020,000	175,400	2,195,400
<b>Total</b>	<b>\$ 8,695,000</b>	<b>\$ 3,715,200</b>	<b>\$ 12,410,200</b>

## **Required Supplementary Information**

**Northwoods Road District No. 1**

Statement of Revenue, Expenditures and Changes in Fund Balance –  
 Budget and Actual  
 Debt Service Fund  
 For the Fiscal Year Ended September 30, 2024

	<b>Original and Final</b>	<b>Actual</b>	<b>Variance Positive (Negative)</b>
<b>REVENUES</b>			
Property taxes	\$ 667,441	\$ 682,053	\$ 14,612
Interest	30,000	33,845	3,845
Total revenues	697,441	715,898	18,457
<b>EXPENDITURES</b>			
Current			
General government	10,950	10,419	531
Debt service			
Principal	320,000	320,000	-
Interest and other charges	361,400	361,400	-
Total expenditures	692,350	691,819	531
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	5,091	24,079	18,988
<b>FUND BALANCE, beginning</b>	303,607	303,607	-
<b>FUND BALANCE, ending</b>	\$ 308,698	\$ 327,686	\$ 18,988

**Supplementary Information**  
(Unaudited)

**Northwoods Road District No. 1**

Debt Service Requirements and Tax Rate Calculations  
 September 30, 2024  
 (Unaudited)

**Debt Service Requirements**

Years Ending September 30,	Outstanding Debt		
	Principal	Interest	Total
2025	\$ 335,000	\$ 347,800	\$ 682,800
2026	345,000	334,400	679,400
2027	360,000	320,600	680,600
2028	380,000	306,200	686,200
2029	390,000	291,000	681,000
2030-2034	2,200,000	1,207,800	3,407,800
2035-2039	2,665,000	732,000	3,397,000
2040-2043	2,020,000	175,400	2,195,400
<b>Total</b>	<b>\$ 8,695,000</b>	<b>\$ 3,715,200</b>	<b>\$ 12,410,200</b>

**Tax Rate Calculations**

Average annual Tax Supported Principal and Interest Requirements, 2025-2043	\$	653,168
\$0.1785 Tax Rate at 99% Collection Produces	\$	653,171
Maximum Tax Supported Principal and Interest Requirements, 2028	\$	686,200
\$0.1876 Tax Rate at 99% Collection Produces	\$	686,316

## Northwoods Road District No. 1

Principal Property Taxpayers

September 30, 2024

(Unaudited)

The following table represents the principal taxpayers within the District, the estimated taxable assessed value of such property, and such property's assessed value as a percentage of the District's 2024/2025 Certified Taxable Valuation of \$369,535,577.

Name of Taxpayer	2024/2025 Taxable Assessed Valuation	% of Total Taxable Assessed Valuation
LTV Enterprises LLC	\$ 4,292,733	1.16%
William & Susann Cunningham	1,281,460	0.35%
Maen M Alradaideh	1,272,715	0.34%
LDJ Interests LLC	1,237,897	0.33%
Dominique & Irvin G Williams	1,190,164	0.32%
Radjendran Govindaswamy & Selvi Radjendran Co		
Trs Rsmr Fam Revoc Trust	1,180,549	0.32%
Vinod Ganesan & Venkat Gayathri	1,150,651	0.31%
Rachel D Foster & Brian C Wells	1,136,410	0.31%
Chet & Clarissa Nicole Bigon	1,133,371	0.31%
Chris T & Sonya I Zagorski	1,125,770	0.30%
<b>Total</b>	\$ 15,001,720	4.05%

### Future Debt

The District does not anticipate the issuance of any additional new money debt. Any such additional new money debt would require separate voter approval. The District, however, may from time to time issue refunding bonds.

**Northwoods Road District No. 1**

Estimated Direct and Overlapping Debt and Taxes

September 30, 2024

(Unaudited)

Taxing Jurisdiction	Total Funded Tax Debt 9/30/2024	Estimated % Applicable	Overlapping Tax Debt 9/30/2024
Northwoods Road District #1	\$ 8,695,000	100%	\$ 8,695,000
Austin Community College District	540,180,000	0.11%	594,198
City of Austin	1,545,395,000	0.16%	2,472,632
Round Rock ISD	660,675,000	0.71%	4,690,793
Upper Brushy Creek WCID	49,920,000	0.00%	-
Williamson County	1,308,835,000	0.37%	4,842,690
Total direct and overlapping funded debt			\$ 21,295,313

Ratio of direct and overlapping debt to taxable assessed valuation 5.76%

Set forth below is an estimation of taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civil association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. All the land located with the District lies within the County. The following chart includes the 2024/2025 taxes per \$100 of assessed valuation levied by all such taxing jurisdictions.

Taxing Jurisdiction	2024/2025 Tax Rates
Northwoods Road District #1	\$ 0.187881
Austin Community College District	0.101300
City of Austin	0.477600
Round Rock ISD	0.893100
Williamson County	0.399999
Total estimated tax bill	\$ 2.059880

# Somerset Hills Road District No. 4

Financial Report

For the Fiscal Year Ended September 30, 2024



**Somerset Hills Road District No. 4**  
Financial Report  
For the Fiscal Year Ended September 30, 2024  
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## Independent Auditor's Report

To the Board of Directors of  
Somerset Hills Road District No. 4

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the financial statements of the governmental activities and each major fund of Somerset Hills Road District No. 4 (the District), a component unit of Williamson County, Texas (the County), 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 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, 2024, and the respective changes in financial position and, where applicable, cash flows 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) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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.

#### Emphasis of Matter

As discussed in Note 1, the financial statements present only the District and do not purport to, and do not, present fairly the financial position of the County, as of September 30, 2024, the changes in its financial position, or, where applicable, its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

#### Responsibilities of Management for the Financial Statements

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

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

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 on pages 5 to 7 and budgetary comparison on page 17 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which 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 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 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 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 Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Supplementary 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 the information.

*Weaver and Tidwell, L.L.P.*

WEAVER AND TIDWELL, L.L.P.

Austin, Texas  
March 31, 2025

# **Financial Section**

## **Somerset Hills Road District No. 4**

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

As management of the Somerset Hills Road District No. 4 (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2024. We encourage readers to consider the information presented here in conjunction with the basic financial statements, which follow this section.

### **Overview of the District**

This District is a political subdivision of the State of Texas created by order of the Williamson County Commissioners Court in February 2008, after holding a public hearing pursuant to Chapter 257 of the Texas Transportation Code. The fund is used to reimburse the developer and Williamson County for its share of the costs associated with construction expenses and land dedication for Ronald Reagan Boulevard from Farm to Market Road 2338 to State Highway 195. The District is governed by a Board comprised of the Williamson County Commissioners Court.

### **Financial Highlights**

- The liabilities of Somerset Hills Road District No. 4 exceeded its assets as of September 30, 2024, by \$15,901,694 (i.e., net deficit).
- The District's total net position decreased by \$2,121,175 during the year.
- Cash and investments equaled \$5,283,186.
- Annual expenses consist of debt service payments and related debt service fees such as paying agent/registrar fees and professional services.
- Issuance of \$5,255,000 in Unlimited Tax Road Bonds with interest rates ranging from 4.00 – 5.00%

### **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) Management's Discussion and Analysis (this section); (2) government-wide financial statements, which include the fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

The financial statements include the statement of net position and governmental funds balance sheet and statement of activities and governmental funds statement of revenues, expenditures and changes in fund balance that present information for the District as a whole and provide an indication of the District's financial health.

The statement of net position presents information showing how the District's net position changed during the fiscal year. 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 and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

For fiscal year 2024, the District's taxable assessed value totaled \$407,123,130 compared to \$276,427,238 in fiscal year 2023. The tax rate will be set after reviewing operating and debt service requirements. The District's primary revenue source is property taxes.

## Somerset Hills Road District No. 4

Management's Discussion and Analysis - Continued  
For the Fiscal Year Ended September 30, 2024

The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The District's funds are governmental funds and, as such, the financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

The financial statements can be found on pages 8 and 9 of this report.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found beginning on page 10 of this report.

### Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. As of September 30, 2024, the District's liabilities exceeded assets by \$15,901,695.

#### Somerset Hills Road District No. 4 Net Position

	2024	2023
Assets	\$ 5,296,798	\$ 2,724,895
Long-term liabilities	21,085,157	16,416,783
Other liabilities	113,335	88,631
Total liabilities	21,198,492	16,505,414
Net position		
Restricted for debt service	183,500	256,201
Unassigned	(16,085,194)	(14,036,720)
<b>TOTAL NET POSITION (DEFICIT)</b>	<b>\$ (15,901,694)</b>	<b>\$ (13,780,519)</b>

Overall, the District had a decrease in net position of \$2,121,175. This decrease is primarily related to the District issuing long-term bonded debt with no payments made as of year-end.

**Somerset Hills Road District No. 4**

Management's Discussion and Analysis - Continued

For the Fiscal Year Ended September 30, 2024

**Somerset Hills Road District No. 4's Change in Net Position**

	<u>2024</u>	<u>2023</u>
Revenues		
General revenues		
Property taxes	\$ 1,178,567	\$ 810,447
Interest	53,626	106,813
Miscellaneous	272	750
Total general revenues	<u>1,232,465</u>	<u>918,010</u>
Expenses		
General government	16,010	498,036
Interest and fiscal charges	968,774	721,316
Total expenses	<u>984,784</u>	<u>1,219,352</u>
Other Financing Uses		
Transfers Out	<u>(2,368,856)</u>	<u>-</u>
Total other financing uses	<u>(2,368,856)</u>	<u>-</u>
Change in net position	(2,121,175)	(301,342)
<b>NET POSITION (DEFICIT), beginning</b>	<u>(13,780,519)</u>	<u>(13,479,177)</u>
<b>NET POSITION (DEFICIT), ending</b>	<u>\$ (15,901,694)</u>	<u>\$ (13,780,519)</u>

The District owes \$21,300,000 to bond holders as of September 30, 2024. Outstanding interest and fiscal charges related to the bond make up the majority of the net position deficit.

**Discussion of Currently Known Facts, Decision or Condition in Fiscal Year 2025**

The property tax base for fiscal year 2025 is \$499,767,143. The tax rate is \$0.29 on each \$100 of taxable value. Approximately 100% of the property tax will be set aside for debt service.

**Requests for Information**

This financial report is designed to provide our citizens with a general overview of the District's finances. If you have any questions about this report or need any additional information, please contact the Williamson County Auditor's Office at (512) 943-1500; 710 Main Street, Suite 301, Georgetown, Texas 78626.

## Somerset Hills Road District No. 4

### Statement of Net Position and Governmental Funds

#### Balance Sheet

September 30, 2024

	General	Debt Service	Totals	Adjustments	Statement of Net Position
<b>ASSETS</b>					
Cash and investments	\$ 5,001,748	\$ 281,438	\$ 5,283,186	\$ -	\$ 5,283,186
Property tax receivable	-	13,612	13,612	-	13,612
<b>TOTAL ASSETS</b>	<b>\$ 5,001,748</b>	<b>\$ 295,050</b>	<b>\$ 5,296,798</b>	<b>\$ -</b>	<b>\$ 5,296,798</b>
<b>LIABILITIES</b>					
Accounts payable	\$ 1,785	\$ 409	\$ 2,194	\$ -	\$ 2,194
Interest payable	-	-	-	111,141	111,141
Non-current liabilities					
Due within one year	-	-	-	596,008	596,008
Due in more than one year	-	-	-	20,489,149	20,489,149
Total liabilities	1,785	409	2,194	21,196,298	21,198,492
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	-	13,530	13,530	(13,530)	-
Total deferred inflows of resources	-	13,530	13,530	(13,530)	-
<b>FUND BALANCE / NET POSITION</b>					
Fund balance					
Restricted for debt service	-	281,111	281,111	(281,111)	
Restricted for construction	4,999,963	-	4,999,963	(4,999,963)	
Total fund balance	4,999,963	281,111	5,281,074	(5,281,074)	
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	<b>\$ 5,001,748</b>	<b>\$ 295,050</b>	<b>\$ 5,296,798</b>		
<b>NET POSITION (DEFICIT)</b>					
Restricted for debt service				183,500	183,500
Unassigned				(16,085,194)	(16,085,194)
<b>TOTAL NET POSITION (DEFICIT)</b>				<b>\$ (15,901,694)</b>	<b>\$ (15,901,694)</b>

The Notes to the Financial Statements are an integral part of this statement.

## Somerset Hills Road District No. 4

### Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance For the Fiscal Year Ended September 30, 2024

	General	Debt Service	Totals	Adjustments	Statement of Activities
<b>EXPENDITURES/EXPENSES</b>					
Current:					
General government	\$ 7,886	\$ 8,124	\$ 16,010	\$ -	\$ 16,010
Debt service					
Principal	-	545,000	545,000	(545,000)	-
Interest and other charges	217,626	721,593	939,219	29,555	968,774
Total expenditures / expenses	225,512	1,274,717	1,500,229	(515,445)	984,784
<b>GENERAL REVENUES</b>					
Property taxes	-	1,174,184	1,174,184	4,383	1,178,567
Interest	8,789	44,837	53,626	-	53,626
Miscellaneous	-	272	272	-	272
Total general revenues	8,789	1,219,293	1,228,082	4,383	1,232,465
<b>DEFICIENCY OF REVENUES UNDER EXPENDITURES</b>					
	(216,723)	(55,424)	(272,147)	519,828	247,681
<b>OTHER FINANCING SOURCES (USES)</b>					
Issuance of long-term debt	5,254,150	850	5,255,000	(5,255,000)	-
Discount of issuance of long-term debt	(48,671)	-	(48,671)	48,671	-
Transfers Out	(2,368,856)		(2,368,856)	-	(2,368,856)
Total other financing sources (uses)	2,836,623	850	2,837,473	(5,206,329)	(2,368,856)
<b>CHANGES IN FUND BALANCE / NET POSITION</b>					
	2,619,900	(54,574)	2,565,326	(4,686,501)	(2,121,175)
<b>FUND BALANCE / NET POSITION, (DEFICIT), beginning of year</b>					
	2,380,063	335,685	2,715,748	(16,496,267)	(13,780,519)
<b>FUND BALANCE / NET POSITION (DEFICIT), end of year</b>					
	<u>\$ 4,999,963</u>	<u>\$ 281,111</u>	<u>\$ 5,281,074</u>	<u>\$ (21,182,768)</u>	<u>\$ (15,901,694)</u>

The Notes to the Financial Statements are an integral part of this statement.

## **Somerset Hills Road District No. 4**

### Notes to the Financial Statements

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

##### **Reporting Entity**

Chapter 257 of the Texas Transportation Code and Chapter 1471, Texas Government Code allow a commissioners court of a county to establish one or more road districts in the county. A road district created pursuant to the Act is a political subdivision and a body corporate of the State of Texas. The Somerset Hills Road District No. 4 (the District) was created by order of the Williamson County Commissioners Court in February 2008, in accordance with the Texas Government Code and Article III, Section 52 of the Texas Constitution.

The District is governed by the Williamson County Commissioners Court and is a component unit of Williamson County.

On May 10, 2008, the District's voters authorized the issuance of unlimited tax bonds for the purpose of reimbursing the developer for the construction costs of developing roads within the District. The District issues unlimited tax bonds to reimburse the developer after each construction project is completed. The bonds are payable from property taxes.

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

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the District. *Governmental activities* are supported by property taxes and investment revenue.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function. *Program revenue* includes 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Property taxes and other items not properly included among program revenue are reported instead as *general revenue*.

The government-wide and fund financial statements are provided for the governmental funds of the District with a column for adjustments between the two statements.

##### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

## Somerset Hills Road District No. 4

### Notes to the Financial Statements

The District reports the following major governmental funds:

The **General Fund** is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **Debt Service Fund** accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

### **Assets, Liabilities and Net Position or Equity**

#### Cash and Investments

Investments for the District are reported at fair market value. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

#### Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which approximates the interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, 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.

#### Fund Equity

The District has adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Government Fund Type Definitions* (GASB 54). The objective of the statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing government fund type definitions. The statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications, under GASB 54 are non-spendable, restricted for, committed to, assigned and unassigned. These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of constraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

In accordance with GASB 54, the District classifies governmental fund balances as follows:

#### Restricted

Includes fund balance amounts that are constrained for specific purposes, which are externally imposed by providers, such as creditors, or amount restricted due to constitutional provisions or enabling legislation.

## Somerset Hills Road District No. 4

### Notes to the Financial Statements

#### Unassigned

Includes residual positive fund balance within the General Fund, which has not been classified within the other above-mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

When both restricted and unassigned resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

#### Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislations adopted by the District or through external restrictions imposed by creditors or laws or regulations of other governments.

#### 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 and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

## Note 2. Stewardship and Accountability

### Deficit Net Position

A net position deficit of \$15,901,694 exists in governmental activities as of September 30, 2024. This deficit is the result of the District issuing bonds to finance the construction of roads that will be contributed to City of Georgetown. As of September 30, 2024, the amount of bonds outstanding will be used to finance construction of assets and pay debt service.

## Note 3. Reconciliation of Government-Wide and Fund Financial Statements

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

Fund balance - governmental funds	\$ 5,281,074
Property taxes are not recognized until collected in the governmental funds	13,530
Accrued interest on bonds payable is not payable with current financial resources and is not reported in the funds	(111,141)
Long-term obligations are not due and payable in the current period and are not reported in the funds	<u>(21,085,157)</u>
<b>Net position (deficit) of governmental activities</b>	<b><u><u>\$ (15,901,694)</u></u></b>

**Somerset Hills Road District No. 4**

Notes to the Financial Statements

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

Change in fund balance - governmental funds	\$ 2,565,326
Property taxes are not recognized until collected in the governmental funds	4,383
Some expenses reported in the statement of activities do not require the use of current financial resources	(29,555)
Principal payments on long-term obligations are expensed in the funds but reduce the balance of these obligations payable in the statement of net position	545,000
The issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, the governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt related items.	<u>(5,206,329)</u>
<b>Change in net position of governmental activities</b>	<u><u>\$ (2,121,175)</u></u>

**Note 4. Investments**

As of September 30, 2024, the District had the following investments:

<u>Investment Type</u>	<u>Amortized Cost</u>	<u>Weighted Average Maturity (Days)</u>
LOGIC	<u>\$ 5,282,032</u>	47
<b>Total investments</b>	<u><u>\$ 5,282,032</u></u>	

The District's investment in LOGIC (the Pool), which is a 2a7-like pool recorded at amortized cost. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission (SEC) as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

LOGIC is duly chartered by the State of Texas Interlocal Cooperation Act, is administered by Hilltop Securities, Inc. and J.P. Morgan Investment Management, Inc. (JPMIM), and managed by JPMIM, who provides custody and investment management.

## Somerset Hills Road District No. 4

### Notes to the Financial Statements

LOGIC's investment objectives are to seek preservation of principal, liquidity, and current income through investment in a diversified portfolio of short-term marketable securities. The portfolio will maintain a dollar-weighted average maturity that does not exceed 60 days and seeks to maintain a net asset value of \$1.00 per share. LOGIC may invest in securities including: obligations of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; other obligations which are unconditionally guaranteed or insured by the U.S.; fully collateralized repurchase agreements with a defined termination date and unconditionally guaranteed or insured by the U.S. or its agencies and instrumentalities; SEC-registered money-market fund rated in the highest rating category by at least one nationally recognized statistical rating organization (NRSRO); and commercial paper as authorized under the Public Funds Investment Act. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

#### Interest Rate Risk

In accordance with its investment policy, the District manages its exposure to declines in fair market values by limiting the average dollar weighted maturity of its investment portfolios to a maximum of 180 days.

#### Credit Risk

It is the District's policy to limit its investments to investment types with an investment quality rating not less than A or its equivalent by a nationally recognized statistical rating organization. LOGIC was rated AAA by Standard & Poor's Investors Service.

#### Note 5. Long-term Obligations

The following is a summary of the long-term liability transactions of the District for the year ended September 30, 2024:

Governmental Activities	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Unlimited tax bonds	\$ 16,590,000	\$ 5,255,000	\$ (545,000)	\$ 21,300,000	\$ 605,000
Discount on issuance of bonds	(173,217)	(48,671)	7,045	(214,843)	(8,992)
<b>Governmental activities long-term liabilities</b>	<b>\$ 16,416,783</b>	<b>\$ 5,206,329</b>	<b>\$ (537,955)</b>	<b>\$ 21,085,157</b>	<b>\$ 596,008</b>

## Somerset Hills Road District No. 4

### Notes to the Financial Statements

Issue Date	Description	Maturity	Original Amount	Interest Rate	Coupon Date	Outstanding Balance
9/29/2020	Unlimited Tax Road Bonds, Series 2020	8/15/2045	\$ 1,335,000	1.5 - 3.1%	2/15, 8/15	\$ 1,170,000
9/29/2020	Unlimited Tax Road Bonds Taxable, Series 2020	8/15/2045	2,555,000	2.45 - 5.15%	2/15, 8/15	2,280,000
9/14/2021	Unlimited Tax Road Bonds, Series 2021	8/15/2046	2,045,000	1.45 - 3.0%	2/15, 8/15	1,915,000
9/14/2021	Unlimited Tax Road Bonds Taxable, Series 2021	8/15/2046	3,805,000	2.45 - 4.9%	2/15, 8/15	3,605,000
9/13/2022	Unlimited Tax Road Bonds Taxable, Series 2022	8/15/2047	4,750,000	3.9 - 5.5%	2/15, 8/15	4,635,000
9/12/2023	Unlimited Tax Road Bonds Taxable, Series 2023	8/15/2048	2,595,000	5.125-5.5%	2/15, 8/15	2,440,000
9/1/2024	Unlimited Tax Road Bonds Taxable, Series 2024	8/15/2049	5,255,000	4.00-5.00%	2/15, 8/15	5,255,000

Long-term debt of the District consists of various issues of General Obligation Bonds. General Obligation Bonds require voter approval at a public election before issuance. The bonds constitute direct obligations of the District payable from ad valorem taxes levied upon all taxable property located within the District.

In September 2024, the District issued \$5,255,000 in Unlimited Taxable Road Bonds. The bonds constitute direct obligations of the District, payable from ad valorem taxes levied upon all taxable property located within the Road District. Interest at rates ranging from 4.00% to 5.00% are payable on February 15 and August 15 of each year.

Annual debt service requirements to maturity for general obligation bonds are as follows:

Years Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2025	\$ 605,000	\$ 909,893	\$ 1,514,893
2026	605,000	908,573	1,513,573
2027	615,000	886,397	1,501,397
2028	635,000	863,314	1,498,314
2029	665,000	838,942	1,503,942
2030-2034	3,765,000	3,780,923	7,545,923
2035-2039	4,610,000	2,919,892	7,529,892
2040-2044	5,750,000	1,783,306	7,533,306
2045-2049	4,050,000	450,548	4,500,548
<b>Total</b>	<b>\$ 21,300,000</b>	<b>\$ 13,341,788</b>	<b>\$ 34,641,788</b>

## **Required Supplementary Information**

**Somerset Hills Road District No. 4**

Statement of Revenue, Expenditures and Changes in Fund Balance –  
 Budget and Actual  
 Debt Service Fund  
 For the Fiscal Year Ended September 30, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual</u>	<b>Variance Positive (Negative)</b>
<b>REVENUES</b>				
Property taxes	\$ 1,174,726	\$ 1,174,726	\$ 1,174,184	\$ (542)
Interest	43,000	43,000	44,837	1,837
Miscellaneous	-	-	272	272
Total revenues	<u>1,217,726</u>	<u>1,217,726</u>	<u>1,219,293</u>	<u>1,567</u>
<b>EXPENDITURES</b>				
Current				
General government	12,200	12,200	8,124	4,076
Debt service				
Principal	390,000	545,000	545,000	-
Interest and other charges	594,276	722,193	721,593	600
Total expenditures	<u>996,476</u>	<u>1,279,393</u>	<u>1,274,717</u>	<u>4,676</u>
<b>DEFICIENCY OF REVENUES UNDER EXPENDITURES</b>	221,250	(61,667)	(55,424)	6,243
<b>OTHER FINANCING SOURCES</b>				
Issuance of long-term debt	-	-	850	850
Net change in fund balance	221,250	(61,667)	(54,574)	7,093
<b>FUND BALANCE, beginning</b>	<u>335,685</u>	<u>335,685</u>	<u>335,685</u>	<u>-</u>
<b>FUND BALANCE, ending</b>	<u>\$ 556,935</u>	<u>\$ 274,018</u>	<u>\$ 281,111</u>	<u>\$ 7,093</u>

**Supplementary Information**  
(Unaudited)

**Somerset Hills Road District No. 4**

Debt Service Requirements and Tax Rate Calculations

September 30, 2024

(Unaudited)

**Debt Service Requirements**

Years Ending September 30,	Outstanding Debt		
	Principal	Interest	Total
2025	\$ 605,000	\$ 909,893	\$ 1,514,893
2026	605,000	908,573	1,513,573
2027	615,000	886,397	1,501,397
2028	635,000	863,314	1,498,314
2029	665,000	838,942	1,503,942
2030-2034	3,765,000	3,780,923	7,545,923
2035-2039	4,610,000	2,919,892	7,529,892
2040-2044	5,750,000	1,783,306	7,533,306
2045-2049	4,050,000	450,548	4,500,548
<b>Total</b>	<b>\$ 21,300,000</b>	<b>\$ 13,341,788</b>	<b>\$ 34,641,788</b>

**Tax Rate Calculations**

Average annual Tax Supported Principal and Interest Requirements, 2025-2049	\$ 1,385,671
\$0.2801 Tax Rate at 99% Collection Produces	\$ 1,385,701
Maximum Tax Supported Principal and Interest Requirements, 2025	\$ 1,514,893
\$0.3062 Tax Rate at 99% Collection Produces	\$ 1,514,935

**Somerset Hills Road District No. 4**

Principal Property Taxpayers

September 30, 2024

(Unaudited)

The following table represents the principal taxpayers within the District, the estimated taxable assessed value of such property, and such property's assessed value as a percentage of the District's 2024/2025 Certified Taxable Valuation of \$499,767,143.

Name of Taxpayer	2024/2025 Taxable Assessed Valuation	% of Total Taxable Assessed Valuation
Pulte Homes of Texas LP	\$ 17,111,232	3.42%
Arroyo Cap III-2 LLC	7,434,119	1.49%
Sun City Georgetown Community Association, Inc.	2,257,337	0.45%
Mercedes N Christman Trustee of the Christman Family Trust	1,322,318	0.26%
Aaronson Tierra LLC & Furman Tierra LLC	1,146,814	0.23%
Kim H & Ann Therese Eckert	820,458	0.16%
<b>Total</b>	\$ 30,092,278	6.01%

**Somerset Hills Road District No. 4**

Estimated Direct and Overlapping Debt and Taxes

September 30, 2024

(Unaudited)

Taxing Jurisdiction	Total Funded Tax Debt 9/30/2024	Estimated % Applicable	Overlapping Tax Debt 9/30/2024
Somerset Hills Road District #4	\$ 21,300,000	100%	\$ 21,300,000
Georgetown ISD	899,940,000	2.20%	19,798,680
City of Georgetown	442,330,000	2.73%	12,075,609
Jarrell ISD	282,454,810	1.00%	2,824,548
Williamson County	1,308,835,000	0.38%	4,973,573
Total direct and overlapping funded debt			<u>\$ 58,147,862 <sup>1</sup></u>

Ratio of direct and overlapping debt to taxable assessed valuation 11.63% <sup>1</sup>

Set forth below is an estimation of taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civil association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. All the land located with the District lies within the County. The following chart includes the 2024/2025 taxes per \$100 of assessed valuation levied by all such taxing jurisdictions.

Taxing Jurisdiction	2024/2025 Tax Rates
Somerset Hills Road District #4	\$ 0.290000
Georgetown ISD	1.054400
City of Georgetown	0.364700
Williamson County	0.399999
Total estimated tax bill	<u>\$ 2.109099 <sup>1</sup></u>

<sup>1</sup> Excludes Jarrell ISD overlapping debt in order to avoid double-counting of debt

# Somerset Hills Road District No. 3

Financial Report

For the Fiscal Year Ended September 30, 2024



**Somerset Hills Road District No. 3**  
Financial Report  
For the Fiscal Year Ended September 30, 2024  
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## Independent Auditor's Report

To the Board of Directors of  
Somerset Hills Road District No. 3

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the financial statements of the governmental activities and each major fund of Somerset Hills Road District No. 3 (the District), a component unit of Williamson County, Texas (the County), 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 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, 2024, and the respective changes in financial position and, where applicable, cash flows 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) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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.

#### Emphasis of Matter

As discussed in Note 1, the financial statements present only the District and do not purport to, and do not, present fairly the financial position of the County, as of September 30, 2024, the changes in its financial position, or, where applicable, its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

#### Responsibilities of Management for the Financial Statements

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

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

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 on pages 5 to 7 and budgetary comparison on page 17 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which 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 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 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 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 Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Supplementary 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 the information.

*Weaver and Tidwell, L.L.P.*

WEAVER AND TIDWELL, L.L.P.

Austin, Texas  
March 31, 2025

# **Financial Section**

## **Somerset Hills Road District No. 3**

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

As management of the Somerset Hills Road District No. 3 (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2024. We encourage readers to consider the information presented here in conjunction with the basic financial statements, which follow this section.

### **Overview of the District**

This District is a political subdivision of the State of Texas created by order of the Williamson County Commissioners Court in February 2008, after holding a public hearing pursuant to Chapter 257 of the Texas Transportation Code. The fund is used to reimburse the developer and Williamson County for its share of the costs associated with construction expenses and land dedication for Ronald Reagan Boulevard from Farm to Market Road 2338 to State Highway 195. The District is governed by a Board comprised of the Williamson County Commissioners Court.

### **Financial Highlights**

- The liabilities of Somerset Hills Road District No. 3 exceeded its assets as of September 30, 2024, by \$3,438,786 (i.e., net deficit).
- The District's total net position decreased by \$2,502,783 during the year.
- Cash and investments equaled \$3,000,610.
- Annual expenses consist of debt service payments and related debt service fees such as paying agent/registrar fees and professional services.
- Issuance of \$1,600,000 in Unlimited Tax Road Bonds with interest rates ranging from 4.0-5.0%
- Issuance of \$1,315,000 in Unlimited Tax Road Bonds with interest rates ranging from 5.00%

### **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) Management's Discussion and Analysis (this section); (2) government-wide financial statements, which include the fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

The financial statements include the statement of net position and governmental funds balance sheet and statement of activities and governmental funds statement of revenues, expenditures and changes in fund balance that present information for the District as a whole and provide an indication of the District's financial health.

The statement of net position presents information showing how the District's net position changed during the fiscal year. 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 and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

### Somerset Hills Road District No. 3

Management's Discussion and Analysis - Continued

For the Fiscal Year Ended September 30, 2024

In fiscal year 2024, the District's taxable assessed value totaled \$98,731,569 compared to \$60,162,522 in fiscal year 2023. The tax rate is set after reviewing operating and debt service requirements. The District's primary revenue source is property taxes.

The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The District's funds are governmental funds and, as such, the financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

The financial statements can be found on pages 8 and 9 of this report.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found beginning on page 10 of this report.

#### Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. As of September 30, 2024, the District's liabilities exceeded assets by \$3,438,786.

#### Somerset Hills Road District No. 3 Net Position

	2024	2023
Assets	\$ 3,000,610	\$ 2,602,544
Long-term liabilities	6,394,254	3,515,000
Other liabilities	45,142	23,547
Total liabilities	6,439,396	3,538,547
Net position		
Restricted for debt service	271,082	185,033
Unassigned	(3,709,868)	(1,121,036)
<b>TOTAL NET POSITION (DEFICIT)</b>	<b>\$ (3,438,786)</b>	<b>\$ (936,003)</b>

Overall, the District had a decrease in net position of \$2,502,783. This decrease is primarily related to the District issuing long-term bonded debt with no payments made as of year-end.

**Somerset Hills Road District No. 3**

Management's Discussion and Analysis - Continued

For the Fiscal Year Ended September 30, 2024

**Somerset Hills Road District No. 3's Change in Net Position**

	2024	2023
Revenues		
General revenues		
Property taxes	\$ 287,893	\$ -
Interest	23,651	4,268
Miscellaneous	249	-
Total general revenues	311,793	4,268
Expenses		
General government	11,050	722,607
Interest and fiscal charges	422,677	217,664
Total expenses	433,727	940,271
Other Financing Uses		
Transfers Out	(2,380,849)	-
Total other financing uses	(2,380,849)	-
Change in net position	(2,502,783)	(936,003)
<b>NET POSITION (DEFICIT), beginning</b>	(936,003)	-
<b>NET POSITION (DEFICIT), ending</b>	<b>\$ (3,438,786)</b>	<b>\$ (936,003)</b>

The District owes \$6,430,000 to bond holders as of September 30, 2024. Outstanding interest and fiscal charges related to the bond make up the majority of the net position deficit.

**Discussion of Currently Known Facts, Decision or Condition in Fiscal Year 2025**

The property tax base for fiscal year 2025 is \$170,524,314. The tax rate is \$0.29 on each \$100 of taxable value. Approximately 100% of the property tax will be set aside for debt service.

**Requests for Information**

This financial report is designed to provide our citizens with a general overview of the District's finances. If you have any questions about this report or need any additional information, please contact the Williamson County Auditor's Office at (512) 943-1500; 710 Main Street, Suite 301, Georgetown, Texas 78626.

### Somerset Hills Road District No. 3

Statement of Net Position and Governmental Funds  
Balance Sheet  
September 30, 2024

	General	Debt Service	Totals	Adjustments	Statement of Net Position
<b>ASSETS</b>					
Cash and investments	\$ 2,687,355	\$ 313,255	\$ 3,000,610	\$ -	\$ 3,000,610
<b>Total assets</b>	<u>2,687,355</u>	<u>313,255</u>	<u>3,000,610</u>	<u>-</u>	<u>3,000,610</u>
<b>TOTAL ASSETS</b>	<u>\$ 2,687,355</u>	<u>\$ 313,255</u>	<u>\$ 3,000,610</u>	<u>\$ -</u>	<u>\$ 3,000,610</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 2,969	\$ 410	\$ 3,379	\$ -	\$ 3,379
Interest payable	-	-	-	41,763	41,763
Non-current liabilities					
Due within one year	-	-	-	145,000	145,000
Due in more than one year	-	-	-	6,249,254	6,249,254
<b>Total liabilities</b>	<u>2,969</u>	<u>410</u>	<u>3,379</u>	<u>6,436,017</u>	<u>6,439,396</u>
<b>FUND BALANCE / NET POSITION</b>					
Fund balance					
Restricted for debt service	-	312,845	312,845	(312,845)	
Restricted for construction	2,684,386	-	2,684,386	(2,684,386)	
<b>Total fund balance</b>	<u>2,684,386</u>	<u>312,845</u>	<u>2,997,231</u>	<u>(2,997,231)</u>	
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	<u>\$ 2,687,355</u>	<u>\$ 313,255</u>	<u>\$ 3,000,610</u>		
<b>NET POSITION (DEFICIT)</b>					
Restricted for debt service				271,082	271,082
Unassigned				(3,709,868)	(3,709,868)
<b>TOTAL NET POSITION (DEFICIT)</b>				<u>\$ (3,438,786)</u>	<u>\$ (3,438,786)</u>

The Notes to the Financial Statements are an integral part of this statement.

### Somerset Hills Road District No. 3

Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance For the Fiscal Year Ended September 30, 2024

	<u>General</u>	<u>Debt Service</u>	<u>Totals</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES/EXPENSES</b>					
Current:					
General government	\$ 8,669	\$ 2,381	\$ 11,050	\$ -	\$ 11,050
Debt service					
Interest and other charges	199,067	205,394	404,461	18,216	422,677
Total expenditures / expenses	<u>207,736</u>	<u>207,775</u>	<u>415,511</u>	<u>18,216</u>	<u>433,727</u>
<b>GENERAL REVENUES</b>					
Property taxes	-	287,893	287,893		287,893
Interest	5,057	18,594	23,651	-	23,651
Miscellaneous	-	249	249	-	249
Total general revenues	<u>5,057</u>	<u>306,736</u>	<u>311,793</u>	<u>-</u>	<u>311,793</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER(UNDER) EXPENDITURES</b>	(202,679)	98,961	(103,718)	(18,216)	(121,934)
<b>OTHER FINANCING SOURCES (USES)</b>					
Issuance of long-term debt	2,909,696	5,304	2,915,000	(2,915,000)	-
Discount of issuance of long-term debt	(35,746)	-	(35,746)	35,746	-
Transfers Out	(2,380,849)	-	(2,380,849)	-	(2,380,849)
Total other financing sources (uses)	<u>493,101</u>	<u>5,304</u>	<u>498,405</u>	<u>(2,879,254)</u>	<u>(2,380,849)</u>
<b>CHANGES IN FUND BALANCE / NET POSITION</b>	290,422	104,265	394,687	(2,897,470)	(2,502,783)
<b>FUND BALANCE / NET POSITION, (DEFICIT), beginning of year</b>	<u>2,393,964</u>	<u>208,580</u>	<u>2,602,544</u>	<u>(3,538,547)</u>	<u>(936,003)</u>
<b>FUND BALANCE / NET POSITION (DEFICIT), end of year</b>	<u>\$ 2,684,386</u>	<u>\$ 312,845</u>	<u>\$ 2,997,231</u>	<u>\$ (6,436,017)</u>	<u>\$ (3,438,786)</u>

The Notes to the Financial Statements are an integral part of this statement.

## **Somerset Hills Road District No. 3**

### Notes to the Financial Statements

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

##### **Reporting Entity**

Chapter 257 of the Texas Transportation Code and Chapter 1471, Texas Government Code allow a commissioners court of a county to establish one or more road districts in the county. A road district created pursuant to the Act is a political subdivision and a body corporate of the State of Texas. The Somerset Hills Road District No. 3 (the District) was created by order of the Williamson County Commissioners Court in February 2008, in accordance with the Texas Government Code and Article III, Section 52 of the Texas Constitution.

The District is governed by the Williamson County Commissioners Court and is a component unit of Williamson County.

On May 10, 2008, the District's voters authorized the issuance of unlimited tax bonds for the purpose of reimbursing the developer for the construction costs of developing roads within the District. The District issues unlimited tax bonds to reimburse the developer after each construction project is completed. The bonds are payable from property taxes.

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

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the District. *Governmental activities* are supported by property taxes and investment revenue.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function. *Program revenue* includes 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Property taxes and other items not properly included among program revenue are reported instead as *general revenue*.

The government-wide and fund financial statements are provided for the governmental funds of the District with a column for adjustments between the two statements.

##### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

## Somerset Hills Road District No. 3

### Notes to the Financial Statements

The District reports the following major governmental funds:

The **General Fund** is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **Debt Service Fund** accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

### **Assets, Liabilities and Net Position or Equity**

#### Cash and Investments

Investments for the District are reported at fair market value. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

#### Receivables and Payables

Property taxes are levied on October 1 and attach as an enforceable lien on property as of January 1. Statements are mailed on October 1, or as soon thereafter as possible, and are due upon receipt. All unpaid taxes become delinquent if not paid before February 1 of the following year. Governmental funds report deferred revenue in connection with receivables for revenue that is not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned.

#### Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which approximates the interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, 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.

#### Fund Equity

The District has adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Government Fund Type Definitions* (GASB 54). The objective of the statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing government fund type definitions. The statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications, under GASB 54 are non-spendable, restricted for, committed to, assigned and unassigned. These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of constraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

### Somerset Hills Road District No. 3

#### Notes to the Financial Statements

In accordance with GASB 54, the District classifies governmental fund balances as follows:

Restricted

Includes fund balance amounts that are constrained for specific purposes, which are externally imposed by providers, such as creditors, or amount restricted due to constitutional provisions or enabling legislation.

Unassigned

Includes residual positive fund balance within the General Fund, which has not been classified within the other above-mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

When both restricted and unassigned resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislations adopted by the District or through external restrictions imposed by creditors or laws or regulations of other governments.

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 and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

### Note 2. Stewardship and Accountability

#### Deficit Net Position

A net position deficit of \$3,438,786 exists in governmental activities as of September 30, 2024. This deficit is the result of the District issuing bonds to finance the construction of roads that will be contributed to City of Georgetown. As of September 30, 2024, the amount of bonds outstanding will be used to finance construction of assets and pay debt service.

### Note 3. Reconciliation of Government-Wide and Fund Financial Statements

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

Fund balance - governmental funds	\$ 2,997,231
Accrued interest on bonds payable is not payable with current financial resources and is not reported in the funds	(41,763)
Long-term obligations are not due and payable in the current period and are not reported in the funds	<u>(6,394,254)</u>
<b>Net position (deficit) of governmental activities</b>	<b><u>\$ (3,438,786)</u></b>

### Somerset Hills Road District No. 3

#### Notes to the Financial Statements

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

Change in fund balance - governmental funds	\$ 394,687
Some expenses reported in the statement of activities do not require the use of current financial resources	(18,216)
The issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, the governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt related items.	<u>(2,879,254)</u>
<b>Change in net position of governmental activities</b>	<b><u><u>\$ (2,502,783)</u></u></b>

#### Note 4. Investments

As of September 30, 2024, the District had the following investments:

<u>Investment Type</u>	<u>Amortized Cost</u>	<u>Weighted Average Maturity (Days)</u>
LOGIC	\$ 3,000,610	47
<b>Total investments</b>	<b><u><u>\$ 3,000,610</u></u></b>	

The District's investment in LOGIC (the Pool), which is a 2a7-like pool recorded at amortized cost. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission (SEC) as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

LOGIC is duly chartered by the State of Texas Interlocal Cooperation Act, is administered by Hilltop Securities, Inc. and J.P. Morgan Investment Management, Inc. (JPMIM), and managed by JPMIM, who provides custody and investment management.

### Somerset Hills Road District No. 3

#### Notes to the Financial Statements

LOGIC's investment objectives are to seek preservation of principal, liquidity, and current income through investment in a diversified portfolio of short-term marketable securities. The portfolio will maintain a dollar-weighted average maturity that does not exceed 60 days and seeks to maintain a net asset value of \$1.00 per share. LOGIC may invest in securities including: obligations of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; other obligations which are unconditionally guaranteed or insured by the U.S.; fully collateralized repurchase agreements with a defined termination date and unconditionally guaranteed or insured by the U.S. or its agencies and instrumentalities; SEC-registered money-market fund rated in the highest rating category by at least one nationally recognized statistical rating organization (NRSRO); and commercial paper as authorized under the Public Funds Investment Act. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

#### Interest Rate Risk

In accordance with its investment policy, the District manages its exposure to declines in fair market values by limiting the average dollar weighted maturity of its investment portfolios to a maximum of 180 days.

#### Credit Risk

It is the District's policy to limit its investments to investment types with an investment quality rating not less than A or its equivalent by a nationally recognized statistical rating organization. LOGIC was rated AAA by Standard & Poor's Investors Service.

#### Note 5. Long-term Obligations

The following is a summary of the long-term liability transactions of the District for the year ended September 30, 2024:

Governmental Activities	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Unlimited tax bonds	\$ 3,515,000	\$ 2,915,000	\$ -	\$ 6,430,000	\$ 145,000
Discount on issuance of bonds	-	(35,746)	-	(35,746)	-
<b>Governmental activities long-term liabilities</b>	<b>\$ 3,515,000</b>	<b>\$ 2,879,254</b>	<b>\$ -</b>	<b>\$ 6,394,254</b>	<b>\$ 145,000</b>

Issue Date	Description	Maturity	Original Amount	Interest Rate	Coupon Date	Outstanding Balance
9/12/2023	Unlimited Tax Road Bonds, Series 2023	8/15/2048	\$ 850,000	4.0-4.9%	2/15, 8/15	\$ 850,000
9/12/2023	Unlimited Tax Road Bonds Taxable, Series 2023	8/15/2048	2,665,000	5.85%-7.2%	2/15, 8/15	2,665,000
9/19/2024	Unlimited Tax Road Bonds, Series 2024	8/15/2049	1,600,000	4.0-5.0%	2/15, 8/15	1,600,000
9/19/2024	Unlimited Tax Road Bonds Taxable, Series 2024	8/15/2049	1,315,000	5.00%	2/15, 8/15	1,315,000

### Somerset Hills Road District No. 3

#### Notes to the Financial Statements

Long-term debt of the District consists of various issues of General Obligation Bonds. General Obligation Bonds require voter approval at a public election before issuance. The bonds constitute direct obligations of the District payable from ad valorem taxes levied upon all taxable property located within the District.

In September 2024, the District issued \$1,600,000 in Unlimited Tax Road Bonds and \$1,315,000 in Unlimited Taxable Road Bonds. The bonds constitute direct obligations of the District, payable from ad valorem taxes levied upon all taxable property located within the Road District. Interest at rates ranging from 4.0-5.0% and 5.00% are payable on February 15 and August 15 of each year.

Annual debt service requirements to maturity for general obligation bonds are as follows:

Years Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2025	\$ 145,000	\$ 347,204	\$ 492,204
2026	145,000	352,740	497,740
2027	150,000	345,148	495,148
2028	155,000	337,355	492,355
2029	160,000	329,270	489,270
2030-2034	950,000	1,511,285	2,461,285
2035-2039	1,235,000	1,230,828	2,465,828
2040-2044	1,625,000	840,133	2,465,133
2045-2049	1,865,000	302,341	2,167,341
<b>Total</b>	<b>\$ 6,430,000</b>	<b>\$ 5,596,304</b>	<b>\$ 12,026,304</b>

## **Required Supplementary Information**

**Somerset Hills Road District No. 3**

Statement of Revenue, Expenditures and Changes in Fund Balance –  
 Budget and Actual  
 Debt Service Fund  
 For the Fiscal Year Ended September 30, 2024

	<u>Original</u>	<u>Final</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<b>REVENUES</b>				
Property taxes	\$ 293,352	\$ 293,352	\$ 287,893	\$ (5,459)
Interest	6,000	6,000	18,594	12,594
Miscellaneous	-	-	249	249
Total revenues	<u>299,352</u>	<u>299,352</u>	<u>306,736</u>	<u>7,384</u>
<b>EXPENDITURES</b>				
Current				
General government	-	10,900	2,381	8,519
Debt service				
Interest and other charges	-	205,794	205,394	400
Total expenditures	<u>-</u>	<u>216,694</u>	<u>207,775</u>	<u>8,919</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	299,352	82,658	98,961	16,303
<b>OTHER FINANCING SOURCES</b>				
Issuance of long-term debt	-	-	5,304	5,304
Net change in fund balance	299,352	82,658	104,265	21,607
<b>FUND BALANCE, beginning</b>	<u>208,580</u>	<u>208,580</u>	<u>208,580</u>	<u>-</u>
<b>FUND BALANCE, ending</b>	<u>\$ 507,932</u>	<u>\$ 291,238</u>	<u>\$ 312,845</u>	<u>\$ 21,607</u>

**Supplementary Information**  
(Unaudited)

**Somerset Hills Road District No. 3**

Debt Service Requirements and Tax Rate Calculations

September 30, 2024

(Unaudited)

**Debt Service Requirements**

Years Ending September 30,	Outstanding Debt		
	Principal	Interest	Total
2025	\$ 145,000	\$ 347,204	\$ 492,204
2026	145,000	352,740	497,740
2027	150,000	345,148	495,148
2028	155,000	337,355	492,355
2029	160,000	329,270	489,270
2030-2034	950,000	1,511,285	2,461,285
2035-2039	1,235,000	1,230,828	2,465,828
2040-2044	1,625,000	840,133	2,465,133
2045-2049	1,865,000	302,341	2,167,341
<b>Total</b>	<b>\$ 6,430,000</b>	<b>\$ 5,596,304</b>	<b>\$ 12,026,304</b>

**Tax Rate Calculations**

Average annual Tax Supported Principal and Interest Requirements, 2025-2049	\$ 481,052
\$0.2908 Tax Rate at 97% Collection Produces	\$ 481,058
Maximum Tax Supported Principal and Interest Requirements, 2026	\$ 497,740
\$0.3009 Tax Rate at 97% Collection Produces	\$ 497,764

**Somerset Hills Road District No. 3**

Principal Property Taxpayers

September 30, 2024

(Unaudited)

The following table represents the principal taxpayers within the District, the estimated taxable assessed value of such property, and such property's assessed value as a percentage of the District's 2024/2025 Certified Taxable Valuation of \$170,524,314.

Name of Taxpayer	2024/2025 Taxable Assessed Valuation	% of Total Taxable Assessed Valuation
Georgetown JV Owner LP	\$ 47,483,314	27.85%
Richmond American Homes of Texas, Inc.	4,470,246	2.62%
Sitterle Homes Austin LLC	4,105,653	2.41%
Highland Village Georgetown LP	2,994,108	1.76%
Pulte Homes of Texas LP	2,783,809	1.63%
DFH Coventry LLC	1,901,580	1.12%
McGuyer Land Holdings LLC	1,610,480	0.94%
Thomas P. & Kimberley D. Wooden	1,016,386	0.60%
Joseph & Terri Core	1,005,433	0.59%
Amy Michelle Perez & Ramon Leonardo Perez Villarreal	990,631	0.58%
<b>Total</b>	<b>\$ 68,361,640</b>	<b>40.09%</b>

**Somerset Hills Road District No. 3**

Estimated Direct and Overlapping Debt and Taxes

September 30, 2024

(Unaudited)

Taxing Jurisdiction	Total Funded Tax Debt 9/30/2024	Estimated % Applicable	Overlapping Tax Debt 9/30/2024
Somerset Hills Road District #3	\$ 6,430,000	100%	\$ 6,430,000
Georgetown ISD	899,940,000	0.75%	6,749,550
Williamson County	1,308,835,000	0.13%	1,701,486
Total direct and overlapping funded debt			<u>\$ 14,881,036</u>

Ratio of direct and overlapping debt to taxable assessed valuation 8.73%

Set forth below is an estimation of taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civil association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. All the land located with the District lies within the County. The following chart includes the 2024/2025 taxes per \$100 of assessed valuation levied by all such taxing jurisdictions.

Taxing Jurisdiction	2024/2025 Tax Rates
Somerset Hills Road District #3	\$ 0.290000
Georgetown ISD	1.054400
Williamson County	0.399999
Total estimated tax bill	<u>\$ 1.744399</u>

# Avery Centre Road District No. 1

Financial Report

For the Fiscal Year End September 30, 2024



**Avery Centre Road District No. 1**  
Financial Report  
For the Fiscal Year End September 30, 2024  
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## Independent Auditor's Report

To the Board of Directors of  
Avery Centre Road District No. 1

### Report on the Audit of the Financial Statements

#### Opinions

We have audited the financial statements of the governmental activities and each major fund of Avery Centre Road District No. 1 (the District), a component unit of Williamson County, Texas (the County), 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 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, 2024, and the respective changes in financial position and, where applicable, cash flows 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) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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.

#### Emphasis of Matter

As discussed in Note 1, the financial statements present only the District and do not purport to, and do not, present fairly the financial position of the County, as of September 30, 2024, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

#### Responsibilities of Management for the Financial Statements

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

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

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 on pages 5 to 7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which 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 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 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 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 Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Supplementary 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 the information.

*Weaver and Tidwell, L.L.P.*

WEAVER AND TIDWELL, L.L.P.

Austin, Texas  
March 31, 2025

# Financial Section

# **Avery Centre Road District No. 1**

Management's Discussion and Analysis  
For the Fiscal Year Ended September 30, 2024

As management of the Avery Centre Road District No. 1 (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2024. We encourage readers to consider the information presented here in conjunction with the basic financial statements, which follow this section.

## **Overview of the District**

The District is a political subdivision of the State of Texas created by order of the Williamson County Commissioners Court on July 08, 2008, and confirmed at an election held within the District on November 04, 2008, and operated pursuant to Article III, Section 52 of the Texas Constitution Chapter 257 of the Texas Transportation Code and Section 1471 of the Texas Government Code. The District was created for the main purpose of constructing or reimbursing the developers, Avery Centre DevCo, Inc., for the costs of constructing, improving, acquiring by purchase, maintaining and operating macadamized, graveled, or paved roads and turnpikes and related bridges, trails, drainage works and other similar improvements and carrying out other improvements that are necessary, convenient, or related to the District. The District is all located in the City of Round Rock, all within Williamson County, Texas.

## **Financial Highlights**

- The liabilities of Avery Centre Road District No. 1 exceeded its assets as of September 30, 2024, by \$338,393 (i.e., net deficit).
- The District's total net position decreased by \$338,393 during the year.
- Cash and investments equaled \$5,620,007.
- Issuance of \$5,975,000 in Unlimited Tax Road Bonds with interest rates ranging from 4.0 – 5.0%
- Annual expenses consist of debt service payments and related debt service fees such as paying agent/registrar fees and professional services.

## **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) Management's Discussion and Analysis (this section); (2) government-wide financial statements, which include the fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

The financial statements include the statement of net position and governmental funds balance sheet and statement of activities and governmental funds statement of revenues, expenditures and changes in fund balance that present information for the District as a whole and provide an indication of the District's financial health.

The statement of net position presents information showing how the District's net position changed during the fiscal year. 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 and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

# Avery Centre Road District No. 1

Management's Discussion And Analysis – Continued

For the Fiscal Year Ended September 30, 2024

The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The District's funds are governmental funds and, as such, the financial statements focus on current sources and uses of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

The financial statements can be found on pages 8 and 9 of this report.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found beginning on page 10 of this report.

## Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. As of September 30, 2024, the District's liabilities exceeded assets by \$338,393.

<b>Avery Centre Road District Net Position</b>	
	<u>2024</u>
Assets and deferred outflows	\$ 5,620,007
Long-term liabilities	5,932,653
Other liabilities	<u>25,747</u>
Total liabilities	5,958,400
Net position	
Restricted	5,636,607
Unassigned	<u>(5,975,000)</u>
<b>Total net position (deficit)</b>	<b><u>\$ (338,393)</u></b>

Overall, the District had an decrease in net position of \$338,393. This decrease is primarily related to the District issuing long-term bonded debt with no payments made as of year-end.

# Avery Centre Road District No. 1

Management's Discussion And Analysis – Continued  
For the Fiscal Year Ended September 30, 2024

## Avery Centre Road District's Change in Net Position

	2024
Revenues	
General revenues	
Interest	\$ 9,368
Total general revenues	9,368
Expenses	
General government	125
Interest and fiscal charges	347,636
Total expenses	347,761
Change in net position	(338,393)
<b>NET POSITION (DEFICIT), beginning</b>	-
<b>NET POSITION (DEFICIT), ending</b>	<b>\$ (338,393)</b>

The Debt Service Fund remitted bond principal payments of \$0 and interest and fiscal charges of \$0 for fiscal year 2024.

The District owes \$5,975,000 to bond holders as of September 30, 2024. More detailed information about the District's long-term debt is presented in the notes to the financial statements.

### Discussion of Currently Known Facts, Decision or Condition in Fiscal Year 2025

The property tax base for fiscal year 2025 is \$264,492,263. The tax rate is \$0.15 on each \$100 of taxable value. Approximately 100% of the property tax will be set aside for debt service.

### Requests for Information

This financial report is designed to provide our citizens with a general overview of the District's finances. If you have any questions about this report or need any additional information, please contact the Williamson County Auditor's Office at (512) 943-1500; 710 Main Street, Suite 301, Georgetown, Texas 78626.

# Avery Centre Road District No. 1

## Statement of Net Position and Governmental Funds

### Balance Sheet

September 30, 2024

	General	Debt Service	Totals	Adjustments	Statement of Net Position
<b>ASSETS</b>					
Cash and investments	\$ 5,619,156	\$ 851	\$ 5,620,007	\$ -	\$ 5,620,007
<b>TOTAL ASSETS</b>	<b>\$ 5,619,156</b>	<b>\$ 851</b>	<b>\$ 5,620,007</b>	<b>\$ -</b>	<b>\$ 5,620,007</b>
<b>LIABILITIES</b>					
Accounts payable	\$ 125	\$ -	\$ 125	\$ -	\$ 125
Interest payable	-	-	-	25,622	25,622
Non-current liabilities					
Due within one year	-	-	-	158,306	158,306
Due in more than one year	-	-	-	5,774,347	5,774,347
Total liabilities	125	-	125	5,958,275	5,958,400
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-
<b>FUND BALANCE/NET POSITION</b>					
Fund balance					
Restricted for debt service	5,619,031	851	5,619,882	(5,619,882)	
Total fund balance	5,619,031	851	5,619,882	(5,619,882)	
<b>Total liabilities, deferred inflows of resources and fund balance</b>	<b>\$ 5,619,156</b>	<b>\$ 851</b>	<b>\$ 5,620,007</b>		
<b>NET POSITION (DEFICIT)</b>					
Restricted for debt service				5,636,607	5,636,607
Unassigned				(5,975,000)	(5,975,000)
<b>TOTAL NET POSITION (DEFICIT)</b>				<b>\$ (338,393)</b>	<b>\$ (338,393)</b>

The Notes to the Financial Statements are an integral part of this statement.

# Avery Centre Road District No. 1

Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance For the Fiscal Year Ended September 30, 2024

	<u>General</u>	<u>Debt Service</u>	<u>Totals</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES/EXPENSES</b>					
Current					
General government	\$ 125	\$ -	\$ 125	\$ -	\$ 125
Debt service					
Interest and other charges	322,014	-	322,014	25,622	347,636
Total expenditures/expenses	322,139	-	322,139	25,622	347,761
<b>GENERAL REVENUES</b>					
Interest	9,367	1	9,368	-	9,368
Total general revenues	9,367	1	9,368	-	9,368
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>					
	(312,772)	1	(312,771)	(25,622)	(338,393)
<b>OTHER FINANCING SOURCES (USES)</b>					
Issuance of long-term debt	5,974,150	850	5,975,000	(5,975,000)	-
Discount of issuance of long-term debt	(42,347)	-	(42,347)	42,347	-
Total other financing sources (uses)	5,931,803	850	5,932,653	(5,932,653)	-
<b>CHANGES IN FUND BALANCE / NET POSITION</b>					
	5,619,031	851	5,619,882	(5,958,275)	(338,393)
<b>FUND BALANCE / NET POSITION (DEFICIT), beginning of year</b>					
	-	-	-	-	-
<b>FUND BALANCE / NET POSITION (DEFICIT), end of year</b>					
	<u>\$ 5,619,031</u>	<u>\$ 851</u>	<u>\$ 5,619,882</u>	<u>\$ (5,958,275)</u>	<u>\$ (338,393)</u>

The Notes to the Financial Statements are an integral part of this statement.

# Avery Centre Road District No. 1

Notes to the Financial Statements

## Note 1. Summary of Significant Accounting Policies

### Reporting Entity

Chapter 257 of the Texas Transportation Code and Chapter 1471, Texas Government Code allow a commissioners court of a county to establish one or more road districts in the county. A road district created pursuant to the Act is a political subdivision and a body corporate of the State of Texas. The Avery Centre Road District No. 1 (the District) was created by order of the Williamson County Commissioners Court on July 8, 2008, in accordance with the Texas Government Code and Article III, Section 52 of the Texas Constitution.

The District is governed by the Williamson County Commissioners Court and is a component unit of Williamson County.

On November 4, 2008, the District's voters authorized the issuance of unlimited tax bonds for the purpose of reimbursing the developer for the construction costs of developing roads within the District. The District issues unlimited tax bonds to reimburse developers after each construction project is completed. The bonds are payable from property taxes.

### Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the District. *Governmental activities* are supported by property taxes and investment revenue.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function. *Program revenue* includes 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Property taxes and other items not properly included among program revenue are reported instead as *general revenue*.

The government-wide and fund financial statements are provided for the governmental funds of the District with a column for adjustments between the two statements.

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

## **Avery Centre Road District No. 1**

### Notes to the Financial Statements

The District reports the following major governmental funds:

The **General Fund** is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **Debt Service Fund** accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

### **Assets, Liabilities and Net Position or Equity**

#### Cash and Investments

Investments for the District are reported at amortized cost. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

#### Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which approximates the interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, 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.

#### Fund Equity

The District has adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Government Fund Type Definitions* (GASB 54). The objective of the statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing government fund type definitions. The statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications, under GASB 54 are non-spendable, restricted for, committed to, assigned and unassigned. These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of constraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance. In accordance with GASB 54, the District classifies governmental fund balances as follows:

#### Restricted

Includes fund balance amounts that are constrained for specific purposes, which are externally imposed by providers, such as creditors, or amount restricted due to constitutional provisions or enabling legislation.

# Avery Centre Road District No. 1

## Notes to the Financial Statements

### Unassigned

Includes residual positive fund balance within the General Fund, which has not been classified within the other above-mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

When both restricted and unassigned resources are available for use, it is the District's policy to use restricted resources first, then unassigned resources as they are needed.

### Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislations adopted by the District or through external restrictions imposed by creditors or laws or regulations of other governments.

### 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 and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

## **Note 2. Stewardship and Accountability**

### **Deficit Net Position**

A net position deficit of \$338,393 exists in governmental activities as of September 30, 2024. This deficit is the result of the District issuing bonds to finance the construction of roads contributed to the City of Round Rock. As of September 30, 2024, the amount of bonds outstanding that were used to finance construction of assets transferred to the City of Round Rock was \$5,975,000.

## **Note 3. Reconciliation of Government-Wide and Fund Financial Statements**

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

<b>Fund balance - governmental funds</b>	\$ 5,619,882
Accrued interest on bonds payable is not payable with current financial resources and is not reported in the funds	(25,622)
Long-term obligations are not due and payable in the current period and are not reported in the funds	<u>(5,932,653)</u>
<b>Net position (deficit) of governmental activities</b>	<u><u>\$ (338,393)</u></u>

**Avery Centre Road District No. 1**

Notes to the Financial Statements

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

Change in fund balance - governmental funds	\$ 5,619,882
Some expenses reported in the statement of activities do not require the use of current financial resources	(25,622)
The issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the payment to bond escrow agent consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, the governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt related items.	<u>(5,932,653)</u>
<b>Change in net position of governmental activities</b>	<u><u>\$ (338,393)</u></u>

**Note 4. Investments**

As of September 30, 2024, the District had the following investments:

<u>Investment type</u>	<u>Amortized Cost</u>	<u>Weighted Average Maturity (Days)</u>
TexPool Prime	\$ 5,620,007	38
<b>Total investments</b>	<u><u>\$ 5,620,007</u></u>	

The District's investment in TexPool Prime, which is a 2a7-like pool, is recorded at amortized cost, which is believed to approximate fair value. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission (SEC) as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

TexPool Prime is duly chartered and overseen by the State Comptroller's Office, administered and managed by Federated Investors, Inc. State Street Bank serves as the custodial bank. The portfolio consists of U.S. Government securities; collateralized repurchase and reverse repurchase agreements; AAA rated money market mutual funds; commercial paper and certificates of deposit.

TexPool Prime transacts at a net asset value of \$1.00 per share, has a weighted average maturity of 60 days or less and weighted average life of 120 days or less, investments held are highly rated by a nationally recognized statistical rating organization, have no more than 5% of portfolio with one issuer (excluding US government securities), and can meet reasonably foreseeable redemptions. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

# Avery Centre Road District No. 1

## Notes to the Financial Statements

### Interest Rate Risk

In accordance with its investment policy, the District manages its exposure to declines in fair market values by limiting the average dollar weighted maturity of its investment portfolios to a maximum of 180 days.

### Credit Risk

It is the District's policy to limit its investments to investment types with an investment quality rating not less than A or its equivalent by a nationally recognized statistical rating organization. TexPool Prime was rated AAAM by Standard & Poor's Investors Service.

### Note 5. Long-Term Obligations

The following is a summary of the long-term liability transactions of the District for the year ended September 30, 2024:

Governmental Activities	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Unlimited Tax Bonds	\$ -	\$ 5,975,000	\$ -	\$ 5,975,000	\$ 160,000
Discount on issuance of bonds	-	(42,347)	-	(42,347)	(1,694)
<b>Governmental activities long-term liabilities</b>	<b>\$ -</b>	<b>\$ 5,932,653</b>	<b>\$ -</b>	<b>\$ 5,932,653</b>	<b>\$ 158,306</b>

Long-term debt of the District consists of various issues of General Obligation Bonds. General Obligation Bonds require voter approval at a public election before issuance. The bonds constitute direct obligations of the District payable from ad valorem taxes levied upon all taxable property located within the District.

Issue Date	Description	Maturity	Original Amount	Interest Rate	Coupon Date	Outstanding Balance
9/19/2024	Unlimited Tax Road Bonds, Series 2024	8/15/2049	\$ 5,975,000	4.0-5.0%	2/15, 8/15	\$ 5,975,000

In September 2024, the District issued \$5,975,000 in Unlimited Tax Road Bonds. The bonds constitute direct obligations of the District, payable from ad valorem taxes levied upon all taxable property located within the Road District. Interest at rates ranging from 4.0-5.0% and are payable on February 15 and August 15 of each year.

# Avery Centre Road District No. 1

## Notes to the Financial Statements

Annual debt service requirements to maturity for general obligation bonds are as follows:

Years Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2025	\$ 160,000	\$ 228,840	\$ 388,840
2026	140,000	244,706	384,706
2027	150,000	237,706	387,706
2028	155,000	230,206	385,206
2029	165,000	222,456	387,456
2030-2034	945,000	991,431	1,936,431
2035-2039	1,150,000	785,281	1,935,281
2040-2044	1,400,000	535,281	1,935,281
2045-2049	1,710,000	223,369	1,933,369
<b>Total</b>	<b>\$ 5,975,000</b>	<b>\$ 3,699,276</b>	<b>\$ 9,674,276</b>

**Supplementary Information**  
(Unaudited)

**Avery Centre Road District No. 1**

Debt Service Requirements and Tax Rate Calculations  
 September 30, 2024  
 (Unaudited)

**Debt Service Requirements**

Years Ending September 30,	Outstanding Debt		
	Principal	Interest	Total
2025	\$ 160,000	\$ 228,840	\$ 388,840
2026	140,000	244,706	384,706
2027	150,000	237,706	387,706
2028	155,000	230,206	385,206
2029	165,000	222,456	387,456
2030-2034	945,000	991,431	1,936,431
2035-2039	1,150,000	785,281	1,935,281
2040-2044	1,400,000	535,281	1,935,281
2045-2049	1,710,000	223,369	1,933,369
<b>Total</b>	<b>\$ 5,975,000</b>	<b>\$ 3,699,276</b>	<b>\$ 9,674,276</b>

**Tax Rate Calculations**

Average annual Tax Supported Principal and Interest Requirements, 2025	\$	386,971
\$0.1478 Tax Rate at 99% Collection Produces	\$	386,984
Maximum Tax Supported Principal and Interest Requirements, 2046	\$	389,288
\$0.1487 Tax Rate at 99% Collection Produces	\$	389,367

# Avery Centre Road District No. 1

Principal Property Taxpayers

September 30, 2024

(Unaudited)

The following table represents the principal taxpayers within the District, the estimated taxable assessed value of such property, and such property's assessed value as a percentage of the District's 2024/2025 Certified Taxable Valuation of \$264,492,263.

Name of Taxpayer	2024/2025 Taxable Assessed Valuation	% of Total Taxable Assessed Valuation
36 Hundred Apartments LLC	\$ 80,500,000	30.44%
W M Ci Austin VII LLC	55,539,726	21.00%
Azola Avery Owner LP	26,000,000	9.83%
TRG Avery Centre II Owner LP	20,001,121	7.56%
Round Rock RE Holdings LLC	15,000,000	5.67%
CRH Avery Centre Owner LLC	14,437,858	5.46%
Scope FN Round Rock LLC	14,000,000	5.29%
Texas Four Property LLC	9,850,000	3.72%
Century Land Holdings II LLC	6,568,876	2.48%
UV Memory Care LLC	4,066,989	1.54%
<b>Total</b>	\$ 245,964,570	92.99%

## Future Debt

The District does not anticipate the issuance of any additional new money debt. Any such additional new money debt would require separate voter approval. The District, however, may from time to time issue refunding bonds.

# Avery Centre Road District No. 1

Estimated Direct and Overlapping Debt and Taxes

September 30, 2024

(Unaudited)

Taxing Jurisdiction	Total Funded Tax Debt 9/30/2024	Estimated % Applicable	Overlapping Tax Debt 9/30/2024
Avery Centre Road District No. 1	\$ 5,975,000	100.00%	\$ 5,975,000
Austin Community College District	540,180,000	0.06%	324,108
City of Austin	660,675,000	0.43%	2,840,903
Leander ISD	325,710,000	1.14%	3,713,094
Round Rock ISD	49,920,000	0.31%	154,752
Upper Brushy Creek WCID	1,308,835,000	0.20%	2,617,670
Total direct and overlapping funded debt			\$ 15,625,527

Ratio of direct and overlapping debt to taxable assessed valuation 5.91%

Set forth below is an estimation of taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civil association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. All the land located with the District lies within the County. The following chart includes the 2024/2025 taxes per \$100 of assessed valuation levied by all such taxing jurisdictions.

Taxing Jurisdiction	Tax Rates
Avery Centre Road District No. 1	\$ 0.150000
Austin Community College District	0.101300
Round Rock ISD	0.893100
City of Round Rock	0.360000
Williamson County	0.399999
Total estimated tax bill	\$ 1.904399

**Road District**

**4.**

**Meeting Date:** 04/15/2025

Road District Invoices

**Submitted For:** Ganae Hempe

**Submitted By:** Ganae Hempe, County Auditor

**Department:** County Auditor

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**Information**

**Agenda Item**

Discuss and take appropriate action for the Avery Centre No. 1, the Avery Ranch Road District, the Northwoods Road District, the Pearson Place Road District, Somerset Hills No. 3 Road District, Somerset Hills No. 4 Road District including, but not limited to payment of bills.

**Background**

The attached invoices are to pay for the annual audit services from Weaver. The amount due Weaver by the Road Districts is \$7,500 for Avery Ranch Road District No. 1, \$6,000 for Avery Centre No. 1 Road District, \$6,000 for Pearson Place Road District, \$6,000 for Northwoods Road District No. 1, \$6,000 for Somerset Hills No 4, and \$6,000 for Somerset Hills No 3.

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**

Road District Invoice

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**Form Review**

**Inbox**

County Judge Exec Asst.

Form Started By: Ganae Hempe

Final Approval Date: 04/07/2025

**Reviewed By**

Andrea Schiele

**Date**

04/07/2025 03:03 PM

Started On: 04/03/2025 03:25 PM



Client Number: 1001057  
Invoice Date: 3/31/2025  
Invoice Number: 10847517  
Invoice Amount: \$49,000.00  
Amount Paid: \_\_\_\_\_

Williamson County  
Ms. Julie Kiley  
710 South Main St., Suite 301  
Georgetown, TX 78626

Make Check Payable / Remit To:  
Weaver and Tidwell, LLP  
2821 West 7th Street, Suite 700  
Fort Worth, TX 76107

**Pay Online:**  
<https://weaver.com/payment>

*Keep lower portion for your records - Please return upper portion with payment*

Service	Amount
Invoice Date: 3/31/2025 Invoice Number: 10847517 Client Number: 1001057	
Final bill for the financial statement audit and single audit for Williamson County, as of and for the year ending 9/30/24	49,000.00
Williamson County FY 2024 Audit \$11,500	
Avery Ranch Road District No. 1 FY 2024 Audit \$7500	
Northwoods Road District No. 1 FY 2024 Audit \$6000	
Pearson Place Road District FY 2024 Audit \$6000	
Somerset Hills Road District No. 3 FY 2024 Audit \$6000	
Somerset Hills Road District No. 4 FY 2024 Audit \$6000	
Avery Centre Road District No. 1 FY 2024 Audit \$6000	
Current invoice amount due	\$ 49,000.00

Payment is due upon receipt in U.S. dollars. Please note client number and invoice number on remittance.  
Please visit us at [weaver.com](http://weaver.com) for location information. Direct invoice inquiries to (817) 882-7740,  
or e-mail [AccountsReceivable@weaver.com](mailto:AccountsReceivable@weaver.com).

**ACH/Wire Info: Amegy Bank - ABA Routing No. 113011258, Account No. 5799078844, Swift No. ZFNBUS55**

**Pay online at <https://weaver.com/payment>**