

**SPRING CREEK UTILITY DISTRICT**  
**MONTGOMERY COUNTY, TEXAS**  
**ANNUAL FINANCIAL REPORT**  
**APRIL 30, 2022**



**SPRING CREEK UTILITY DISTRICT**

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**ANNUAL FINANCIAL REPORT**

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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Spring Creek Utility District  
Montgomery County, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Spring Creek Utility District (the "District") as of and for the year ended April 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of April 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

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

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

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





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

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

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

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

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

### **Required Supplementary Information**

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



Board of Directors  
Spring Creek Utility District

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide an assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

August 29, 2022



**SPRING CREEK UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED APRIL 30, 2022**

Management's discussion and analysis of Spring Creek Utility District (the "District") financial performance provides an overview of the District's financial activities for the year ended April 30, 2022. Please read it in conjunction with the District's financial statements.

**USING THIS ANNUAL REPORT**

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

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

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

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

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

**FUND FINANCIAL STATEMENTS**

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

**SPRING CREEK UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED APRIL 30, 2022**

**FUND FINANCIAL STATEMENTS (Continued)**

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

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

**NOTES TO THE FINANCIAL STATEMENTS**

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

**OTHER INFORMATION**

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

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, assets and deferred outflows of resources exceeded liabilities by \$22,536,163 as of April 30, 2022.

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

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

**SPRING CREEK UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED APRIL 30, 2022**

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

	Summary of Changes in the Statement of Net Position		
	2022	2021	Change Positive (Negative)
Current and Other Assets	\$ 29,886,733	\$ 30,062,288	\$ (175,555)
Capital Assets (Net of Accumulated Depreciation)	<u>58,335,311</u>	<u>59,351,964</u>	<u>(1,016,653)</u>
Total Assets	<u>\$ 88,222,044</u>	<u>\$ 89,414,252</u>	<u>\$ (1,192,208)</u>
Deferred Outflows of Resources	<u>\$ 882,190</u>	<u>\$ 650,555</u>	<u>\$ 231,635</u>
Due to Developers	\$ 2,477,217	\$ 2,477,217	\$
Bonds Payable	60,720,227	63,964,750	3,244,523
Capital Lease Payable	961,998	1,106,137	144,139
Other Liabilities	<u>2,408,629</u>	<u>1,784,137</u>	<u>(624,492)</u>
Total Liabilities	<u>\$ 66,568,071</u>	<u>\$ 69,332,241</u>	<u>\$ 2,764,170</u>
Net Position:			
Net Investment in Capital Assets	\$ 543,945	\$ (1,493,793)	\$ 2,037,738
Restricted	8,099,382	8,002,599	96,783
Unrestricted	<u>13,892,836</u>	<u>14,223,760</u>	<u>(330,924)</u>
Total Net Position	<u>\$ 22,536,163</u>	<u>\$ 20,732,566</u>	<u>\$ 1,803,597</u>

The following table provides a summary of the District's operations for the years ended April 30, 2022, and April 30, 2021. The District's net position increased by \$1,803,597.

	Summary of Changes in the Statement of Activities		
	2022	2021	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 6,920,861	\$ 6,510,294	\$ 410,567
Charges for Services	5,012,405	4,440,599	571,806
Other Revenues	<u>724,884</u>	<u>750,627</u>	<u>(25,743)</u>
Total Revenues	<u>\$ 12,658,150</u>	<u>\$ 11,701,520</u>	<u>\$ 956,630</u>
Expenses for Services	<u>10,854,553</u>	<u>9,692,489</u>	<u>(1,162,064)</u>
Change in Net Position	\$ 1,803,597	\$ 2,009,031	\$ (205,434)
Net Position, Beginning of Year	<u>20,732,566</u>	<u>18,723,535</u>	<u>2,009,031</u>
Net Position, End of Year	<u>\$ 22,536,163</u>	<u>\$ 20,732,566</u>	<u>\$ 1,803,597</u>

**SPRING CREEK UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED APRIL 30, 2022**

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

The District's combined fund balances as of April 30, 2022, were \$27,686,142, a decrease of \$320,857 from the prior year.

The General Fund fund balance decreased by \$280,966, primarily due to a transfer of funds to the Debt Service Fund for an early redemption of bonds which offset service and tax revenues exceeding operating and capital expenditures.

The Debt Service Fund fund balance increased by \$590,286, primarily due to the structure of the District's debt service requirements and the sale of Series 2021 Refunding bonds.

The Capital Projects Fund fund balance decreased by \$630,177, primarily due to the use of proceeds from the Series 2021 bonds for capital and repairs and maintenance costs.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Board of Directors did not amend the General Fund budget. The Special Revenue Fund budget was amended to increase projected capital outlay. For the General Fund, actual revenues were \$427,016 more than budgeted. Actual expenditures were \$742,081 less than budgeted. Transfers out were \$68,061 more than budgeted. This resulted in a positive budget variance of \$1,101,036. See the budget to actual comparison on page 38 for further information.

**CAPITAL ASSETS**

Capital assets as of April 30, 2022, total \$58,335,311 (net of accumulated depreciation). These capital assets include land, as well as the water, wastewater and drainage systems. Significant capital asset activity during the current year were the Rayford Road lift station and drainage, waterline rehabilitation; Central detention pump station rehabilitation; Hach Sampler; and Fox Spring Park chain link fence.

Capital Assets At Year-End, Net of Accumulated Depreciation			
	2022	2021	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 8,206,216	\$ 8,206,216	\$
Construction in Progress	3,798,742	3,488,804	309,938
Capital Assets, Net of Accumulated Depreciation:			
Park Improvements	408,130	408,395	(265)
Water System	10,614,991	11,119,005	(504,014)
Wastewater System	20,558,473	21,084,970	(526,497)
Drainage System	14,748,759	15,044,574	(295,815)
Total Net Capital Assets	\$ 58,335,311	\$ 59,351,964	\$ (1,016,653)



**SPRING CREEK UTILITY DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED APRIL 30, 2022**

**LONG-TERM DEBT ACTIVITY**

At the end of the current year, the District had total bond debt payable of \$60,330,000. The changes in the debt position of the District during the year ended April 30, 2022, are summarized as follows:

Bond Debt Payable, May 1, 2021	\$ 63,615,000
Add: Bond Sale - Series 2021 Refunding	7,770,000
Less: Bond Principal Paid and Refunded	<u>11,055,000</u>
Bond Debt Payable, April 30, 2022	<u>\$ 60,330,000</u>

The District's Series 2014 Refunding bonds carry an underlying rating of "BBB+" from Moody's. The rest of the District's bonds carry an underlying rating of "A2" from Moody's. The Series 2014 Refunding, Series 2016 Refunding, Series 2017, Series 2018 and Series 2021A Refunding bonds carry an insured rating of "AA" from Standard and Poor's by virtue of bond insurance issued by Build America Mutual Assurance Company. The Series 2015, Series 2017A Refunding, Series 2019 Refunding and Series 2021 bonds carry an insured rating of "AA" from Standard and Poor's by virtue of bond insurance by Assured Guaranty Municipal.

**CONTACTING THE DISTRICT'S MANAGEMENT**

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Spring Creek Utility District, c/o Roach & Associates, PLLC, 200 Timberloch Place, Suite 500, The Woodlands, TX 77380.

**SPRING CREEK UTILITY DISTRICT  
STATEMENT OF NET POSITION AND  
GOVERNMENTAL FUNDS BALANCE SHEET  
APRIL 30, 2022**

	General Fund	Special Revenue Fund
<b>ASSETS</b>		
Cash	\$ 5,730,687	\$ 43,469
Investments	9,132,096	
Receivables:		
Property Taxes	67,407	
Penalty and Interest on Delinquent Taxes		
Service Accounts	351,632	
Accrued Interest	1,295	
Other		
Due from Other Funds	5,305	91,852
Prepaid Costs	20,202	
Due from Other Governmental Units	30,000	261,513
Advance for Water Plant Operations	41,800	
Advance for Stormwater Facilities	18,060	
Land		
Construction in Progress		
Capital Assets (Net of Accumulated Depreciation)		
<b>TOTAL ASSETS</b>	<b>\$ 15,398,484</b>	<b>\$ 396,834</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred Charges on Refunding Bonds	\$ - 0 -	\$ - 0 -
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<b>\$ 15,398,484</b>	<b>\$ 396,834</b>

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

Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 117,556	\$ 711,341	\$ 6,603,053	\$	\$ 6,603,053
8,277,927	4,890,249	22,300,272		22,300,272
163,190		230,597		230,597
			43,729	43,729
		351,632		351,632
1,890		3,185		3,185
	750	750		750
8,862		106,019	(106,019)	
		20,202		20,202
		291,513		291,513
		41,800		41,800
		18,060	(18,060)	
			8,206,216	8,206,216
			3,798,742	3,798,742
			46,330,353	46,330,353
<u>\$ 8,569,425</u>	<u>\$ 5,602,340</u>	<u>\$ 29,967,083</u>	<u>\$ 58,254,961</u>	<u>\$ 88,222,044</u>
<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ 882,190</u>	<u>\$ 882,190</u>
<u><u>\$ 8,569,425</u></u>	<u><u>\$ 5,602,340</u></u>	<u><u>\$ 29,967,083</u></u>	<u><u>\$ 59,137,151</u></u>	<u><u>\$ 89,104,234</u></u>

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

**SPRING CREEK UTILITY DISTRICT  
STATEMENT OF NET POSITION AND  
GOVERNMENTAL FUNDS BALANCE SHEET  
APRIL 30, 2022**

	General Fund	Special Revenue Fund
<b>LIABILITIES</b>		
Accounts Payable	\$ 517,303	\$ 336,834
Accrued Interest Payable		
Due to Developers	166,363	
Due to Other Funds	100,714	
Due to Taxpayers		
Security Deposits	721,268	
Advance for Stormwater Facilities		60,000
Accrued Interest on Premium Compound Interest Bonds		
Obligations Under Capital Lease:		
Due Within One Year		
Due After One Year		
Long-Term Liabilities:		
Bonds Due Within One Year		
Bonds Due After One Year		
	<u>\$ 1,505,648</u>	<u>\$ 396,834</u>
<b>TOTAL LIABILITIES</b>		
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Property Taxes	\$ 67,407	\$ - 0 -
	<u>\$ 67,407</u>	<u>\$ - 0 -</u>
<b>FUND BALANCES</b>		
Nonspendable:		
Prepaid Costs	\$ 20,202	\$
For Water Plant Operations	41,800	
For Stormwater Facilities	18,060	
Restricted for Authorized Construction		
Restricted for Debt Service		
Unassigned	13,745,367	
	<u>13,745,367</u>	<u></u>
<b>TOTAL FUND BALANCES</b>	<u>\$ 13,825,429</u>	<u>\$ - 0 -</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u>\$ 15,398,484</u>	<u>\$ 396,834</u>
<b>NET POSITION</b>		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
<b>TOTAL NET POSITION</b>		

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

<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$	\$ 116,454	\$ 970,591	\$	\$ 970,591
			142,364	142,364
		166,363	2,477,217	2,643,580
5,305		106,019	(106,019)	
26,103		26,103		26,103
		721,268		721,268
		60,000	(18,060)	41,940
			340,000	340,000
			148,536	148,536
			813,462	813,462
			2,280,000	2,280,000
			58,440,227	58,440,227
<u>\$ 31,408</u>	<u>\$ 116,454</u>	<u>\$ 2,050,344</u>	<u>\$ 64,517,727</u>	<u>\$ 66,568,071</u>
<u>\$ 163,190</u>	<u>\$ -0-</u>	<u>\$ 230,597</u>	<u>\$ (230,597)</u>	<u>\$ - 0 -</u>
\$	\$	\$ 20,202	\$ (20,202)	\$
		41,800	(41,800)	
		18,060	(18,060)	
	5,485,886	5,485,886	(5,485,886)	
8,374,827		8,374,827	(8,374,827)	
		13,745,367	(13,745,367)	
<u>\$ 8,374,827</u>	<u>\$ 5,485,886</u>	<u>\$ 27,686,142</u>	<u>\$ (27,686,142)</u>	<u>\$ - 0 -</u>
<u>\$ 8,569,425</u>	<u>\$ 5,602,340</u>	<u>\$ 29,967,083</u>		
			\$ 543,945	\$ 543,945
			8,099,382	8,099,382
			13,892,836	13,892,836
			<u>\$ 22,536,163</u>	<u>\$ 22,536,163</u>

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

**SPRING CREEK UTILITY DISTRICT  
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION  
APRIL 30, 2022**

Total Fund Balances - Governmental Funds \$ 27,686,142

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

Interest paid in advance as part of a refunding bond sale is recorded as a deferred outflow in the governmental activities and systematically charged to interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. 882,190

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds. 58,335,311

Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2021 and prior tax levies became part of recognized revenue in the governmental activities of the District. 274,326

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

Due to Developer	\$ (2,477,217)	
Accrued Interest Payable	(142,364)	
Accrued Interest Payable on Compound Interest Bonds	(340,000)	
Capital Lease Payable	(961,998)	
Bonds Payable	<u>(60,720,227)</u>	<u>(64,641,806)</u>

Total Net Position - Governmental Activities \$ 22,536,163

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

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**SPRING CREEK UTILITY DISTRICT**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED APRIL 30, 2022**

	General Fund	Special Revenue Fund
<b>REVENUES</b>		
Property Taxes	\$ 2,119,908	\$
Water Service	1,277,535	
Wastewater Service	1,718,001	
Stormwater Facility Revenues		1,025,048
Water Authority Fees	954,035	
Penalty and Interest	61,839	
Sales Tax Revenue	562,362	
Tap Connection and Inspection Fees	129,498	
Investment Revenues	13,141	1
Miscellaneous Revenues	133,327	
<b>TOTAL REVENUES</b>	<b>\$ 6,969,646</b>	<b>\$ 1,025,049</b>
<b>EXPENDITURES/EXPENSES</b>		
Service Operations:		
Professional Fees	\$ 293,854	\$ 23,468
Contracted Services	1,815,972	13,582
Purchased Water Service	442,524	
Purchased Stormwater Service	280,340	
Utilities	160,500	36,544
SJRA Fees	683,672	
Repairs and Maintenance	1,085,336	87,663
Depreciation		
Other	639,417	4,892
Capital Outlay	103,060	858,900
Developer Interest		
Debt Service:		
Capital Lease Principal	144,139	
Capital Lease Interest	33,737	
Bond Principal		
Bond Interest		
Bond Issuance Costs		
Payment to Refunded Bond Escrow Agent		
<b>TOTAL EXPENDITURES/EXPENSES</b>	<b>\$ 5,682,551</b>	<b>\$ 1,025,049</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER</b>		
<b>EXPENDITURES/EXPENSES</b>	<b>\$ 1,287,095</b>	<b>\$ - 0 -</b>

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



Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
\$ 4,988,468	\$	\$ 7,108,376	\$ (187,515)	\$ 6,920,861
		1,277,535		1,277,535
		1,718,001		1,718,001
		1,025,048	(280,340)	744,708
		954,035		954,035
165,375		227,214	(38,586)	188,628
		562,362		562,362
		129,498		129,498
7,415	3,851	24,408		24,408
4,787		138,114		138,114
<u>\$ 5,166,045</u>	<u>\$ 3,851</u>	<u>\$ 13,164,591</u>	<u>\$ (506,441)</u>	<u>\$ 12,658,150</u>
\$ 56,079	\$ 20,534	\$ 393,935	\$	\$ 393,935
100,867		1,930,421		1,930,421
		442,524		442,524
		280,340	(280,340)	
		197,044		197,044
		683,672		683,672
		1,172,999		1,172,999
			1,835,358	1,835,358
17,693	152	662,154		662,154
	672,891	1,634,851	(818,706)	816,145
	8,512	8,512		8,512
		144,139	(144,139)	
		33,737		33,737
3,730,000		3,730,000	(3,730,000)	
2,109,117		2,109,117	294,644	2,403,761
274,291		274,291		274,291
75,000		75,000	(75,000)	
<u>\$ 6,363,047</u>	<u>\$ 702,089</u>	<u>\$ 13,772,736</u>	<u>\$ (2,918,183)</u>	<u>\$ 10,854,553</u>
<u>\$ (1,197,002)</u>	<u>\$ (698,238)</u>	<u>\$ (608,145)</u>	<u>\$ 2,411,742</u>	<u>\$ 1,803,597</u>

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

**SPRING CREEK UTILITY DISTRICT**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED APRIL 30, 2022**

	General Fund	Special Revenue Fund
<b>OTHER FINANCING SOURCES (USES)</b>		
Transfers In (Out)	\$ (1,568,061)	\$
Refunding Bonds		
Payment to Refunded Bond Escrow Agent		
Bond Discount		
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ (1,568,061)</b>	<b>\$ - 0 -</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>\$ (280,966)</b>	<b>\$ - 0 -</b>
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCES/NET POSITION - MAY 1, 2021</b>	<b>14,106,395</b>	
<b>FUND BALANCES/NET POSITION - APRIL 30, 2022</b>	<b>\$ 13,825,429</b>	<b>\$ - 0 -</b>

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

Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
\$ 1,500,000	\$ 68,061	\$	\$	\$
7,770,000		7,770,000	(7,770,000)	
(7,377,797)		(7,377,797)	7,377,797	
(104,915)		(104,915)	104,915	
<u>\$ 1,787,288</u>	<u>\$ 68,061</u>	<u>\$ 287,288</u>	<u>\$ (287,288)</u>	<u>\$ - 0 -</u>
\$ 590,286	\$ (630,177)	\$ (320,857)	\$ 320,857	\$
			1,803,597	1,803,597
<u>7,784,541</u>	<u>6,116,063</u>	<u>28,006,999</u>	<u>(7,274,433)</u>	<u>20,732,566</u>
<u>\$ 8,374,827</u>	<u>\$ 5,485,886</u>	<u>\$ 27,686,142</u>	<u>\$ (5,149,979)</u>	<u>\$ 22,536,163</u>

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

**SPRING CREEK UTILITY DISTRICT**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**TO THE STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED APRIL 30, 2022**

Net Change in Fund Balances - Governmental Funds	\$ (320,857)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.	(187,515)
Governmental funds report penalty and interest revenue on property taxes when collected. However, in the Statement of Activities, revenue is recorded when penalties and interest are assessed.	(38,586)
Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(1,835,358)
Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected.	818,706
Governmental funds report bond discounts as other financing uses in the year paid. However, in the Statement of Net Position, the bond discounts are amortized over the life of the bonds and the current year amortized portion is recorded in the Statement of Activities.	104,915
Governmental funds report bond principal payments and capital lease payments as expenditures. However, in the Statement of Net Position, bond principal payments and capital lease payments are reported as decreases in long-term liabilities.	3,874,139
Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.	(294,644)
Governmental funds report bond proceeds as other financing sources. Issued bonds increase long-term liabilities in the Statement of Net Position.	(7,770,000)
Governmental funds report the payments to the refunded bond escrow agent as an other financing use and as an expenditure. However, the refunding of outstanding bonds decreases long-term liabilities in the Statement of Net Position.	<u>7,452,797</u>
Change in Net Position - Governmental Activities	<u>\$ 1,803,597</u>

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

**SPRING CREEK UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
APRIL 30, 2022**

**NOTE 1. CREATION OF DISTRICT**

Spring Creek Utility District (the “District”) was created by House Bill No. 1758 (62<sup>nd</sup> Texas Legislature, 1971). The District is subject to continuing supervision of the Texas Commission on Environmental Quality (the “Commission”). Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, the District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. The District may also provide solid waste disposal and collection services. The District is also empowered to establish, operate, and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts after approval from the voters of the District. The District is authorized by statute to develop and finance parks and recreational facilities. Additionally, the District may develop and finance roads, subject to certain limitations and the granting of road powers by the Commission.

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

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

The District is a political subdivision of the State of Texas governed by an elected board. GASB has established the criteria for determining whether or not an entity is a primary government or a component unit of a primary government. The primary criteria are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District’s financial statement as component units.

Financial Statement Presentation

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

**SPRING CREEK UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**APRIL 30, 2022**

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

Financial Statement Presentation (Continued)

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

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

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

Government-Wide Financial Statements

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

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

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

**SPRING CREEK UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
APRIL 30, 2022**

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

Fund Financial Statements

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

Governmental Funds

The District has four governmental funds and considers each to be a major fund.

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

Special Revenue Fund - To account for financial activities of the joint stormwater facilities.

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

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

Basis of Accounting

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

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

**SPRING CREEK UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
APRIL 30, 2022**

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

Basis of Accounting (Continued)

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. As of April 30, 2022, the General Fund owed \$91,852 to the Special Revenue Fund for operating costs and \$8,862 to the Debt Service Fund for an excess reimbursement of bond issuance costs. The Debt Service Fund owed \$5,305 to the General Fund for maintenance tax collections. During the current fiscal year, the General Fund transferred \$1,500,000 to the Debt Service Fund for an early redemption of bonds and the General Fund transferred \$68,061 to the Capital Projects Fund for a developer reimbursement.

Capital Assets

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

Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

	Years
Water System	10-45
Wastewater System	10-45
Drainage System	10-45
Park Improvements	10-40

Budgeting

An annual unappropriated budget is adopted for the General Fund and Special Revenue Fund by the District’s Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. The General Fund budget for the current year was not amended. The Special Revenue Fund budget was amended. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund and Special Revenue Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.



**SPRING CREEK UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**APRIL 30, 2022**

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

Pensions

The District has not established a pension plan as the District does not have employees. The Internal Revenue Service has determined that fees of office received by Directors are considered to be wages subject to federal income tax withholding for payroll purposes only.

Measurement Focus

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

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

*Nonspendable*: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

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

*Committed*: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The District does not have any committed fund balances.

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

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

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

**SPRING CREEK UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**APRIL 30, 2022**

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

Accounting Estimates

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

**NOTE 3. LONG-TERM DEBT**

	<u>Refunding Series 2014</u>	<u>Series 2015</u>	<u>Refunding Series 2016</u>
Amount Outstanding – April 30, 2022	\$2,680,000	\$8,175,000	\$4,815,000
Interest Rates	3.00% - 3.25%	2.50% - 3.75%	2.00% - 4.00%
Maturity Dates – Serially Beginning/Ending	October 1, 2022/2025	October 1, 2022/2039	October 1, 2022/2032
Interest Payment Dates	October 1/ April 1	October 1/ April 1	October 1 April 1
Callable Dates	October 1, 2022*	October 1, 2023*	October 1, 2023*
		<u>Refunding Series 2017A</u>	
	<u>Series 2017</u>	<u>Current Interest Bonds</u>	<u>Premium Compound Interest Bonds</u>
Amount Outstanding – April 30, 2022	\$6,700,000	\$5,040,000	\$5,000
Interest Rates	2.00% - 3.75%	2.00% - 3.375%	2.35%
Maturity Dates – Serially Beginning/Ending	April 1, 2022/2041	October 1, 2022/2033	October 1, 2022
Interest Payment Dates	October 1/ April 1	October 1/ April 1	October 1
Callable Dates	October 1, 2024*	October 1, 2024*	**

**SPRING CREEK UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**APRIL 30, 2022**

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

	Refunding Series 2018	Refunding Series 2019	Series 2021	Refunding Series 2021A
Amount Outstanding – April 30, 2022	\$8,900,000	\$7,045,000	\$9,200,000	\$7,770,000
Interest Rates	3.00% - 4.00%	2.00% - 3.00%	1.00% - 2.00%	2.00% - 4.00%
Maturity Dates – Serially Beginning/Ending	October 1, 2022/2043	October 1, 2022/2034	October 1, 2022/2044	October 1, 2022/2038
Interest Payment Dates	October 1/ April 1	October 1 April 1	October 1/ April 1	October 1/ April 1
Callable Dates	October 1, 2023*	October 1, 2025*	October 1, 2026*	October 1, 2026*

\* Or any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. Series 2015 term bonds maturing on October 1, 2027, 2029, 2031, 2037 and 2039 are subject to mandatory redemption beginning October 1, 2026, 2028, 2030, 2036 and 2038, respectively. Series 2016 Refunding term bonds maturing on October 1, 2025 are subject to mandatory redemption beginning October 1, 2024. Series 2017 term bonds maturing on October 1, 2037, 2039 and 2041 are subject to mandatory redemption beginning October 1, 2036, 2038 and 2040, respectively. Series 2021 term bonds maturing on October 1, 2038, 2041 and 2044 are subject to mandatory redemption begin October 1, 2037, 2039 and 2042, respectively. Series 2021A Refunding term bonds maturing on October 1, 2029, 2031 and 2033 are subject to mandatory redemption beginning October 1, 2028, 2030 and 2032, respectively.

\*\*The Premium Compound Interest Bonds are non-callable. The par value of the Premium Compound Interest Bonds is \$5,000 and the maturity is \$345,000. Interest on these bonds will be paid at maturity. On April 31, 2022, the accreted value of these bonds is approximately \$345,000. Accrued interest of \$340,000 has been recorded in the Statement of Net Position.

The following is a summary of transactions regarding long-term liabilities for the year ended April 30, 2022:

	May 1, 2021	Additions	Retirements	April 30, 2022
Bonds Payable	\$ 63,615,000	\$ 7,770,000	\$ 11,055,000	\$ 60,330,000
Unamortized Discounts	(717,262)	(104,915)	(230,286)	(591,891)
Unamortized Premium	1,067,012		84,894	982,118
Bonds Payable, Net	<u>\$ 63,964,750</u>	<u>\$ 7,665,085</u>	<u>\$ 10,909,608</u>	<u>\$ 60,720,227</u>
		Amount Due Within One Year		\$ 2,280,000
		Amount Due After One Year		58,440,227
		Bonds Payable, Net		<u>\$ 60,720,227</u>

**SPRING CREEK UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
APRIL 30, 2022**

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

As of April 30, 2022, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2023	\$ 2,280,000	\$ 1,679,393	\$ 3,959,393
2024	2,650,000	1,617,718	4,267,718
2025	2,700,000	1,550,177	4,250,177
2026	2,735,000	1,478,417	4,213,417
2027	2,765,000	1,403,625	4,168,625
2028-2032	14,550,000	5,812,574	20,362,574
2033-2037	16,450,000	3,591,729	20,041,729
2038-2042	13,100,000	1,300,754	14,400,754
2043-2045	3,100,000	102,500	3,202,500
	<u>\$ 60,330,000</u>	<u>\$ 18,536,887</u>	<u>\$ 78,866,887</u>

As of April 30, 2022, the District had authorized but unissued tax bonds in the amount of \$138,215,000 and refunding bonds authorized but unissued of \$139,355,692.

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

During the year ended April 30, 2022, the District levied an ad valorem debt service tax rate of \$0.68 per \$100 of assessed valuation, which resulted in a tax levy of \$4,892,063 on the adjusted taxable valuation of \$719,421,019 for the 2021 tax year. The bond orders require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. See Note 7 for the maintenance tax levy.

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

**SPRING CREEK UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
APRIL 30, 2022**

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

The Bond Orders state that the District is required by the Securities and Exchange Commission to provide continuing disclosure of certain general financial information and operating data to each nationally recognized municipal securities information depository and the state information depository. This information, along with the audited annual financial statements, is to be provided within six months after the end of each fiscal year and shall continue to be provided through the life of the bonds.

**NOTE 5. DEPOSITS AND INVESTMENTS**

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District’s deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged.

At fiscal year end, the carrying amount of the District’s deposits was \$8,314,332 and the bank balance was \$8,345,053. The District was not exposed to custodial credit risk at year-end.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at April 30, 2022, as listed below:

	<u>Cash</u>	<u>Certificates of Deposit</u>	<u>Total</u>
GENERAL FUND	\$ 5,730,687	\$ 724,868	\$ 6,455,555
SPECIAL REVENUE FUND	43,469		43,469
DEBT SERVICE FUND	117,556	986,411	1,103,967
CAPITAL PROJECTS FUND	<u>711,341</u>		<u>711,341</u>
TOTAL DEPOSITS	<u>\$ 6,603,053</u>	<u>\$ 1,711,279</u>	<u>\$ 8,314,332</u>

**SPRING CREEK UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**APRIL 30, 2022**

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

Investments

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

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

The District invests in TexPool, an external investment pool that is not SEC-registered. The State Comptroller of Public Accounts of the State of Texas has oversight of TexPool. Federated Investors, Inc. manages the daily operations of TexPool under a contract with the Comptroller. TexPool meets the criteria established in GASB Statement No. 79 and measures all of their portfolio assets at amortized costs. As a result, the District also measures its investments in TexPool at amortize cost for financial reporting purposes.

The District records certificates of deposit at acquisition cost.

**SPRING CREEK UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
APRIL 30, 2022**

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

Investments (Continued)

As of April 30, 2022, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
TexPool	\$ 8,407,228	\$ 8,407,228
Certificates of Deposit	724,868	724,868
<u>DEBT SERVICE FUND</u>		
TexPool	7,291,516	7,291,516
Certificates of Deposit	986,411	986,411
<u>CAPITAL PROJECTS FUND</u>		
TexPool	4,890,249	4,890,249
<b>TOTAL INVESTMENTS</b>	<b><u>\$ 22,300,272</u></b>	<b><u>\$ 22,300,272</u></b>

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. The District manages credit risk by typically investing in certificates of deposit with balances below FDIC coverage. At April 30, 2022, the District's investments in TexPool were rated "AAAm" by Standard and Poor's.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District typically manages interest rate risk by investing in certificates of deposit with maturities of less than one year. The District considers the investments in TexPool to have a maturity of less than one year due to the fact the share position can usually be redeemed at the discretion of the District, unless there has been a significant change in value.

Restrictions

All cash and investments of the Special Revenue Fund are restricted for the stormwater facilities operations.

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

All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets.

**SPRING CREEK UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**APRIL 30, 2022**

**NOTE 6. CAPITAL ASSETS**

Capital asset activity for the year ended April 30, 2022:

	May 1, 2021	Increases	Decreases	April 30, 2022
<b>Capital Assets Not Being Depreciated</b>				
Land and Land Improvements	\$ 8,206,216	\$	\$	\$ 8,206,216
Construction in Progress	<u>3,488,804</u>	<u>818,705</u>	<u>508,767</u>	<u>3,798,742</u>
<b>Total Capital Assets Not Being Depreciated</b>	<u>\$ 11,695,020</u>	<u>\$ 818,705</u>	<u>\$ 508,767</u>	<u>\$ 12,004,958</u>
<b>Capital Assets Subject to Depreciation</b>				
Park Improvements	\$ 691,362	\$ 19,800		\$ 711,162
Water System	15,766,801	11,480		15,778,281
Wastewater System	28,106,166	328,099		28,434,265
Drainage System	<u>19,365,540</u>	<u>149,388</u>		<u>19,514,928</u>
<b>Total Capital Assets Subject to Depreciation</b>	<u>\$ 63,929,869</u>	<u>\$ 508,767</u>	<u>\$ -0-</u>	<u>\$ 64,438,636</u>
<b>Accumulated Depreciation</b>				
Park Improvements	\$ 282,967	\$ 20,065		\$ 303,032
Water System	4,647,796	515,494		5,163,290
Wastewater System	7,021,196	854,596		7,875,792
Drainage System	<u>4,320,966</u>	<u>445,203</u>		<u>4,766,169</u>
<b>Total Accumulated Depreciation</b>	<u>\$ 16,272,925</u>	<u>\$ 1,835,358</u>	<u>\$ -0-</u>	<u>\$ 18,108,283</u>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 47,656,944</u>	<u>\$ (1,326,591)</u>	<u>\$ -0-</u>	<u>\$ 46,330,353</u>
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 59,351,964</u>	<u>\$ (507,886)</u>	<u>\$ 508,767</u>	<u>\$ 58,335,311</u>

**NOTE 7. MAINTENANCE TAX**

On April 3, 1982, the voters of the District authorized a maintenance tax rate not to exceed \$0.40 per \$100 of assessed valuation. This maintenance tax is to be used by the General Fund to pay expenditures of operating the District's waterworks and sanitary sewer system.

During the year ended April 30, 2022, the District levied an ad valorem maintenance tax rate of \$0.29 per \$100 of assessed valuation, which resulted in a tax levy of \$2,086,321 on the adjusted taxable valuation of \$719,421,019 for the 2021 tax year.



**SPRING CREEK UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
APRIL 30, 2022**

**NOTE 8. STORMWATER FACILITIES**

On April 15, 2003, the District entered into a Stormwater Facilities Contract (the “Contract”) with Montgomery County Municipal Utility District No. 88 (“District No. 88”) and Montgomery County Municipal Utility District No. 89 (“District No. 89”) to provide for the construction and operation of certain drainage and detention facilities to serve land within the districts. On April 20, 2020, the Contract was amended. The term of the Contract is for a period of 40 years from the original Contract execution date.

Each participant is responsible for its share of the operating costs of the facilities. Ownership of each participating district’s capacity in the pump station facilities at April 30, 2022, was as follows: District –27.118%; District No. 88 – 31.248%; District No. 89 – 41.634%. Drainage and detention facilities maintenance costs are allocated based on each participating district’s capacity. As of April 30, 2022, the capacity allocations for drainage and detention facilities were as follows: District – 30.357%; District No. 88 – 26.834%; District No. 89 – 42.809%. Participants are billed a monthly amount which is equal to the actual costs incurred during the prior month.

The District operates the facilities and invoices the participants for their share of operating costs based on the applicable percentages. During the current fiscal year, the District incurred \$232,917 for operating costs, \$47,423 for capital costs and maintained an operating reserve of \$18,060.

Transactions for the current fiscal year are summarized as follows:

	Spring Creek Utility District	Montgomery County Municipal Utility District No. 88	Montgomery County Municipal Utility District No. 89	Total
Due from participants, May 1, 2021	\$ 8,574	\$ 60,351	\$ 12,972	\$ 81,897
Current year billings to Participants	280,340	313,347	431,361	1,025,048
Current year collections	<u>197,062</u>	<u>264,804</u>	<u>291,714</u>	<u>753,580</u>
Due from participants, April 30, 2022	<u>\$ 91,852</u>	<u>\$ 108,894</u>	<u>\$ 152,619</u>	<u>\$ 353,365</u>
Reserve balances at April 30, 2022	<u>\$ 18,060</u>	<u>\$ 9,780</u>	<u>\$ 32,160</u>	<u>\$ 60,000</u>

**SPRING CREEK UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
APRIL 30, 2022**

**NOTE 9. WATER SUPPLY CONTRACTS**

On February 25, 2003, as amended August 15, 2008, the District entered into an agreement with District No. 89 for the purpose of sharing the cost of construction and operating the District No. 89 Water Plant Facilities (“Water Plant No. 1”). The contract is for a period of forty years.

District No. 89 is the operator of Water Plant No. 1 and holds title for the benefit of the participants. Construction costs of Water Plant No. 1 are funded by the contribution of funds from each participating district. Water Plant No. 1 issues no debt.

On October 7, 2004, as amended August 15, 2008, September 19, 2011, December 6, 2012, April 5, 2018, and October 4, 2018, the District entered into an agreement with District No. 88 and District No. 89 for the purpose of constructing and operating District No. 89 Water Plant Facilities (“Water Plant No. 2”). The contract is for a period of forty years.

District No. 89 is the operator of Water Plant No. 2 and holds title for the benefit of the participants. Construction costs of Water Plant No. 2 are funded by the contribution of funds from each participating district. Water Plant No. 2 issues no debt.

Monthly operating costs of the joint water facilities are to be shared based on capacity acquired. During the fiscal year ended April 30, 2022, the District recorded \$442,524 for operating expenditures under the terms of the agreement. At April 30, 2022, the District’s share of the Plant’s operating reserve was \$41,800.

The financial activities of the plants as of August 31, 2021, and for the year then ended are as follows:

Total Assets	\$ 150,518
Total Liabilities	<u>240,671</u>
Total Fund Balance	<u>\$ (90,153)</u>
Total Revenues	\$ 1,223,847
Total Expenditures	<u>1,209,587</u>
Net Change in Fund Balance	\$ 14,260
Fund Balance - September 1, 2020	<u>(104,413)</u>
Fund Balance - August 31, 2021	<u>\$ (90,153)</u>

**SPRING CREEK UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
APRIL 30, 2022**

**NOTE 10. RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

**NOTE 11. UNREIMBURSED COSTS**

The District has entered into certain financing and reimbursement agreements with Developers within the District which provides for the Developers to make payments on behalf of the District for various projects. The District has an obligation to reimburse the Developers for these costs from future bond issues to the extent approved by the Commission. The District has recorded a liability to the Developer of \$2,477,217 for projects as of April 30, 2022. The actual amounts owed, including developer interest, will be calculated at the time debt is issued to reimburse the Developers. There was no change in the liability during the current fiscal year.

**NOTE 12. CAPITAL LEASE – WATER METERS**

On September 27, 2017, the District entered into a Lease-Purchase Agreement (the “Lease”) to replace and improve the water meters throughout the District. The original principal amount of the Lease is \$1,516,077 and bears interest at a rate of 3.05% per annum for 120 months. Annual principal and interest payments of \$177,877 are due on September 1<sup>st</sup> of each year. The District has the option to purchase the meters at the option price after the fifth payment. The District has accounted for this lease as a capital lease.

During the fiscal year ended April 30, 2022, the District made payments of \$177,877 under the provisions of the Lease. Of this amount, \$144,139 was a payment of principal and \$33,737 was interest.

At April 30, 2022, the lease payments due were as follows:

Due During Fiscal Years Ending April 30	Principal	Interest	Total
2023	\$ 148,536	\$ 29,341	\$ 177,877
2024	153,066	24,811	177,877
2025	157,735	20,142	177,877
2026	162,546	15,331	177,877
2027	167,503	10,374	177,877
2028	172,612	5,265	177,877
	<u>\$ 961,998</u>	<u>\$ 105,264</u>	<u>\$ 1,067,762</u>

**SPRING CREEK UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
APRIL 30, 2022**

**NOTE 13. STRATEGIC PARTNERSHIP AGREEMENT**

Effective December 19, 2011, the District entered into a Strategic Partnership Agreement with the City of Houston, Texas. The agreement was amended on November 22, 2013, December 10, 2015, and December 14, 2021. The agreement provides that in accordance with Subchapter F of the chapter 43 of the Local Government Code and the Act, the City shall annex a tract of land defined as the “Tract” for limited purposes of applying the City’s Planning, Zoning, Health, and Safety Ordinances within the Tract within the boundaries of the District. The District will continue to develop, to own, and to operate and maintain a water, wastewater, and drainage system in the District.

All taxable property within the District shall not be liable for any present or future debts of the City, and current and future taxes levied by the City shall not be levied on taxable property within the District. Upon the limited-purpose annexation of the Tract, the City’s municipal courts shall have jurisdiction to adjudicate criminal cases filed under the Planning, Zoning, Health and Safety Ordinances and State laws. Provisions of the Regulatory Plan adopted by the City will be applicable to the District and the Tract of land within the District. The District’s assets, liabilities, indebtedness, and obligations will remain the responsibility of the District during the period of this agreement.

The City shall impose a Sales and Use Tax within the boundaries of the Tract upon limited-purpose annexation of the Tract. The Sales and Use Tax shall be imposed on the receipts from the sale and use at retail of taxable items at the rate of one percent or the rate specified under the future amendments to Chapter 321 of the Tax Code. The City agreed to pay the District an amount equal to one-half of all Sales and Use Tax revenues generated within the boundaries of the Tract. The City agreed to deliver to the District its share of the sales tax receipts within 30 days of the City receiving the funds from the State Comptroller’s office.

The City agrees that it will not annex the District for full purposes or commence any action to annex the District for full purpose during the term of this Agreement. The term of this Agreement continues until December 19, 2051. During the current fiscal year, the District recorded sales tax revenue of \$562,362.

**SPRING CREEK UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS  
APRIL 30, 2022**

**NOTE 14. LONE STAR GROUNDWATER CONSERVATION DISTRICT**

The District is located within the boundaries of the Lone Star Groundwater Conservation District (the “Conservation District”). The Conservation District was created under Article 16, Section 59 of the Texas Constitution by House Bill 1842 (the “Act”), as passed by the 77th Texas Legislature, in 2001. The Act empowers the Conservation District for purposes including the acquisition and provision of surface water and groundwater for residential, commercial, industrial, agricultural, and other uses, the reduction of groundwater withdrawals, the conservation, preservation, protection, recharge, and prevention of waste of groundwater, and of groundwater reservoirs or their subdivisions, and the control of subsidence caused by withdrawal of water from those groundwater reservoirs or their subdivisions. The Conservation District is overseeing that its participants comply with subsidence district pumpage requirements. The District is required to convert its water supply to surface water over a period of time.

A nine-member board of directors governs the Conservation District. The directors serve staggered four-year terms. Each director must qualify to serve as director in the manner provided by Section 49.055 of the Water Code. The Conservation District charges production fees based on the amount of water authorized by permit to be withdrawn from a well. This fee enables the Conservation District to fulfill its purpose and regulatory functions. The current permit fee is \$0.085 per 1,000 gallons of water pumped from each well.

**NOTE 15. SAN JACINTO RIVER AUTHORITY**

The District has entered into a Contract for Groundwater Reduction Planning, Alternative Water Supply, and Related Goods and Services with the San Jacinto River Authority (the “Authority”). The Authority operates within the boundaries of the Lone Star Conservation District (“the Conservation District”). See Note 11. The Authority has developed supplies of surface water that, when taken together with groundwater withdrawals to be permitted by the Conservation District, are reasonably believed to be adequate to satisfy the total water demands of Montgomery County. A surface water treatment and transmission system is proposed to be designed, constructed, operated, and maintained by the Authority in order to provide phased treatment, transmission, and delivery of the Authority’s surface water to regulated users for blending with groundwater supplies, so that regulated users may continue to pump groundwater. The Authority will develop a Groundwater Reduction Plan (the “GRP”) for all participants. The Authority charges a fee, currently \$2.88 per 1,000 gallons for groundwater used and \$3.30 per 1,000 gallons for surface water used. This fee enables the Authority to achieve, maintain and implement the GRP. During the current fiscal year, the District recorded expenditures of \$683,672 for groundwater used.

**SPRING CREEK UTILITY DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**APRIL 30, 2022**

**NOTE 16. REFUNDING BONDS SALE AND EARLY REDEMPTION**

On July 7, 2021, the District issued \$7,770,000 of Unlimited Tax Refunding Bonds, Series 2021A. The net proceeds of \$7,377,797 plus \$75,000 of available Debt Service Fund monies were used to call and refund \$7,325,000 of Series 2013 bonds. As a result, the refunded bonds are considered to be defeased and have been removed from the Statement of Net Position. The effect of the refunding obtains total debt service savings of \$1,120,659 and net present value savings of \$905,229.

Additionally, on October 1, 2021, the District early redeemed the remaining \$1,525,000 of Series 2013 bonds outstanding.

**SPRING CREEK UTILITY DISTRICT**  
**REQUIRED SUPPLEMENTARY INFORMATION**

**APRIL 30, 2022**





**SPRING CREEK UTILITY DISTRICT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND**  
**FOR THE YEAR ENDED APRIL 30, 2022**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 1,806,630	\$ 2,119,908	\$ 313,278
Water Service	1,500,000	1,277,535	(222,465)
Wastewater Service	1,600,000	1,718,001	118,001
Water Authority Fee	1,032,000	954,035	(77,965)
Penalty and Interest	74,000	61,839	(12,161)
Sales Tax Revenue	450,000	562,362	112,362
Tap Connection and Inspection Fees	70,000	129,498	59,498
Investment Revenues	10,000	13,141	3,141
Miscellaneous Revenues	<u>                    </u>	<u>133,327</u>	<u>133,327</u>
<b>TOTAL REVENUES</b>	<u>\$ 6,542,630</u>	<u>\$ 6,969,646</u>	<u>\$ 427,016</u>
<b>EXPENDITURES</b>			
Service Operations:			
Professional Fees	\$ 222,950	\$ 293,854	\$ (70,904)
Contracted Services	1,744,024	1,815,972	(71,948)
Purchased Water/Pumpage Fees	1,121,000	1,126,196	(5,196)
Purchased Stormwater Service	601,393	280,340	321,053
Utilities	189,000	160,500	28,500
Repairs and Maintenance	918,540	1,085,336	(166,796)
Other	744,725	639,417	105,308
Capital Lease, Principal and Interest	178,000	177,876	124
Capital Outlay	<u>705,000</u>	<u>103,060</u>	<u>601,940</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 6,424,632</u>	<u>\$ 5,682,551</u>	<u>\$ 742,081</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 117,998</u>	<u>\$ 1,287,095</u>	<u>\$ 1,169,097</u>
<b>OTHER FINANCING SOURCES(USES)</b>			
Transfers In (Out)	<u>\$ (1,500,000)</u>	<u>\$ (1,568,061)</u>	<u>\$ (68,061)</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ (1,382,002)	\$ (280,966)	\$ 1,101,036
<b>FUND BALANCE - MAY 1, 2021</b>	<u>14,106,395</u>	<u>14,106,395</u>	<u>                    </u>
<b>FUND BALANCE - APRIL 30, 2022</b>	<u>\$ 12,724,393</u>	<u>\$ 13,825,429</u>	<u>\$ 1,101,036</u>

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - BUDGET AND ACTUAL – SPECIAL REVENUE FUND**  
**FOR THE YEAR ENDED APRIL 30, 2022**

	<u>Original Budget</u>	<u>Final Amended Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<b>REVENUES</b>				
Stormwater Service	\$ 2,222,230	\$ 1,380,699	\$ 1,025,048	\$ (355,651)
<b>EXPENDITURES</b>				
Service Operations:				
Professional Fees	\$ 37,250	\$ 37,250	\$ 23,468	\$ 13,782
Contracted Services	16,700	16,700	13,582	3,118
Utilities	35,000	35,000	36,544	(1,544)
Repairs and Maintenance	227,780	227,780	87,663	140,117
Other	6,500	6,500	4,892	1,608
Capital Outlay	<u>1,899,000</u>	<u>1,057,469</u>	<u>858,900</u>	<u>198,569</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 2,222,230</u>	<u>\$ 1,380,699</u>	<u>\$ 1,025,049</u>	<u>\$ 355,650</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ -0-	\$ -0-	\$ -0-	\$ -0-
<b>FUND BALANCE - MAY 1, 2021</b>	_____	_____	_____	_____
<b>FUND BALANCE - APRIL 30, 2022</b>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT**  
**SUPPLEMENTARY INFORMATION REQUIRED BY THE**  
**WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**  
**APRIL 30, 2022**



**SPRING CREEK UTILITY DISTRICT  
SCHEDULE OF SERVICES AND RATES  
FOR THE YEAR ENDED APRIL 30, 2022**

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

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

**2. RETAIL SERVICE PROVIDERS**

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

Based on the rate order effective March 1, 2022.

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1,000 Gallons over Minimum Use</u>	<u>Usage Levels</u>
WATER:	\$ 12.00	3,000	N	\$ 1.50 \$ 2.50 \$ 3.50 \$ 6.00	3,001 to 6,000 6,001 to 10,000 10,001 to 20,000 20,000 and up
WASTEWATER:	\$ 37.50*	10,000	N	\$ 1.75	10,000 and up
SURCHARGE:					
Commission Regulatory Assessments			N	0.5% of actual water and wastewater charges	
San Jacinto River Authority Fees			N	\$ 3.12	0,001 and up
LSGCD Fee			N	\$ 0.98	0,001 and up

District employs winter averaging for wastewater usage?

\*Includes solid waste disposal.

\_\_\_\_\_   X    
Yes            No

Total monthly charges per 10,000 gallons usage: Water: \$26.50 Wastewater: \$37.50 Surcharge: \$34.42 Total: \$98.42

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
SCHEDULE OF SERVICES AND RATES  
FOR THE YEAR ENDED APRIL 30, 2022**

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

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

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFCs</u>
Unmetered			x 1.0	
≤ <sup>3</sup> / <sub>4</sub> "	<u>3,657</u>	<u>3,624</u>	x 1.0	<u>3,624</u>
1"	<u>42</u>	<u>38</u>	x 2.5	<u>95</u>
1½"	<u>11</u>	<u>11</u>	x 5.0	<u>55</u>
2"	<u>52</u>	<u>50</u>	x 8.0	<u>400</u>
3"	<u>4</u>	<u>4</u>	x 15.0	<u>60</u>
4"			x 25.0	
6"	<u>2</u>	<u>2</u>	x 50.0	<u>100</u>
8"			x 80.0	
10"	<u>1</u>	<u>1</u>	x 115.0	<u>115</u>
Total Water Connections	<u><u>3,769</u></u>	<u><u>3,730</u></u>		<u><u>4,449</u></u>
Total Wastewater Connections	<u><u>3,699</u></u>	<u><u>3,662</u></u>	x 1.0	<u><u>3,662</u></u>

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

Gallons pumped into system:	258,629,000	Water Accountability Ratio: 95.7% (Gallons billed/Gallons pumped and purchased)
Gallons billed to customers:	286,182,000	
Gallons purchased:	40,528,000	From: Montgomery County Municipal Utility District No. 89
Leaks and flushing:	60,000	

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
SCHEDULE OF SERVICES AND RATES  
FOR THE YEAR ENDED APRIL 30, 2022**

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

Does the District have Debt Service standby fees? Yes  No

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

**5. LOCATION OF DISTRICT:**

Is the District located entirely within one county?

Yes  No

County in which District is located:

Montgomery County, Texas

Is the District located within a city?

Entirely  Partly  Not at all

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

Entirely  Partly  Not at all

ETJ in which District is located:

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes  No

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
GENERAL FUND EXPENDITURES  
FOR THE YEAR ENDED APRIL 30, 2022**

PROFESSIONAL FEES:	
Auditing	\$ 10,950
Engineering	117,573
Legal	<u>165,331</u>
TOTAL PROFESSIONAL FEES	<u>\$ 293,854</u>
 PURCHASED SERVICES FOR RESALE:	
Purchased Water Service	\$ 442,524
Purchased Stormwater Service	<u>280,340</u>
TOTAL PURCHASED SERVICES FOR RESALE	<u>\$ 722,864</u>
 CONTRACTED SERVICES:	
Bookkeeping	\$ 40,755
Operations and Billing	187,962
Construction Inspector	147,297
Security	694,928
Solid Waste Disposal	<u>745,030</u>
TOTAL CONTRACTED SERVICES	<u>\$ 1,815,972</u>
 UTILITIES	<u>\$ 160,500</u>
 REPAIRS AND MAINTENANCE	<u>\$ 1,085,336</u>
 ADMINISTRATIVE EXPENDITURES:	
Director Fees	\$ 30,277
Dues	999
Election Costs	19,946
Insurance	29,340
Office Supplies and Postage	121,347
Payroll Taxes	2,873
Travel and Meetings	<u>8,879</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 213,661</u>

See accompanying independent auditor's report.



**SPRING CREEK UTILITY DISTRICT  
GENERAL FUND EXPENDITURES  
FOR THE YEAR ENDED APRIL 30, 2022**

CAPITAL OUTLAY	\$ <u>103,060</u>
TAP CONNECTIONS	\$ <u>69,577</u>
OTHER EXPENDITURES:	
Chemicals	\$ 50,290
Laboratory Fees	45,954
Permit Fees	47,385
Inspection Fees	6,380
Water Authority Assessments	683,672
Regulatory Assessment	14,686
Sludge Hauling	106,695
Other	<u>84,789</u>
TOTAL OTHER EXPENDITURES	\$ <u>1,039,851</u>
DEBT SERVICE:	
Capital Lease Principal	\$ 144,139
Capital Lease Interest	<u>33,737</u>
TOTAL DEBT SERVICE	\$ <u>177,876</u>
TOTAL EXPENDITURES	<u>\$ 5,682,551</u>

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
INVESTMENTS  
APRIL 30, 2022**

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
<u>GENERAL FUND</u>					
TexPool	XXXX0008	Varies	Daily	\$ 8,407,228	\$
Certificate of Deposit	XXXX5927	0.45%	07/21/22	241,565	843
Certificate of Deposit	XXXX2206	0.20%	07/06/22	240,659	152
Certificate of Deposit	XXXX3257	0.40%	01/07/23	242,644	300
TOTAL GENERAL FUND				<u>\$ 9,132,096</u>	<u>\$ 1,295</u>
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0004	Varies	Daily	\$ 7,291,516	\$
Certificate of Deposit	XXXX1389	0.25%	05/11/22	249,014	604
Certificate of Deposit	XXXX7187	0.30%	05/16/22	247,481	710
Certificate of Deposit	XXXX8475	0.40%	11/07/22	241,684	461
Certificate of Deposit	XXXX5363	0.20%	08/05/22	248,232	115
TOTAL DEBT SERVICE FUND				<u>\$ 8,277,927</u>	<u>\$ 1,890</u>
<u>CAPITAL PROJECTS FUND</u>					
TexPool	XXXX0011	Varies	Daily	\$ 4,890,249	\$ -0-
TOTAL - ALL FUNDS				<u>\$ 22,300,272</u>	<u>\$ 3,185</u>

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
TAXES LEVIED AND RECEIVABLE  
FOR THE YEAR ENDED APRIL 30, 2022**

	Maintenance Taxes		Debt Service Taxes	
TAXES RECEIVABLE -				
MAY 1, 2021	\$ 117,365		\$ 300,747	
Adjustments to Beginning				
Balance	<u>(16,371)</u>	\$ 100,994	<u>(41,152)</u>	\$ 259,595
Original 2021 Tax Levy	\$ 1,971,599		\$ 4,623,059	
Adjustment to 2021 Tax Levy	<u>114,722</u>	<u>2,086,321</u>	<u>269,004</u>	<u>4,892,063</u>
TOTAL TO BE				
ACCOUNTED FOR		\$ 2,187,315		\$ 5,151,658
TAX COLLECTIONS:				
Prior Years	\$ 80,329		\$ 206,007	
Current Year	<u>2,039,579</u>	<u>2,119,908</u>	<u>4,782,461</u>	<u>4,988,468</u>
TAXES RECEIVABLE -				
APRIL 30, 2022		<u>\$ 67,407</u>		<u>\$ 163,190</u>
TAXES RECEIVABLE BY				
YEAR:				
2021		\$ 46,742		\$ 109,602
2020		8,110		20,566
2019		4,121		10,596
2018		2,741		7,048
2017		2,246		6,072
2016 and prior		<u>3,447</u>		<u>9,306</u>
TOTAL		<u>\$ 67,407</u>		<u>\$ 163,190</u>

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
TAXES LEVIED AND RECEIVABLE  
FOR THE YEAR ENDED APRIL 30, 2022**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>PROPERTY VALUATIONS:</b>				
Land	\$ 146,482,051	\$ 110,056,517	\$ 107,523,183	\$ 106,333,613
Improvements	670,131,875	637,894,571	596,892,254	540,261,523
Personal Property	32,644,176	35,003,218	34,468,054	31,378,346
Exemptions	<u>(129,837,083)</u>	<u>(121,647,384)</u>	<u>(118,058,358)</u>	<u>(112,560,793)</u>
<b>TOTAL PROPERTY VALUATIONS</b>	<u>\$ 719,421,019</u>	<u>\$ 661,306,922</u>	<u>\$ 620,825,133</u>	<u>\$ 565,412,689</u>
<b>TAX RATES PER \$100 VALUATION:</b>				
Debt Service	\$ 0.68	\$ 0.71	\$ 0.72	\$ 0.72
Maintenance	<u>0.29</u>	<u>0.28</u>	<u>0.28</u>	<u>0.28</u>
<b>TOTAL TAX RATES PER \$100 VALUATION</b>	<u>\$ 0.97</u>	<u>\$ 0.99</u>	<u>\$ 1.00</u>	<u>\$ 1.00</u>
<b>ADJUSTED TAX LEVY*</b>	<u>\$ 6,978,384</u>	<u>\$ 6,546,938</u>	<u>\$ 6,208,251</u>	<u>\$ 5,654,127</u>
<b>PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED</b>	<u>97.76 %</u>	<u>99.56 %</u>	<u>99.76 %</u>	<u>99.83 %</u>

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

Maintenance Tax – Maximum tax rate of \$0.40 per \$100 of assessed valuation approved by voters on April 3, 1982.

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT**  
**LONG-TERM DEBT SERVICE REQUIREMENTS**  
**APRIL 30, 2022**

REFUNDING SERIES - 2014

Due During Fiscal Years Ending April 30	Principal Due October 1	Interest Due October 1/ April 1	Total
2023	\$ 825,000	\$ 70,381	\$ 895,381
2024	595,000	49,081	644,081
2025	635,000	30,234	665,234
2026	625,000	10,156	635,156
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
	<u>\$ 2,680,000</u>	<u>\$ 159,852</u>	<u>\$ 2,839,852</u>

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS  
APRIL 30, 2022**

S E R I E S - 2 0 1 5				
Due During Fiscal Years Ending April 30	Principal Due October 1	Interest Due October 1/ April 1	Total	
2023	\$ 200,000	\$ 284,312	\$	484,312
2024	200,000	279,312		479,312
2025	200,000	274,062		474,062
2026	200,000	268,312		468,312
2027	150,000	262,969		412,969
2028	200,000	257,500		457,500
2029	200,000	251,125		451,125
2030	200,000	244,626		444,626
2031	225,000	237,578		462,578
2032	250,000	229,563		479,563
2033	350,000	219,438		569,438
2034	550,000	203,907		753,907
2035	575,000	184,219		759,219
2036	925,000	157,391		1,082,391
2037	925,000	123,282		1,048,282
2038	925,000	88,594		1,013,594
2039	950,000	53,438		1,003,438
2040	950,000	17,813		967,813
2041				
2042				
2043				
2044				
2045				
	\$ 8,175,000	\$ 3,637,441	\$	11,812,441

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS  
APRIL 30, 2022**

REFUNDING SERIES - 2016

Due During Fiscal Years Ending April 30	Principal Due October 1	Interest Due October 1/ April 1	Total
2023	\$ 65,000	\$ 188,950	\$ 253,950
2024	85,000	187,450	272,450
2025	85,000	184,900	269,900
2026	105,000	181,100	286,100
2027	755,000	163,900	918,900
2028	755,000	133,700	888,700
2029	750,000	103,600	853,600
2030	745,000	73,700	818,700
2031	745,000	43,900	788,900
2032	365,000	21,700	386,700
2033	360,000	7,200	367,200
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
	<u>\$ 4,815,000</u>	<u>\$ 1,290,100</u>	<u>\$ 6,105,100</u>

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS  
APRIL 30, 2022**

S E R I E S - 2 0 1 7				
Due During Fiscal Years Ending April 30	Principal Due October 1	Interest Due October 1/ April 1	Total	
2023	\$ 325,000	\$ 208,937	\$	533,937
2024	325,000	202,438		527,438
2025	325,000	195,531		520,531
2026	325,000	187,812		512,812
2027	325,000	179,281		504,281
2028	325,000	169,938		494,938
2029	325,000	160,187		485,187
2030	325,000	150,438		475,438
2031	325,000	140,484		465,484
2032	325,000	130,125		455,125
2033	325,000	119,359		444,359
2034	300,000	108,625		408,625
2035	325,000	97,687		422,687
2036	350,000	85,875		435,875
2037	350,000	73,406		423,406
2038	350,000	60,719		410,719
2039	350,000	47,813		397,813
2040	350,000	34,688		384,688
2041	375,000	21,094		396,094
2042	375,000	7,031		382,031
2043				
2044				
2045				
	\$ 6,700,000	\$ 2,381,468	\$	9,081,468

See accompanying independent auditor's report.



**SPRING CREEK UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS  
APRIL 30, 2022**

REFUNDING SERIES - 2017 A

Due During Fiscal Years Ending April 30	Principal Due October 1	Interest Due October 1/ April 1	Total
2023	\$ 5,000	\$ 145,544	\$ 150,544
2024	360,000	141,944	501,944
2025	350,000	134,406	484,406
2026	370,000	125,844	495,844
2027	385,000	116,406	501,406
2028	405,000	106,025	511,025
2029	420,000	94,156	514,156
2030	460,000	80,956	540,956
2031	505,000	66,481	571,481
2032	540,000	50,131	590,131
2033	530,000	32,744	562,744
2034	715,000	12,066	727,066
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
	<u>\$ 5,045,000</u>	<u>\$ 1,106,703</u>	<u>\$ 6,151,703</u>

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS  
APRIL 30, 2022**

S E R I E S - 2 0 1 8				
Due During Fiscal Years Ending April 30	Principal Due October 1	Interest Due October 1/ April 1	Total	
2023	\$ 200,000	\$ 297,906	\$	497,906
2024	200,000	289,906		489,906
2025	200,000	282,906		482,906
2026	200,000	276,906		476,906
2027	200,000	270,906		470,906
2028	200,000	264,906		464,906
2029	200,000	258,906		458,906
2030	200,000	252,906		452,906
2031	200,000	246,906		446,906
2032	200,000	240,781		440,781
2033	200,000	234,531		434,531
2034	200,000	228,157		428,157
2035	200,000	221,657		421,657
2036	375,000	212,313		587,313
2037	425,000	199,047		624,047
2038	500,000	183,438		683,438
2039	550,000	165,375		715,375
2040	675,000	143,938		818,938
2041	925,000	115,938		1,040,938
2042	950,000	83,125		1,033,125
2043	950,000	49,875		999,875
2044	950,000	16,625		966,625
2045				
	\$ 8,900,000	\$ 4,536,954	\$	13,436,954

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS  
APRIL 30, 2022**

REFUNDING SERIES - 2019

Due During Fiscal Years Ending April 30	Principal Due October 1	Interest Due October 1/ April 1	Total
2023	\$ 200,000	\$ 189,963	\$ 389,963
2024	425,000	180,587	605,587
2025	445,000	167,538	612,538
2026	445,000	154,187	599,187
2027	485,000	142,663	627,663
2028	480,000	133,012	613,012
2029	495,000	123,263	618,263
2030	505,000	112,631	617,631
2031	495,000	99,525	594,525
2032	785,000	80,325	865,325
2033	775,000	56,925	831,925
2034	760,000	33,900	793,900
2035	750,000	11,250	761,250
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
	<u>\$ 7,045,000</u>	<u>\$ 1,485,769</u>	<u>\$ 8,530,769</u>

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS  
APRIL 30, 2022**

S E R I E S - 2 0 2 1

Due During Fiscal Years Ending April 30	Principal Due October 1	Interest Due October 1/ April 1	Total
2023	\$ 400,000	\$ 133,000	\$ 533,000
2024	400,000	129,000	529,000
2025	400,000	125,000	525,000
2026	400,000	121,000	521,000
2027	400,000	117,000	517,000
2028	400,000	113,000	513,000
2029	400,000	109,000	509,000
2030	400,000	105,000	505,000
2031	400,000	101,000	501,000
2032	400,000	96,500	496,500
2033	400,000	91,500	491,500
2034	400,000	86,000	486,000
2035	400,000	80,000	480,000
2036	400,000	74,000	474,000
2037	400,000	67,500	467,500
2038	400,000	60,000	460,000
2039	400,000	52,000	452,000
2040	400,000	44,000	444,000
2041	400,000	36,000	436,000
2042	400,000	28,000	428,000
2043	400,000	20,000	420,000
2044	400,000	12,000	412,000
2045	400,000	4,000	404,000
	<u>\$ 9,200,000</u>	<u>\$ 1,804,500</u>	<u>\$ 11,004,500</u>

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS  
APRIL 30, 2022**

REFUNDING SERIES - 2021A

Due During Fiscal Years Ending April 30	Principal Due October 1	Interest Due October 1/ April 1	Total
2023	\$ 60,000	\$ 160,400	\$ 220,400
2024	60,000	158,000	218,000
2025	60,000	155,600	215,600
2026	65,000	153,100	218,100
2027	65,000	150,500	215,500
2028	65,000	148,550	213,550
2029	65,000	147,250	212,250
2030	65,000	145,950	210,950
2031	65,000	144,650	209,650
2032	140,000	142,600	282,600
2033	140,000	139,800	279,800
2034	240,000	136,000	376,000
2035	1,035,000	123,250	1,158,250
2036	1,370,000	99,200	1,469,200
2037	1,400,000	71,500	1,471,500
2038	1,425,000	43,250	1,468,250
2039	1,450,000	14,500	1,464,500
2040			
2041			
2042			
2043			
2044			
2045			
	<u>\$ 7,770,000</u>	<u>\$ 2,134,100</u>	<u>\$ 9,904,100</u>

See accompanying independent auditor's report.

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**SPRING CREEK UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS  
APRIL 30, 2022**

ANNUAL REQUIREMENTS  
FOR ALL SERIES

Due During Fiscal Years Ending April 30	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2023	\$ 2,280,000	\$ 1,679,393	\$ 3,959,393
2024	2,650,000	1,617,718	4,267,718
2025	2,700,000	1,550,177	4,250,177
2026	2,735,000	1,478,417	4,213,417
2027	2,765,000	1,403,625	4,168,625
2028	2,830,000	1,326,631	4,156,631
2029	2,855,000	1,247,487	4,102,487
2030	2,900,000	1,166,207	4,066,207
2031	2,960,000	1,080,524	4,040,524
2032	3,005,000	991,725	3,996,725
2033	3,080,000	901,497	3,981,497
2034	3,165,000	808,655	3,973,655
2035	3,285,000	718,063	4,003,063
2036	3,420,000	628,779	4,048,779
2037	3,500,000	534,735	4,034,735
2038	3,600,000	436,001	4,036,001
2039	3,700,000	333,126	4,033,126
2040	2,375,000	240,439	2,615,439
2041	1,700,000	173,032	1,873,032
2042	1,725,000	118,156	1,843,156
2043	1,350,000	69,875	1,419,875
2044	1,350,000	28,625	1,378,625
2045	400,000	4,000	404,000
	<u>\$ 60,330,000</u>	<u>\$ 18,536,887</u>	<u>\$ 78,866,887</u>

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
CHANGE IN LONG-TERM BOND DEBT  
FOR THE YEAR ENDED APRIL 30, 2022**

Description	Original Bonds Issued	Bonds Outstanding May 1, 2021
Spring Creek Utility District Unlimited Tax Bonds - Series 2013	\$ 9,650,000	\$ 8,850,000
Spring Creek Utility District Unlimited Tax Refunding Bonds - Series 2014	7,735,000	3,485,000
Spring Creek Utility District Unlimited Tax Bonds - Series 2015	9,375,000	8,375,000
Spring Creek Utility District Unlimited Tax Refunding Bonds - Series 2016	5,305,000	4,880,000
Spring Creek Utility District Unlimited Tax Bonds - Series 2017	8,325,000	7,025,000
Spring Creek Utility District Unlimited Tax Refunding Bonds - Series 2017A	5,400,000	5,050,000
Spring Creek Utility District Unlimited Tax Bonds - Series 2018	9,500,000	9,100,000
Spring Creek Utility District Unlimited Tax Refunding Bonds - Series 2019	7,300,000	7,250,000
Spring Creek Utility District Unlimited Tax Bonds - Series 2021	9,600,000	9,600,000
Spring Creek Utility District Unlimited Tax Refunding Bonds - Series 2021A	7,770,000	
<b>TOTAL</b>	<b><u>\$ 79,960,000</u></b>	<b><u>\$ 63,615,000</u></b>

See accompanying independent auditor's report.



<u>Current Year Transactions</u>				
<u>Bonds Sold</u>	<u>Retirements</u>		<u>Bonds Outstanding April 30, 2022</u>	<u>Paying Agent</u>
	<u>Principal</u>	<u>Interest</u>		
\$	\$ 8,850,000	\$ 38,125	\$ - 0 -	The Bank Of New York Mellon Trust Company, N.A. Dallas, TX
	805,000	94,831	2,680,000	The Bank Of New York Mellon Trust Company, N.A. Dallas, TX
	200,000	289,312	8,175,000	The Bank Of New York Mellon Trust Company, N.A. Dallas, TX
	65,000	190,250	4,815,000	The Bank Of New York Mellon Trust Company, N.A. Dallas, TX
	325,000	215,438	6,700,000	The Bank Of New York Mellon Trust Company, N.A. Dallas, TX
	5,000	500,544	5,045,000	The Bank Of New York Mellon Trust Company, N.A. Dallas, TX
	200,000	305,906	8,900,000	The Bank Of New York Mellon Trust Company, N.A. Dallas, TX
	205,000	196,037	7,045,000	The Bank Of New York Mellon Trust Company, N.A. Dallas, TX
	400,000	160,167	9,200,000	The Bank Of New York Mellon Trust Company, N.A. Dallas, TX
<u>7,770,000</u>		<u>118,507</u>	<u>7,770,000</u>	The Bank Of New York Mellon Trust Company, N.A. Dallas, TX
<u>\$ 7,770,000</u>	<u>\$ 11,055,000</u>	<u>\$ 2,109,117</u>	<u>\$ 60,330,000</u>	

See accompanying independent auditor's report.

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**SPRING CREEK UTILITY DISTRICT  
CHANGE IN LONG-TERM BOND DEBT  
FOR THE YEAR ENDED APRIL 30, 2022**

Bond Authority:	<u>Tax Bonds *</u>	<u>Refunding Bonds</u>
Amount Authorized by Voters	\$ 217,000,000	\$ 144,000,000
Amount Issued	<u>78,785,000</u>	<u>4,644,308</u>
Remaining to be Issued	<u>\$ 138,215,000</u>	<u>\$ 139,355,692</u>

Debt Service Fund cash, investments and cash with paying agent balances as of  
April 30, 2022: \$ 8,395,483

Average annual debt service payment (principal and interest) for remaining term  
of all debt: \$ 3,428,995

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

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

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**GENERAL FUND - FIVE YEARS**

	Amounts		
	2022	2021	2020
<b>REVENUES</b>			
Property Taxes	\$ 2,119,908	\$ 1,799,194	\$ 1,730,320
Water Service	1,277,535	1,257,399	1,168,645
Wastewater Service	1,718,001	1,704,178	1,613,649
Water Authority Fee	954,035	974,872	929,918
Penalty and Interest	61,839	25,198	67,945
Sales Tax Revenue	562,362	497,693	425,225
Tap Connection and Inspection Fees	129,498	231,970	816,385
Investment Revenues	13,141	32,273	205,748
Miscellaneous Revenues	133,327	195,742	198,436
<b>TOTAL REVENUES</b>	<b>\$ 6,969,646</b>	<b>\$ 6,718,519</b>	<b>\$ 7,156,271</b>
<b>EXPENDITURES</b>			
Professional Fees	\$ 293,854	\$ 234,032	\$ 249,988
Contracted Services	1,815,972	1,637,280	1,537,290
Purchased Stormwater Service	280,340	61,057	66,606
Utilities	160,500	185,513	200,119
Purchased Water/Pumpage Fees	1,126,196	1,125,759	971,987
Repairs and Maintenance	1,085,336	1,075,968	919,649
Other	639,417	540,607	770,911
Capital Lease, Principal and Interest	177,876	177,877	177,876
Capital Outlay	103,060	191,716	112,666
<b>TOTAL EXPENDITURES</b>	<b>\$ 5,682,551</b>	<b>\$ 5,229,809</b>	<b>\$ 5,007,092</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>\$ 1,287,095</b>	<b>\$ 1,488,710</b>	<b>\$ 2,149,179</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In (Out)	\$ (1,568,061)	\$	\$ 659,033
Capital Lease Proceeds			
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ (1,568,061)</b>	<b>\$ - 0 -</b>	<b>\$ 659,033</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ (280,966)</b>	<b>\$ 1,488,710</b>	<b>\$ 2,808,212</b>
<b>BEGINNING FUND BALANCE</b>	<b>14,106,395</b>	<b>12,617,685</b>	<b>9,809,473</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 13,825,429</b>	<b>\$ 14,106,395</b>	<b>\$ 12,617,685</b>

See accompanying independent auditor's report.

		Percentage of Total Revenue				
2019	2018	2022	2021	2020	2019	2018
\$ 1,584,905	\$ 1,443,661	30.4 %	26.7 %	24.3 %	27.0 %	24.3 %
905,619	912,620	18.3	18.7	16.3	15.5	15.4
1,497,074	1,483,775	24.6	25.4	22.5	25.6	25.0
879,320	851,162	13.7	14.5	13.0	15.1	14.3
57,006	77,196	0.9	0.4	0.9	1.0	1.3
377,397	521,021	8.1	7.4	5.9	6.5	8.8
185,578	455,635	1.9	3.5	11.4	3.2	7.7
174,383	50,228	0.2	0.5	2.9	3.0	0.8
178,176	143,583	1.9	2.9	2.8	3.1	2.4
<u>\$ 5,839,458</u>	<u>\$ 5,938,881</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 291,266	\$ 265,869	4.2 %	3.5 %	3.5 %	5.0 %	4.5 %
1,286,447	1,164,021	26.1	24.4	21.5	22.0	19.6
48,161	153,734	4.0	0.9	0.9	0.8	2.6
168,799	182,308	2.3	2.8	2.8	2.9	3.1
897,336	782,825	16.2	16.8	13.6	15.4	13.2
802,712	775,912	15.6	16.0	12.9	13.7	13.1
514,187	601,765	9.2	8.0	10.8	8.8	10.1
177,877		2.6	2.6	2.5	3.0	
2,355,013	681,283	1.5	2.9	1.6	40.3	11.5
<u>\$ 6,541,798</u>	<u>\$ 4,607,717</u>	<u>81.7 %</u>	<u>77.9 %</u>	<u>70.1 %</u>	<u>111.9 %</u>	<u>77.7 %</u>
\$ (702,340)	\$ 1,331,164	18.3 %	22.1 %	29.9 %	(11.9) %	22.3 %
\$ 1,516,077	\$ (700,908)					
<u>\$ 1,516,077</u>	<u>\$ (700,908)</u>					
\$ 813,737	\$ 630,256					
<u>8,995,736</u>	<u>8,365,480</u>					
<u>\$ 9,809,473</u>	<u>\$ 8,995,736</u>					

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT**  
**COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES**  
**DEBT SERVICE FUND - FIVE YEARS**

	Amounts		
	2022	2021	2020
<b>REVENUES</b>			
Property Taxes	\$ 4,988,468	\$ 4,563,912	\$ 4,450,139
Penalty and Interest	165,375	69,573	47,003
Investment Revenues	7,415	21,720	107,626
Miscellaneous Revenues	4,787	8,494	13,374
<b>TOTAL REVENUES</b>	<b>\$ 5,166,045</b>	<b>\$ 4,663,699</b>	<b>\$ 4,618,142</b>
<b>EXPENDITURES</b>			
Tax Collection Expenditures	\$ 168,889	\$ 137,093	\$ 117,823
Debt Service Principal	3,730,000	2,155,000	2,060,000
Debt Service Interest and Fees	2,114,867	1,840,320	1,850,522
Bond Issuance Costs	274,291		155,985
Payment to Refunded Bond Escrow Agent	75,000		109,893
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,363,047</b>	<b>\$ 4,132,413</b>	<b>\$ 4,294,223</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<b>\$ (1,197,002)</b>	<b>\$ 531,286</b>	<b>\$ 323,919</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In	\$ 1,500,000	\$	\$
Refunding Bonds	7,770,000		7,300,000
Payment to Refunded Bond Escrow Agent	(7,377,797)		(7,185,041)
Bond Discount	(104,915)		
Bond Premium			41,026
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ 1,787,288</b>	<b>\$ -0-</b>	<b>\$ 155,985</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ 590,286</b>	<b>\$ 531,286</b>	<b>\$ 479,904</b>
<b>BEGINNING FUND BALANCE</b>	<b>7,784,541</b>	<b>7,253,255</b>	<b>6,773,351</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 8,374,827</b>	<b>\$ 7,784,541</b>	<b>\$ 7,253,255</b>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<b>3,730</b>	<b>3,693</b>	<b>3,634</b>
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<b>3,662</b>	<b>3,520</b>	<b>3,525</b>

See accompanying independent auditor's report.

		Percentage of Total Revenue				
2019	2018	2022	2021	2020	2019	2018
\$ 4,079,893	\$ 3,903,231	96.6 %	97.8 %	96.4 %	96.0 %	97.9 %
49,841	44,531	3.2	1.5	1.0	1.2	1.1
106,700	39,210	0.1	0.5	2.3	2.5	1.0
12,674	1,291	0.1	0.2	0.3	0.3	
<u>\$ 4,249,108</u>	<u>\$ 3,988,263</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 120,659	\$ 111,914	3.3 %	2.9 %	2.6 %	2.8 %	2.8 %
1,820,000	1,815,000	72.2	46.2	44.6	42.8	45.5
2,039,101	1,781,721	40.9	39.5	40.1	48.0	44.7
	209,198	5.3		3.4		5.2
		1.5		2.4		
<u>\$ 3,979,760</u>	<u>\$ 3,917,833</u>	<u>123.2 %</u>	<u>88.6 %</u>	<u>93.1 %</u>	<u>93.6 %</u>	<u>98.2 %</u>
<u>\$ 269,348</u>	<u>\$ 70,430</u>	<u>(23.2) %</u>	<u>11.4 %</u>	<u>6.9 %</u>	<u>6.4 %</u>	<u>1.8 %</u>
\$	\$					
	5,400,000					
	(5,720,693)					
	529,891					
<u>\$ -0-</u>	<u>\$ 209,198</u>					
\$ 269,348	\$ 279,628					
6,504,003	6,224,375					
<u>\$ 6,773,351</u>	<u>\$ 6,504,003</u>					
<u>3,579</u>	<u>3,521</u>					
<u>3,518</u>	<u>3,461</u>					

See accompanying independent auditor's report.

**SPRING CREEK UTILITY DISTRICT  
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS  
APRIL 30, 2022**

District Mailing Address - Spring Creek Utility District  
Roach & Associates, PLLC  
200 Timberloch Place, Suite 500  
The Woodlands, TX 77380

District Telephone Number - (832) 789-1899

<b>Board Members</b>	<u>Term of Office (Elected or Appointed)</u>	<u>Fees of Office for the year ended April 30, 2022</u>	<u>Expense Reimbursements for the year ended April 30, 2022</u>	<u>Title</u>
Claude Humbert	05/2018 05/2022 (Elected)	\$ 6,150	\$ 2,672	President
Mark Fusca	11/2020 05/2024 (Elected)	\$ 6,150	\$ 2,189	Vice President
Frederick Sunderman	05/2018 05/2022 (Elected)	\$ 5,850	\$ 1,256	Secretary
Leslie Gourley	11/2020 05/2024 (Elected)	\$ 7,500	\$ 147	Assistant Secretary
Melvin Willcockson	11/2020 05/2024 (Elected)	\$ 4,500	\$ -0-	Director

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

Submission date of most recent District Registration Form: February 21, 2022

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution (TWC Section 49.060). Fees of Office are the amounts actually paid to a Director during the District's fiscal year.

See accompanying independent auditor's report.



**SPRING CREEK UTILITY DISTRICT  
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS  
APRIL 30, 2022**

<b>Consultants:</b>	<u>Date Hired</u>	<u>Fees for the year ended April 30, 2022</u>	<u>Title</u>
Roach & Associates, PLLC	08/16/16	\$ 216,362 \$ 78,389 \$ 56,079	General Counsel Bond Counsel Delinquent Tax Attorney
McCall Gibson Swedlund Barfoot PLLC	05/27/22	\$ -0-	Auditor
Mark C. Eyring, CPA, PLLC	Prior to 1992	\$ 14,100	Prior Auditor
Myrtle Cruz, Inc.	05/20/03	\$ 50,570	Bookkeeper
A&S Engineers, Inc.	06/07/11	\$ 728,399	Engineer
Masterson Advisors LLC	05/21/18	\$ 80,329	Financial Advisor
Mary Jarmon		\$ -0-	Investment Officer
Municipal Operations & Consulting, Inc.	01/01/10	\$ 890,089	Operator
Utility Tax Service, LLC	07/28/14	\$ 53,012	Tax Assessor/ Collector

See accompanying independent auditor's report.

