

**Travis County
Water Control and Improvement
District No. 17**

**Financial Statements and
Supplemental Information
as of and for the Year Ended
September 30, 2022 and
Independent Auditors' Report**



Travis County Water Control and Improvement District No. 17

Table of Contents

	<u>Page</u>
Annual Filing Affidavit	1
Independent Auditors' Report	2-4
Management's Discussion and Analysis	5-9
Basic Financial Statements:	
Statement of Net Position and Governmental Funds Balance Sheet	10
Statement of Activities and Governmental Funds Revenues, Expenditures, and Changes in Fund Balances	11
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - General Fund	12
Notes to Basic Financial Statements	13-33
Supplemental Information:	
Index of Supplemental Schedules Required by the Texas Commission on Environmental Quality	34
Supplemental Schedules Required by Texas Commission on Environmental Quality	35-57
Other Supplemental Information-	
Other Supplemental Schedules	58-66

Annual Filing Affidavit

The State of Texas

County of Travis

I, Jeffrey N. Roberts
(Name of Duly Authorized District Representative)

of the Travis County Water Control and Improvement District No. 17

hereby swear, or affirm, that the District named above has reviewed and approved at a meeting of the Board of Directors of the District on the 19th day of January, 2023, its annual audit report for the fiscal year ended September 30, 2022 and that copies of the annual audit report have been filed in the District office, located at 3812 Eck Lane, Austin, Texas 78734.

The annual filing affidavit and the attached copy of the annual audit report are being submitted to the Texas Commission on Environmental Quality in satisfaction of all annual filing requirements within Section 49.194 of the Texas Water Code and to the Texas Comptroller of Public Accounts in satisfaction of the annual filing requirements of Section 140.008 of the Texas Local Government Code.

Date: January 19, 2023. By: Jeffrey N. Roberts
(Signature of District Representative)

Jeffrey N. Roberts, Board President
(Typed Name and Title of above District Representative)

Sworn to and subscribed to before me this 19th day of January, 2023.

Paula L. Neelen
(Signature of Notary)

(SEAL)

Paula L. Neelen
(Printed Name of Notary)

My Commission Expires On: November 30, 2025
Notary Public in and for the State of Texas.



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Independent Auditors' Report

To the Board of Directors of

Travis County Water Control and Improvement District No. 17:

Opinions

We have audited the financial statements of the governmental activities and each major fund of Travis County Water Control and Improvement District No. 17 (the "District"), as of and for the year ended September 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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2022, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

Affiliated Company

ML&R WEALTH MANAGEMENT LLC

"A Registered Investment Advisor"

This firm is not a CPA firm

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary Information

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

Other Information

Management is responsible for the other information included in the annual financial report. The other information comprises the other information listed in the table of contents but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Maxwell Locke + Ritter LLP

Austin, Texas
January 19, 2023

Travis County Water Control and Improvement District No. 17

Management's Discussion and Analysis for the Year Ended September 30, 2022

In accordance with Governmental Accounting Standards Board Statement No. 34 ("GASB 34"), the management of Travis County Water Control and Improvement District No. 17 (the "District") offers the following narrative on the financial performance of the District for the year ended September 30, 2022. Please read it in connection with the District's financial statements that follow.

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

Overview of the Basic Financial Statements

The District's reporting is comprised of two parts:

- *Management's Discussion and Analysis* (this section)
- *Basic Financial Statements*
 - *Statement of Net Position and Governmental Funds Balance Sheet*
 - *Statement of Activities and Governmental Funds Revenues, Expenditures, and Changes in Fund Balances*
 - *Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - General Fund*
 - *Notes to Basic Financial Statements*

Other supplementary information is also included.

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

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

The *Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - General Fund* presents a comparison statement between the District's final adopted budget to its actual results.

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

Schedules required by the Texas Commission on Environmental Quality and other supplemental information are presented immediately following the *Notes to Basic Financial Statements*.

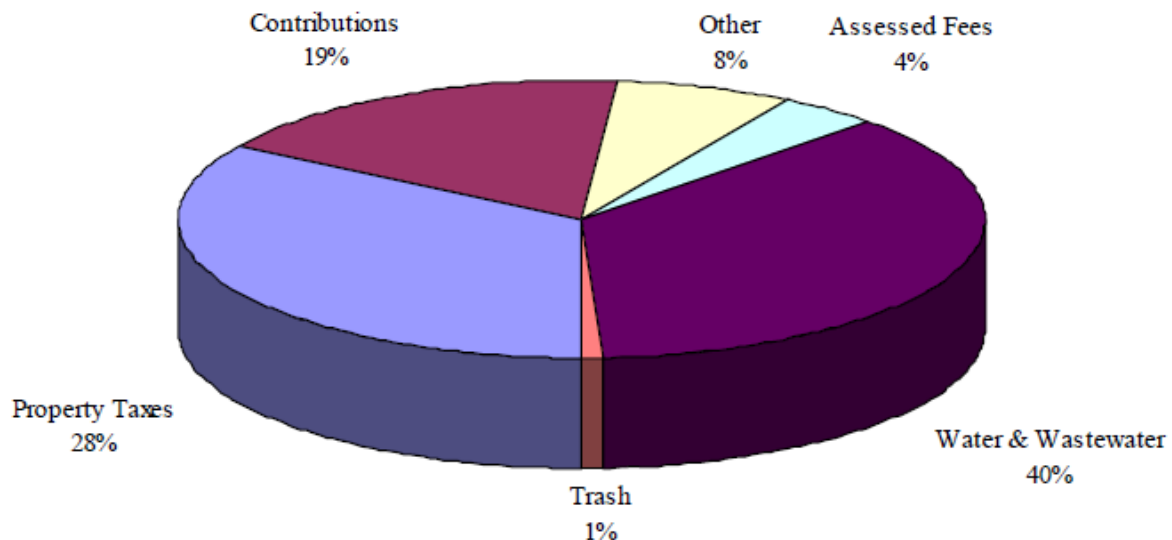
Comparative Financial Statements

Statement of Net Position

	Governmental Activities		
	2022	2021	% Change
Current and other assets	\$ 90,581,402	\$ 91,516,068	(1%)
Capital assets	252,437,255	236,874,074	7%
Total assets	343,018,657	328,390,142	4%
Deferred outflows of resources	1,317,636	1,451,354	(9%)
Current liabilities	17,362,089	16,958,690	2%
Long-term liabilities	128,097,731	134,517,647	(5%)
Total liabilities	145,459,820	151,476,337	(4%)
Net investment in capital assets	121,744,036	121,079,134	1%
Restricted	5,427,354	4,840,146	12%
Unrestricted	71,705,083	52,445,879	37%
Total net position	\$ 198,876,473	\$ 178,365,159	11%

The District’s total assets were approximately \$343.0 million as of September 30, 2022. Of this amount, approximately \$252.4 million is accounted for by capital assets. The District had outstanding liabilities of approximately \$145.5 million of which \$136.5 million represent bonds payable.

Sources of Revenue



Statement of Activities

	Governmental Activities		
	2022	2021	% Change
Water and wastewater	\$ 21,234,498	\$ 18,038,177	18%
Trash and recycling	569,271	540,975	5%
Property taxes	14,855,894	14,504,786	2%
Contributions	10,144,622	1,488,835	581%
Assessed fees	2,020,490	2,072,709	(3%)
Other	3,882,339	2,639,498	47%
Total Revenues	52,707,114	39,284,980	34%
Water and wastewater	2,518,677	2,414,638	4%
Trash and composting	504,173	469,176	7%
Salary and related expenditures	6,862,110	6,589,897	4%
Professional services	443,148	384,097	15%
Materials and supplies	756,903	713,553	6%
Repairs and maintenance	1,812,083	1,340,493	35%
Utilities	2,031,347	1,914,216	6%
Insurance	431,184	332,947	30%
Apache Shores	1,075,505	940,760	14%
Chemicals and lab tests	483,860	486,935	(1%)
Other	1,493,643	2,094,765	(29%)
Debt service	3,921,636	4,574,595	(14%)
Depreciation and amortization	9,861,531	7,719,830	28%
Total Expenses	32,195,800	29,975,902	7%
Change in net position	20,511,314	9,309,078	120%
Beginning net position	178,365,159	169,056,081	6%
Ending net position	\$ 198,876,473	\$ 178,365,159	11%

Operating revenues increased by approximately \$13.4 million to approximately \$52.7 million for the fiscal year ended September 30, 2022. Water and wastewater provided approximately \$21.2 million, various assessed fees provided approximately \$2.0 million, and property taxes generated approximately \$14.9 million in revenues. Contributions increased by \$8.7 million due to infrastructure conveyances. Total expenses increased approximately \$2.2 million to approximately \$32.2 million for the fiscal year ended September 30, 2022. Net position increased approximately \$20.5 million and \$9.3 million for the fiscal years ended September 30, 2022 and 2021, respectively.

Analysis of Governmental Funds

Government Funds by Year

	<u>2022</u>	<u>2021</u>
Cash and cash equivalents	\$ 49,830,779	\$ 45,649,420
Temporary investments	37,771,225	43,174,302
Accounts receivable	2,469,466	2,269,579
Inventory	5,000	5,000
Prepaid and other assets	101,732	28,284
Due from other funds	<u>20,282,489</u>	<u>24,756,212</u>
Total assets	<u>\$ 110,460,691</u>	<u>\$ 115,882,797</u>
Accounts payable	\$ 5,686,833	\$ 5,305,750
Accrued liabilities	194,494	134,122
Customer deposits	1,189,221	1,580,180
Unearned revenue	98,605	91,800
Due to other funds	<u>20,282,489</u>	<u>24,756,212</u>
Total liabilities	<u>27,451,642</u>	<u>31,868,064</u>
Deferred inflows of resources	<u>160,304</u>	<u>139,218</u>
Nonspendable	106,732	33,284
Restricted for debt service	7,008,097	6,373,080
Restricted for capital projects	19,059,603	27,817,873
Committed	359,338	495,567
Unassigned	<u>56,314,975</u>	<u>49,155,711</u>
Total fund balances	<u>82,848,745</u>	<u>83,875,515</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 110,460,691</u>	<u>\$ 115,882,797</u>

The *General Fund* pays for daily operating expenditures. When comparing actual to budget, actual revenues were more than the final budgeted revenues primarily due to water and wastewater sales being higher than budgeted. Expenditures were less than budgeted primarily due to less salary and related expenditures than budgeted. More detailed information about the District's budgetary comparison is presented in the *Basic Financial Statements*.

The *Debt Service Fund* remitted bond principal of approximately \$7.4 million and interest of approximately \$4.4 million during the year ended September 30, 2022. More detailed information about the District's debt is presented in the *Notes to Basic Financial Statements*.

The *Capital Projects Fund* primarily purchases the District's infrastructure. Capital outlay expenditures were approximately \$14.6 million for the year ended September 30, 2022.

During the year ended September 30, 2022, the District issued \$2,515,000 in Unlimited Tax Bonds in the Serene Hills Defined Area. More detailed information about these bond issuances are presented in the *Notes to Basic Financial Statements*.

Capital Assets and Long-Term Debt Activity

Capital Assets

	<u>2022</u>	<u>2021</u>
Land and easements	\$ 2,676,443	\$ 2,676,443
Construction in progress	15,176,158	7,652,154
Infrastructure	342,692,107	325,227,661
Buildings	1,700,285	1,699,324
Furniture, fixtures & equipment	4,690,706	5,331,240
Right-to-use leased assets - equipment	<u>227,882</u>	<u>-</u>
Subtotal	367,163,581	342,586,822
Accumulated depreciation	<u>(114,726,326)</u>	<u>(105,712,748)</u>
Total	<u>\$ 252,437,255</u>	<u>\$ 236,874,074</u>

More detailed information about the District's capital assets is presented in the *Notes to Basic Financial Statements*.

Long-Term Debt Activity

	<u>2022</u>	<u>2021</u>
Current portion	\$ 8,455,000	\$ 7,269,998
Long term portion	<u>123,200,000</u>	<u>129,255,000</u>
Total	<u>\$ 131,655,000</u>	<u>\$ 136,524,998</u>

During the year, the District issued \$2,515,000 in unlimited tax bonds. More detailed information about the District's long-term debt is presented in the *Notes to Basic Financial Statements*.

Currently Known Facts, Decisions, or Conditions

The adopted budget for 2023 projects an increase in revenue of approximately \$2.2 million compared to the 2022 final operating budget and an increase in expenditures of approximately \$2.1 million from the 2022 final operating budget. The tax rate has been set at \$0.0543 and \$0.0681 per \$100 of assessed value for the District wide area and the Serene Hills Defined Area, respectively, for operations and maintenance funds, and \$0.1887, \$0.3422, and \$0.5148 per \$100 assessed value for the Steiner Ranch Defined Area, Flintrock Ranch Estates Defined Area, and Serene Hills Defined Area, respectively, which is for debt service funds.

Requests for Information

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the funds it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District at 3812 Eck Lane, Austin, Texas 78734. For an updated description of the areas served by the District and the facilities operated by the District, please refer to the District's website at www.wcid17.org.

Travis County Water Control and Improvement District No. 17

Statement of Net Position and Governmental Funds Balance Sheet September 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	Adjustments (Note 2)	Statement of Net Position
Assets:						
Cash and cash equivalents	\$ 49,458,476	14,304	357,999	49,830,779	-	49,830,779
Temporary investments	15,976,324	14,802,886	6,370,347	37,149,557	-	37,149,557
Restricted investments	-	-	621,668	621,668	-	621,668
Accounts receivable:						
Taxes receivable	70,609	89,695	-	160,304	-	160,304
Service accounts	2,095,854	-	-	2,095,854	-	2,095,854
Other	-	-	213,308	213,308	-	213,308
Due from other funds	7,271,763	-	13,010,726	20,282,489	(20,282,489)	-
Inventory	5,000	-	-	5,000	-	5,000
Prepays and other assets	85,942	15,790	-	101,732	403,200	504,932
Capital assets (net of accumulated depreciation):						
Land and easements	-	-	-	-	2,676,443	2,676,443
Construction in progress	-	-	-	-	15,176,158	15,176,158
Infrastructure	-	-	-	-	233,320,484	233,320,484
Buildings	-	-	-	-	275,863	275,863
Furniture, fixtures and equipment	-	-	-	-	812,447	812,447
Right to use leased assets - equipment	-	-	-	-	175,860	175,860
Total assets	\$ 74,963,968	14,922,675	20,574,048	110,460,691	232,557,966	343,018,657
Deferred outflows of resources-						
Deferred charges on bond refundings	-	-	-	-	1,317,636	1,317,636
Total deferred outflows of resources	-	-	-	-	1,317,636	1,317,636
Total assets and deferred outflows of resources	\$ 74,963,968	14,922,675	20,574,048	110,460,691	233,875,602	344,336,293
Liabilities:						
Accounts payable	\$ 4,531,726	-	1,155,107	5,686,833	-	5,686,833
Accrued liabilities	194,494	-	-	194,494	-	194,494
Due to other funds	12,473,396	7,809,093	-	20,282,489	(20,282,489)	-
Accrued bond interest payable	-	-	-	-	1,686,228	1,686,228
Customer deposits	1,189,221	-	-	1,189,221	-	1,189,221
Unearned revenue	98,605	-	-	98,605	-	98,605
Long-term liabilities:						
Due within one year	-	-	-	-	8,506,708	8,506,708
Due after one year	-	-	-	-	128,097,731	128,097,731
Total liabilities	18,487,442	7,809,093	1,155,107	27,451,642	118,008,178	145,459,820
Deferred inflows of resources-						
Property taxes	70,609	89,695	-	160,304	(160,304)	-
Total deferred inflows of resources	70,609	89,695	-	160,304	(160,304)	-
Fund balances/net position:						
Fund balances:						
Nonspendable:						
Inventory	5,000	-	-	5,000	(5,000)	-
Prepays and other assets	85,942	15,790	-	101,732	(101,732)	-
Restricted for:						
Debt service	-	7,008,097	-	7,008,097	(7,008,097)	-
Capital projects	-	-	19,059,603	19,059,603	(19,059,603)	-
Committed to-						
Impact fee expenditures	-	-	359,338	359,338	(359,338)	-
Unassigned	56,314,975	-	-	56,314,975	(56,314,975)	-
Total fund balances	56,405,917	7,023,887	19,418,941	82,848,745	(82,848,745)	-
Total liabilities, deferred inflows of resources and fund balances	\$ 74,963,968	14,922,675	20,574,048	110,460,691		
Net position:						
Net investment in capital assets					121,744,036	121,744,036
Restricted for debt service					5,427,354	5,427,354
Unrestricted					71,705,083	71,705,083
Total net position					\$ 198,876,473	198,876,473

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

Travis County Water Control and Improvement District No. 17

Statement of Activities and Governmental Funds Revenues, Expenditures, and Changes in Fund Balances Year Ended September 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	Adjustments (Note 2)	Statement of Activities
Expenditures/expenses:						
Service operations:						
Water and wastewater	\$ 2,518,677	-	-	2,518,677	-	2,518,677
Trash and composting	504,173	-	-	504,173	-	504,173
Salary and related expenditures	6,862,110	-	-	6,862,110	-	6,862,110
Professional services	344,531	98,617	-	443,148	-	443,148
Materials and supplies	756,903	-	-	756,903	-	756,903
Repairs and maintenance	1,812,083	-	-	1,812,083	-	1,812,083
Utilities	2,031,347	-	-	2,031,347	-	2,031,347
Insurance	431,184	-	-	431,184	-	431,184
Apache Shores	1,075,505	-	-	1,075,505	-	1,075,505
Chemicals and lab tests	483,860	-	-	483,860	-	483,860
Other	1,420,346	-	124,765	1,545,111	(51,468)	1,493,643
Capital outlay	730,926	-	14,577,541	15,308,467	(15,308,467)	-
Debt service:						
Principal payments	-	7,384,998	-	7,384,998	(7,384,998)	-
Interest payments	-	4,397,805	631,791	5,029,596	(1,214,448)	3,815,148
Fiscal agent fees and other	-	10,874	135,234	146,108	(39,620)	106,488
Depreciation and amortization	-	-	-	-	9,861,531	9,861,531
Total expenditures/expenses	18,971,645	11,892,294	15,469,331	46,333,270	(14,137,470)	32,195,800
Revenues:						
Program revenues:						
Water and sewer service	21,234,498	-	-	21,234,498	-	21,234,498
Trash and recycling service	569,271	-	-	569,271	-	569,271
Connection and service fees	509,788	-	-	509,788	-	509,788
Permit/inspection income	359,205	-	-	359,205	-	359,205
Impact fees	-	-	1,151,497	1,151,497	-	1,151,497
Apache Shores income	1,511,310	-	-	1,511,310	-	1,511,310
Total program revenues	24,184,072	-	1,151,497	25,335,569	-	25,335,569
Total program expense, net						(6,860,231)
General revenues:						
Property taxes, including penalties and interest	4,696,869	10,137,939	-	14,834,808	21,086	14,855,894
Interest income	499,629	101,820	50,981	652,430	-	652,430
Penalties and fines	390,484	-	-	390,484	-	390,484
Contributions	-	-	-	-	10,144,622	10,144,622
Other income	1,230,618	232,076	121,680	1,584,374	(256,259)	1,328,115
Total general revenues	6,817,600	10,471,835	172,661	17,462,096	9,909,449	27,371,545
Total revenues	31,001,672	10,471,835	1,324,158	42,797,665	9,909,449	52,707,114
Excess (deficiency) of revenues over (under) expenditures	12,030,027	(1,420,459)	(14,145,173)	(3,535,605)	24,046,919	20,511,314
Other financing sources (uses):						
Issuance of bonds	-	62,483	2,452,517	2,515,000	(2,515,000)	-
Discount on sale of bonds	-	-	(45,552)	(45,552)	45,552	-
Premium on sale of bonds	-	-	39,387	39,387	(39,387)	-
Transfers in (out)	(4,813,105)	2,008,783	2,804,322	-	-	-
Total other financing sources (uses), net	(4,813,105)	2,071,266	5,250,674	2,508,835	(2,508,835)	-
Changes in fund balances/net position	7,216,922	650,807	(8,894,499)	(1,026,770)	21,538,084	20,511,314
Fund balances/net position:						
Beginning of year	49,188,995	6,373,080	28,313,440	83,875,515	94,489,644	178,365,159
End of year	\$ 56,405,917	7,023,887	19,418,941	82,848,745	116,027,728	198,876,473

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

Travis County Water Control and Improvement District No. 17

Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - General Fund Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance
Revenues:				
Water and sewer service	\$ 18,005,221	19,533,309	21,234,498	1,701,189
Trash and recycling service	546,000	546,000	569,271	23,271
Property taxes, including penalties and interest	4,416,864	4,416,864	4,696,869	280,005
Connection and service fees	177,100	177,100	509,788	332,688
Penalties and fines	357,600	357,600	390,484	32,884
Interest income	200,000	280,000	499,629	219,629
Permit/inspection income	478,000	478,000	359,205	(118,795)
Apache Shores income	1,240,250	1,240,250	1,511,310	271,060
Other income	870,204	870,204	1,230,618	360,414
Total revenues	<u>26,291,239</u>	<u>27,899,327</u>	<u>31,001,672</u>	<u>3,102,345</u>
Expenditures:				
Service operations:				
Water and wastewater	2,259,000	2,259,000	2,518,677	(259,677)
Trash and composting	493,038	493,038	504,173	(11,135)
Salary and related expenditures	7,591,937	7,686,937	6,862,110	824,827
Professional services	490,000	490,000	344,531	145,469
Materials and supplies	797,150	920,146	756,903	163,243
Repairs and maintenance	1,866,950	1,856,530	1,812,083	44,447
Utilities	2,117,100	2,177,100	2,031,347	145,753
Insurance	365,000	415,000	431,184	(16,184)
Apache Shores	1,083,900	1,083,900	1,075,505	8,395
Chemicals and lab tests	435,600	435,600	483,860	(48,260)
Other	1,547,753	1,627,832	1,420,346	207,486
Capital outlay	403,485	825,717	730,926	94,791
Total expenditures	<u>19,450,913</u>	<u>20,270,800</u>	<u>18,971,645</u>	<u>1,299,155</u>
Excess of revenues over expenditures	6,840,326	7,628,527	12,030,027	4,401,500
Other financing uses-				
Transfers out, net	-	-	(4,813,105)	(4,813,105)
Change in fund balance	6,840,326	7,628,527	7,216,922	(411,605)
Fund balances:				
Beginning of year	49,188,995	49,188,995	49,188,995	-
End of year	<u>\$ 56,029,321</u>	<u>56,817,522</u>	<u>56,405,917</u>	<u>(411,605)</u>

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

Travis County Water Control and Improvement District No. 17

Notes to Basic Financial Statements Year Ended September 30, 2022

1. Summary of Significant Accounting Policies

Travis County Water Control and Improvement District No. 17 (the “District”), was created by an order of the Commissioners’ Court of Travis County, Texas on December 8, 1958, and confirmed by the electorate of the District at a confirmation election held on February 28, 1959. The Board of Directors (the “Board”) held its first meeting in December 1958, and the first bonds were sold on November 15, 1959. The District operates and maintains a water treatment and distribution system in Travis County, Texas under Chapter 51 of the Texas Water Code. The District is a political subdivision of the State of Texas and operates under an elected Board of Directors. Additional information related to the District, including information on the utility service territory and water and wastewater facilities operated by the District, is available on the District’s website at www.wcid17.org.

The reporting entity of the District encompasses those activities and functions over which the District’s elected officials exercise significant oversight or control. The District is governed by a five-member Board which has been elected by District residents or appointed by the Board. The District is not included in any other governmental “reporting entity” as defined by the Governmental Accounting Standards Board (“GASB”) since Board members are elected by the public and have decision making authority, the power to designate management, the responsibility to significantly influence operations, and primary accountability for fiscal matters. In addition, there are no component units which are included in the District’s reporting entity.

Government-Wide and Fund Financial Statements

For purposes of GASB Statement No. 34, the District is considered a special purpose government. This allows the District to present the required fund and government-wide statements in a single schedule. The requirement for fund financial statements that are prepared on the modified accrual basis of accounting is met with the “Total Governmental Funds” column. An adjustment column includes those entries needed to convert to the full accrual basis government-wide statements. Government-wide statements are comprised of the statement of net position and the statement of activities.

The government-wide financial statements report information on all of the activities of the District. The effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the expenses are offset by program revenues. Program revenues include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by the District. Taxes and other items not included among program revenues are reported instead as general revenues.

Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Amounts reported as program revenues include charges to customers or applicants for goods, services, or privileges provided. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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

Major revenue sources considered susceptible to accrual include interest income. No accrual for property taxes collected within sixty days of year end has been made as such amounts are deemed immaterial; delinquent property taxes at year end are reported as deferred inflows of resources.

The District reports the following major governmental funds:

The General Fund includes financial resources used for general operations. It is a budgeted fund, and any unassigned fund balance is considered resources available for current operations.

The Debt Service Fund includes debt service taxes and other revenues collected to retire bond principal and to pay interest due.

The Capital Projects Fund is used to account for financial resources restricted for or committed to authorized construction and other capital asset acquisitions.

Budgets and Budgetary Accounting

Formal budgetary integration is employed as a management control device for the General Fund. Formal budgetary integration is not employed for the Debt Service Fund and the Capital Projects Fund. The budget is proposed by the District General Manager for the fiscal year commencing the following October 1, and is adopted on the modified accrual basis, which is consistent with generally accepted accounting principles.

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

Cash and Cash Equivalents - Includes cash on deposit as well as investments with maturities of three months or less. The investments, consisting of money market funds, are recorded at cost, which approximates fair value.

Investments - Temporary investments throughout the year consisted of investments in an external local government investment pool, certificates of deposit, money market mutual funds, and U.S. government agency securities. The external local government investment pool is recognized at amortized cost as permitted by GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*. The District's deposits and investments are invested pursuant to the investment policy, which is approved annually by the Board. The District's investment policies and types of investments are governed by Section 2256 of the Texas Government Code ("Public Funds Investment Act"). The District's management believes that it complied with the requirements of the Public Funds Investment Act and the District's investment policy. The District accrues interest on temporary investments based on the terms and effective interest rates of the specific investments. Restricted investments consist of escrowed bond proceeds.

Accounts Receivable - The District provides for uncollectible accounts receivable using the allowance method of accounting for bad debts. Under this method of accounting, a provision for uncollectible accounts is charged to earnings. The allowance account is increased or decreased based on past collection history and management's evaluation of accounts receivable. All amounts considered uncollectible are charged against the allowance account, and recoveries of previously charged off accounts are added to the allowance. As of September 30, 2022, there was no allowance for uncollectible accounts.

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

Capital Assets - Capital assets, which include land and easements, construction in progress, infrastructure (water, wastewater, drainage and distribution systems, and water tanks purchased, constructed or donated), buildings, furniture, fixtures and equipment, and intangible right-to-use assets, are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of at least \$5,000. Such assets are recorded at historical cost if purchased or estimated acquisition value at the date of donation if donated (except for intangible right-to-use assets which are measured based on the information in the Leases accounting policy below). The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend assets lives are not capitalized.

Capital assets (other than land and easements and construction in progress) are depreciated and amortized using the straight line method over the following estimated useful lives: infrastructure - twenty to fifty years, buildings - thirty years, furniture, fixtures and equipment - five to ten years, right-of-use assets - five years.

Long-Term Debt - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond premiums and discounts, including bond insurance costs, are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond insurance costs are reported as assets and amortized over the term of the related debt.

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

Leases - The District is a lessee for noncancellable leases of vehicles. The District recognizes a lease liability and an intangible right-to-use lease asset in the financial statements.

At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term and the lease liability is reduced by the principal portion of lease payments when made. The intangible right-to-use lease asset is initially measured at the initial amount of the lease liability and is amortized on a straight-line basis over its useful life.

The key estimates and judgments related to leases include how the District determines the discount rate used to discount the expected lease payments to present value, lease term, and lease payments. The District uses the risk free rate for the term of the lease agreement as the discount rate for leases. The lease term includes the noncancellable period of the lease and lease payments included in the measurement of the lease liability are comprised of fixed payments.

The District monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the intangible right-to-use lease asset and lease liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Ad Valorem Property Taxes - Delinquent taxes are prorated between maintenance and debt service based on rates adopted for the year of the levy. Allowances for uncollectibles within the General and Debt Service Funds are based upon historical experience in collecting property taxes. Uncollectible personal property taxes are periodically reviewed and written off, but the District is prohibited from writing off real property taxes without specific statutory authority from the Texas Legislature.

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

The District complies with GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, which establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities. See Note 6 for additional information on deferred outflows of resources.

Fund Equity - The District complies with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. See Note 10 for additional information on those fund balance classifications.

Included in restricted fund balance in the Debt Service Fund are funds collected from customers of the Apache Shores water system for the payment of annual debt service requirements. These fees, which are assessed through debt service fees and capacity buy-in fees on the customer's monthly water bill, cannot be used in the daily operation of the system or combined with the District's debt service collections or operating needs.

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

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

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

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

Use of Estimates - The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, 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.

Change in Accounting Principles for Recently Adopted Accounting Pronouncements

For the year ended September 30, 2022, the District implemented GASB Statement No. 87, *Leases*. GASB Statement No. 87 enhances the relevance and consistency of information of the District's leasing activities and establishes requirements for lease accounting based on the principle that leases are financings of the right to use an underlying asset. A lessee is required to recognize a lease asset and a lease obligation. These changes were incorporated in the District's financial statements for the year ended September 30, 2022 but had no effect on the beginning net position since the District recognized an intangible right to use lease asset and a lease liability of \$227,882 at October 1, 2021.

For the year ended September 30, 2022, the District implemented GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*. GASB Statement No. 89 enhances the relevance and comparability of information about capital assets and simplifies accounting for interest costs incurred before the end of a construction period. Interest costs are no longer capitalized as part of the asset but are shown as an expenditure in the fund financial statements and as an expense in the government-wide financial statements. These changes were incorporated in the District's financial statements for the year ended September 30, 2022 but had no effect on beginning net position.

Recently Issued Accounting Pronouncement

In May 2020, the GASB issued GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, effective for fiscal years beginning after June 15, 2022. The objective of GASB Statement No. 96 is to improve accounting and financial reporting by establishing a definition for a subscription-based information technology arrangement ("SBITA") and providing uniform guidance for accounting and financial reporting for transactions that meet that definition. GASB Statement No. 96 will require a government to report a right-to-use subscription asset as an intangible asset and a corresponding subscription liability for a SBITA, and also require certain disclosures about the SBITA. GASB Statement No. 96 also provides capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA. Management is evaluating the effects that the full implementation of GASB Statement No. 96 will have on its financial statements for the year ended September 30, 2023.

2. Reconciliation of Government-Wide and Fund Financial Statements

Amounts reported for governmental activities in the statement of net position are different because:

Governmental funds total fund balance	\$ 82,848,745
Prepaid bond insurance costs are recorded as expenditures in the funds, but are amortized over the life of the related bonds in the statement of net position.	403,200
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	252,437,255
Deferred tax revenue is not available to pay for current period expenditures and, therefore, is deferred in the funds.	160,304
The following liabilities are not due and payable in the current period and, therefore, are not reported in the funds:	
Bonds payable, including premiums and discounts	(136,428,025)
Less: Deferred charges on bond refundings	1,317,636
Bond interest payable	(1,686,228)
Leases payable	(176,414)
Total net position	<u>\$ 198,876,473</u>

Amounts reported for governmental activities in the statement of activities are different because:

Change in fund balances	\$ (1,026,770)
Governmental funds report capital outlays as expenditures.	
However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation and amortization expense:	
Capital outlay	15,308,467
Depreciation and amortization expense	(9,861,531)
Disposal of capital assets	(256,259)
Contributed capital assets	10,144,622
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds:	
Change in deferred tax revenue	21,086
Bond and other debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of bond and other debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	
Repayment of bond principal	7,384,998
Bond proceeds, including premium and discount	(2,508,835)
Repayment of lease principal	51,468
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:	
Change in bond interest payable	(77,563)
Change in accretion payable	968,175
Amortization of deferred charges on bond refunding	(133,718)
Amortization of bond premium	528,148
Amortization of original issue discount	(44,691)
Bond insurance premium	39,620
Amortization of bond insurance costs	(25,903)
Change in net position	<u>\$ 20,511,314</u>

3. Cash, Cash Equivalents, and Temporary Investments

The District's deposits are required to be secured in the manner provided by law for the security of the funds. Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. As of September 30, 2022, the District's bank deposits were entirely covered by Federal Deposit Insurance Corporation ("FDIC") insurance or secured by collateral pledged by the depository.

The Public Funds Investment Act authorizes the District to invest in funds under a written investment policy. The District's deposits and investments are invested pursuant to the investment policy, which is approved annually by the Board. The primary objectives of the District's investment strategy, in order of priority, are safety, liquidity, and yield.

The District is entitled to invest in obligations of the United States, the State of Texas and their agencies or any state, county, city and any other political subdivisions of any state rated by a nationally recognized investment rating firm with a rating not less than A or its equivalent, certificates of deposit of state or national banks or savings and loan associations within the State, prime domestic bankers' acceptances, commercial paper with a stated maturity of 270 days or less from the date of its issuance, fully collateralized repurchase agreements, no-load money market mutual funds regulated by the United States Securities and Exchange Commission, and eligible public funds investment pools.

Investments held at September 30, 2022 consisted of the following:

Type	Fair Value	Weighted Average Maturity (Days)	Standard & Poor's Rating
Local Governmental Investment Pools- TexStar	\$ 22,001,802	1	AAAm
U.S. Government Agency Securities:			
Federal Home Loan Mortgage Corp.	2,263,279	202	AAA
Federal Home Loan Bank	1,996,955	262	AA+
Federal Ag Mortgage Corp.	2,497,052	580	N/A
U.S. Treasury	6,375,107	378	AAA
Certificates of Deposit	2,015,362	271	N/A
Money Market Mutual Funds	621,668	1	N/A
Total	<u>\$ 37,771,225</u>		

The District had investments in an external local government investment pool, Texas Short-Term Asset Reserve ("TexStar"). Although TexStar is not registered with the SEC as an investment company, it operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. This investment is stated at amortized cost, in accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*.

TexStar is administered by First Southwest Company and JPMorgan Chase. TexStar is overseen by a five-member governing board made up of three participants and one of each of the program’s professional administrators. The responsibility of the board includes the ability to influence operations, designation of management and accountability for fiscal matters. In addition, TexStar has a Participant Advisory Board which provides input and feedback on the operations and direction of the program, and Standard and Poor’s reviews the pool on a weekly basis to ensure the pool’s compliance with its rating requirements. TexStar’s investment policy stipulates that it must invest in accordance with the Public Funds Investment Act.

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

The District also invests in money market mutual funds and U.S government agency securities. Money market mutual funds are valued using Level 1 inputs that are based on market data obtained from independent sources. U.S. government agency securities are valued using Level 1 and Level 2 inputs based on market data obtained from independent sources. The investments are reported by the District at fair value in accordance with GASB Statement No. 72.

The restricted investments (money market mutual funds) in the Capital Projects Fund consist of the remaining proceeds of the Series 2006 Unlimited Tax Bonds, Series 2009A Unlimited Tax Bonds, and Series 2010 Unlimited Tax Bonds. These funds can only be released from escrow upon written authorization from the Texas Water Development Board.

Credit Risk - At September 30, 2022, investments were comprised of an external local governmental investment pool, certificates of deposit, money market mutual funds, and U.S. government agency securities with ratings from Standard & Poor’s in compliance with the District’s investment policy. At September 30, 2022, all certificates of deposits were collateralized in compliance with the District’s investment policy.

Interest Rate Risk - The District considers the holdings in the external local governmental investment pool and money market mutual funds to have a one day weighted average maturity due to the fact that the share position can usually be redeemed each day at the discretion of the shareholders, unless there has been a significant change in value. At September 30, 2022, the District’s holdings in certificates of deposit had a weighted average maturity of 271 days.

Information regarding investments in any one issuer that represents five percent or more of the District’s total investments must be disclosed under GASB Statement No. 40, excluding investments issued or explicitly guaranteed by the U.S. government. As of September 30, 2022, the District’s investments which require disclosure are as follows:

	<u>Fair Value</u>	<u>Percentage of Portfolio</u>
Investments at September 30, 2022:		
Federal Ag Mortgage Corp.	\$ 2,497,052	7%
Federal Home Loan Mortgage Corp.	\$ 2,263,279	6%
Federal Home Loan Bank	\$ 1,996,955	5%

4. Interfund Receivables, Payables, and Transfers

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as “due from other funds” or “due to other funds.” The composition of interfund balances as of September 30, 2022, was as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Debt Service	\$ 7,271,763
Capital Projects	General Fund	12,473,396
Capital Projects	Debt Service	537,330
Total		<u>\$ 20,282,489</u>

During the year, the Capital Projects Fund transferred \$1,793,884 to the Debt Service Fund for repayment of bonds with water impact fees collected by the Capital Projects Fund. The General Fund transferred \$4,598,206 to the Capital Projects Fund for capital outlay expenditures. The General Fund transferred \$214,899 to the Debt Service Fund for property taxes collected by the General Fund.

5. Capital Assets

Capital assets activity for the year ended September 30, 2022, was as follows:

	Balance 9/30/2021 (as restated)	Additions	Retirements and Transfers	Balance 9/30/2022
Capital assets not being depreciated and amortized:				
Land and easements	\$ 2,676,443	-	-	2,676,443
Construction in progress	7,652,154	13,022,373	(5,498,369)	15,176,158
Total capital assets not being depreciated and amortized	<u>10,328,597</u>	<u>13,022,373</u>	<u>(5,498,369)</u>	<u>17,852,601</u>
Capital assets being depreciated and amortized :				
Infrastructure	325,227,661	12,178,528	5,285,918	342,692,107
Buildings	1,699,324	961	-	1,700,285
Furniture, fixtures and equipment	5,331,240	251,227	(891,761)	4,690,706
Right-to-use leased assets - equipment	227,882	-	-	227,882
Total capital assets being depreciated and amortized	<u>332,486,107</u>	<u>12,430,716</u>	<u>4,394,157</u>	<u>349,310,980</u>
Less accumulated depreciation and amortization for:				
Infrastructure	(99,932,916)	(9,438,707)	-	(109,371,623)
Buildings	(1,353,975)	(300,355)	-	(1,654,330)
Furniture, fixtures and equipment	(4,425,857)	(70,447)	847,953	(3,648,351)
Right-to-use leased assets - equipment	-	(52,022)	-	(52,022)
Total accumulated depreciation and amortization	<u>(105,712,748)</u>	<u>(9,861,531)</u>	<u>847,953</u>	<u>(114,726,326)</u>
Total capital assets being depreciated and amortized, net	<u>226,773,359</u>	<u>2,569,185</u>	<u>5,242,110</u>	<u>234,584,654</u>
Capital assets, net	<u>\$ 237,101,956</u>	<u>15,591,558</u>	<u>(256,259)</u>	<u>252,437,255</u>

6. Deferred Charges on Bond Refundings

The following is a summary of changes in deferred charges on bond refundings for the year ended September 30, 2022:

	Balance 9/30/2021	Additions	Retirements	Balance 9/30/2022
Deferred charges on bond refundings	\$ 1,451,354	-	(133,178)	1,317,636

7. Long-Term Obligations

The following is a summary of changes in long-term obligations for the year ended September 30, 2022:

	Balance 9/30/2021 (as restated)	Additions	Retirements	Balance 9/30/2022
Bonds payable	\$ 136,524,998	2,515,000	(7,384,998)	131,655,000
Accretion payable	968,175	1,827	(970,002)	-
Discount on bonds	(798,650)	(45,552)	44,691	(799,511)
Premium on bonds	6,061,297	39,387	(528,148)	5,572,536
Leases payable	227,882	-	(51,468)	176,414
Total	\$ 142,983,702	2,510,662	(8,889,925)	136,604,439

Long-term debt at September 30, 2022 is comprised of the following:

	Balance September 30, 2022	Due in One Year
\$2,100,000, Series 1997, Apache Shores Revenue Bond, maturing annually on October 1 through 2026. Interest varies from 5.95% to 6.10% and is payable on April 1 and October 1 each year. Bonds are callable on October 1, 2007.	\$ 525,000	\$ -
\$1,100,000, Series 2004, Travis County Water Control and Improvement District No. 17 River Ridge Unlimited Tax Bonds, maturing annually on November 1 through 2029. Interest varies from 4.80% to 5.75% and is payable on May 1 and November 1 each year. Bonds are callable on May 1, 2014.	525,000	55,000
\$1,775,000, Series 2010, Travis County Water Control and Improvement District No. 17 Water and Sewer System Revenue Bonds, maturing annually on November 1 through 2032. Interest varies from 2.84% to 5.34% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2020.	1,115,000	80,000

\$2,550,000, Series 2013, Travis County Water Control and Improvement District No. 17 Steiner Ranch Defined Area Unlimited Tax Bonds, maturing annually on November 1 through 2031. Interest varies from 2.00% to 3.25% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2020.	1,640,000	135,000
\$2,749,997, Series 2013, Travis County Water Control and Improvement District No. 17 Flintrock Ranch Estates Defined Area Unlimited Tax Refunding Bonds, maturing annually on November 1 through 2031. Interest varies from 2.00% to 3.375% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2020.	1,505,000	205,000
\$6,830,000, Series 2014, Travis County Water Control and Improvement District No. 17 Steiner Ranch Defined Area Unlimited Tax Refunding Bonds, maturing annually on November 1 through 2025. Interest varies from 2.00% to 4.00% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2021.	2,515,000	800,000
\$12,919,989, Series 2015, Travis County Water Control and Improvement District No. 17 Steiner Ranch Defined Area Unlimited Tax Refunding Bonds, maturing annually on November 1 through 2031. Interest varies from 2.00% to 3.125% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2022.	9,965,000	460,000
\$2,230,000, Series 2015, Travis County Water Control and Improvement District No. 17 Steiner Ranch Defined Area Unlimited Tax Bonds, maturing annually on November 1 through 2035. Interest varies from 2.00% to 3.50% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2022.	1,755,000	95,000
\$4,450,000, Series 2015, Travis County Water Control and Improvement District No. 17 Serene Hills Defined Area Unlimited Tax Bonds, maturing annually on November 1 through 2040. Interest varies from 2.00% to 4.125% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2023.	3,965,000	115,000
\$11,574,998, Series 2016, Travis County Water Control and Improvement District No. 17 Steiner Ranch Defined Area Unlimited Tax Refunding Bonds, maturing annually on November 1 through 2030. Interest varies from 2.00% to 4.00% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2023.	10,355,000	1,195,000

\$6,705,000, Series 2016, Travis County Water Control and Improvement District No. 17 Water and Sewer System Revenue Refunding Bonds, maturing annually on November 1 through 2032. Interest varies from 2.00% to 4.00% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2019.	4,590,000	460,000
\$14,505,000, Series 2017, Travis County Water Control and Improvement District No. 17 Flintrock Ranch Estates Defined Area Unlimited Tax Refunding Bonds, maturing annually on November 1 through 2037. Interest varies from 3.00% to 3.625% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2025.	12,820,000	685,000
\$4,125,000, Series 2017, Travis County Water Control and Improvement District No. 17 Serene Hills Defined Area Unlimited Tax Bonds, maturing annually on November 1 through 2041. Interest varies from 3.00% to 4.25% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2025.	3,715,000	115,000
\$7,000,000, Series 2017A, Travis County Water Control and Improvement District No. 17 Serene Hills Defined Area Unlimited Tax Bonds, maturing annually on November 1 through 2042. Interest varies from 2.00% to 5.00% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2025.	6,480,000	190,000
\$5,000,000, Series 2018, Travis County Water Control and Improvement District No. 17 Serene Hills Defined Area Unlimited Tax Bonds, maturing annually on November 1 through 2043. Interest varies from 3.00% to 5.00% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2024.	4,655,000	180,000
\$2,470,000, Series 2019, Travis County Water Control and Improvement District No. 17 Steiner Ranch Defined Area Unlimited Tax Refunding Bonds, maturing annually on November 1 through 2032. Interest varies from 3.00% to 4.00% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2029.	2,160,000	155,000
\$19,685,000, Series 2019, Travis County Water Control and Improvement District No. 17 Water and Sewer System Revenue Refunding Bonds, maturing annually on November 1 through 2037. Interest varies from 3.00% to 4.00% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2029.	18,010,000	825,000

\$4,500,000, Series 2019, Travis County Water Control and Improvement District No. 17 Serene Hills Defined Area Unlimited Tax Bonds, maturing annually on November 1 through 2044. Interest varies from 2.00% to 4.00% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2025.	4,395,000	110,000
\$19,025,000 Series 2020, Travis County Water Control and Improvement District No. 17 Steiner Ranch Defined Area Unlimited Tax Refunding Bonds, maturing annually on May 1 through 2032. Interest varies from 2.00% to 4.00% and is payable on May 1 and November 1 each year. Bonds are callable on May 1, 2030.	16,530,000	1,955,000
\$6,830,000 Series 2021, Travis County Water Control and Improvement District No.17 Serene Hills Defined Area Unlimited Tax Bonds, maturing annually on May 1 through 2046. Interest varies from 2.00% to 5.00% and is payable on May 1 and November 1 each year. Bonds are callable on May 1, 2027.	6,830,000	200,000
\$1,665,000 Series 2021, Travis County Water Control and Improvement District No. 17 Flintrock Ranch Estates Defined Area Unlimited Tax Bonds, maturing annually on May 1 through 2046. Interest varies from 2.00% to 2.25% and is payable on May 1 and November 1 each year. Bonds are callable on May 1, 2027.	1,665,000	-
\$13,425,000 Series 2021, Travis County Water Control and Improvement District No.17 Water and Sewer System Revenue Bonds, maturing annually on November 1 through 2046. Interest varies from 1.00% to 2.25% and is payable on May 1 and November 1 each year. Bonds are callable on November 1, 2027.	13,425,000	365,000
\$2,515,000 Series 2021A, Travis County Water Control and Improvement District No.17 Serene Hills Defined Area Unlimited Tax Bonds, maturing annually on May 1 through 2046. Interest varies from 2.00% to 4.00% and is payable on May 1 and November 1 each year. Bonds are callable on May 1, 2027.	2,515,000	75,000
Total long-term debt	<u>\$ 131,655,000</u>	<u>8,455,000</u>

On October 26, 2021, the District issued \$2,515,000 Serene Hills Defined Area Unlimited Tax Bonds, Series 2021A, to finance the Serene Hills Defined Area Phase 4W water, sewer and drainage facilities, effluent reuse line, offsite water and sewer facilities and lift station upgrade, related engineering fees, contingencies, capitalized interest, and costs associated with issuance of the bonds. The net proceeds were \$2,345,757 (after payment of \$138,105 in underwriter fees, insurance, and other bond related costs).

The bond resolutions require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and cover the cost of assessing and collecting taxes. These provisions have been met, and the cash allocated for these purposes is sufficient to meet debt service requirements through the fiscal year ended September 30, 2022.

The Series 1997 Bond Resolution requires the District to use fees collected from users in the Apache Shores water system for payment of the interest and principal on bonds when due.

As of September 30, 2022, the debt service requirements to maturity on the long-term debt outstanding is as follows:

Fiscal Year	Principal	Interest	Total Requirement
2023	\$ 8,455,000	3,988,113	12,443,113
2024	8,850,000	3,720,055	12,570,055
2025	8,560,000	3,445,995	12,005,995
2026	8,465,000	3,155,236	11,620,236
2027	8,885,000	2,857,100	11,742,100
2028-2032	43,105,000	9,924,842	53,029,842
2033-2037	22,295,000	4,912,237	27,207,237
2038-2042	14,540,000	2,069,669	16,609,669
2043-2047	8,500,000	433,728	8,933,728
Total	\$ 131,655,000	34,506,975	166,161,975

At September 30, 2022, unlimited tax bonds of \$23,145,000 were authorized by the District, but unissued. Of this amount, \$20,580,000 represents unissued Serene Hills Defined Area Bond authority, and \$2,565,000 represents Flintrock Ranch Estates Defined Area Bond authority.

8. Leases

The District leases vehicles under a master equity lease agreement. The lease term begins upon delivery of the vehicle, and the leases have an initial term ranging from twelve to sixty months, with the option to continue month-to-month for an unlimited period of time. Payments are due monthly and range from \$484 to \$873.

An initial lease liability was recorded in the amount of \$227,882. As of September 30, 2022, the value of the lease liability is \$176,414. The lease has interest rates ranging from 0.49% to 0.93%. The value of the right to use asset as of September 30, 2022 is \$175,860 with accumulated amortization of \$52,022.

Future minimum lease payments as of September 30, 2022, are as follows:

Year Ended September 30,	Principal	Interest	Total
2023	\$ 51,708	1,165	52,873
2024	52,094	779	52,873
2025	48,610	392	49,002
2026	24,002	66	24,068
Total	\$ 176,414	2,402	178,816

9. Property Taxes

The Texas Water Code authorizes the District to levy a tax each October 1 on the assessed value listed as of the prior January 1 for all real and business personal property located within its boundaries. Assessed values are established annually by the Travis Central Appraisal District. District property tax revenues are recognized when levied to the extent that they are collected in the current year. The uncollected balance is reported as deferred revenue. Taxes receivable are due January 1 and are delinquent if received after January 31 and are subject to penalty and interest charges.

The combined tax rate was \$0.0568 per \$100 assessed valuation District-wide, except for the Steiner Ranch Defined Area, Flintrock Ranch Estates Defined Area, and the Serene Hills Defined Area. The Steiner Ranch Defined Area, Flintrock Ranch Estates Defined Area, and Serene Hills Defined Area had additional tax rates of \$0.2565, \$0.3422, and \$0.6250 per \$100 assessed valuation, respectively. The total 2021 tax levy was \$14,871,833 based on a taxable valuation of \$11,268,491,813.

10. Fund Balances

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

Nonspendable - Amounts that cannot be spent because they are either not in a spendable form or are legally or contractually required to be maintained intact.

Restricted - Amounts that can be spent only for specific purposes because of constraints imposed by external providers, or imposed by constitutional provisions or enabling legislation.

Committed - Amounts that can only be used for specific purposes pursuant to approval by formal action by the Board.

Assigned - For the General Fund, amounts that are appropriated by the Board that are to be used for specific purposes. For all other governmental funds, any remaining positive amounts not previously classified as nonspendable, restricted or committed.

Unassigned - Amounts that are available for any purpose; these amounts can be reported only in the District's General Fund.

The detail of the fund balances is included in the Governmental Funds Balance Sheet on page 10.

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

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

11. Impact Fees

In July 1984, the District's Board voted for an amendment to the District's Rules and Policies which provides for the assessing of certain fees from developers in the area serviced by the District. These fees are kept separate from other revenue of the District and are used for the purpose of constructing improvements to the District's water treatment, storage, pumping and transmission facilities.

In December 1987, the District and Steiner Ranch Development District (the "Developer") entered into an annexation agreement. In May 1988, the voters of the District approved the issuance of Defined Area Bonds for the annexed land. The issuance of the Defined Area Bonds is for payment and reimbursement to the Developer for a portion of all costs to provide water, sewer and drainage facilities for the annexed land. The District cannot issue new Steiner Ranch Defined Area debt if the tax rate for payment of debt service on the Defined Area Bonds is greater than \$0.89 minus the District-wide tax rate per \$100 assessed valuation.

The District's Board has regularly reviewed and approved Land Use Assumptions and Capital Improvements Plans for Water and Wastewater for all regions of the District. By doing so they have approved Water and Wastewater Impact Fees. These fees are kept separate from other revenue of the District and are used for the purpose of constructing improvements to the District's Water and Wastewater treatment, storage, pumping and transmission facilities. At September 30, 2022, the District had committed fund balance related to these impact fees of \$359,338.

12. Deferred Compensation Plans

The District offers its employees a deferred compensation plan established in accordance with Internal Revenue Code 457 and a deferred compensation plan established in accordance with Internal Revenue Code 401(a). Assets and income of the District's plans are held in custodial accounts with a bank for the exclusive benefit of participants and their beneficiaries. Accordingly, the plans' assets and liabilities are not recorded in the District's basic financial statements.

13. Risk Management

The District's risk management program includes coverage through third party insurance providers for automobile liability, director and officer liability, public official position liability, and general liability. Losses in excess of the various deductible levels are covered through traditional indemnity coverage. Settled claims have not exceeded insurance limits for the past three years.

14. Commitments and Contingencies

The District has entered into construction contracts for the following projects as of September 30, 2022:

Project Name	Remaining Commitments
Mansfield Water Treatment Plant Expansion	\$ 3,566,955
Eck Ln & Mansfield WTP Improvements	198,935
Total remaining commitments	\$ 3,765,890

The District has entered into several cost share agreements between the District and the developers for the sharing of construction and engineering expenses related to various projects. The Cost Share Agreements represent the respective pro-rata share of capacity each party shall have in the projects.

15. Water and Wastewater Contracts

Contract 59757

On May 23, 2001, the District entered into a contract with the Lower Colorado River Authority (the "LCRA") for the right to divert up to 8,800 acre-feet (2,867,920,000 gallons) of raw water per annum from Lake Travis in Travis County, Texas. This contract was amended on April 7, 2011. Water supplied under this contract will be utilized for municipal uses only. The term of the contract is 50 years, ending on May 23, 2051.

On a monthly basis, the District agrees to pay an amount equal to the water rate determined by the Board of Directors of the LCRA to then be in effect for all sales of water for municipal purposes times the amount of water diverted during the previous month. On a calendar year basis, the District agrees to pay an amount equal to the rate determined by the Board of Directors of the LCRA, to then be in effect for diversion of water in amounts in excess of the maximum annual quantity (the "Inverted Block Rate"). As of September 30, 2022, the raw water rate was \$155/acre-feet of water and the Inverted Block Rate was \$310/acre-feet of water. During the current fiscal year, the District incurred costs of \$1,402,188 in relation to Contract 59757 with the LCRA.

Contract 8000287348

On August 16, 2013, the District entered into a contract with the LCRA for the right to divert up to 494 acre-feet of raw water per annum from Lake Travis in Travis County, Texas. Water supplied under this contract will be utilized for recreational uses only. The term of the contract is 10 years.

On a monthly basis, the District agrees to pay an amount equal to the water rate determined by the Board of Directors of the LCRA to then be in effect for all sales of water for recreational purposes times the amount of water diverted during the previous month. On a calendar year basis, the District agrees to pay an amount equal to the water rate times 50% of the “reserved water”, which is the difference between the maximum annual quantity and the amount of water actually diverted. In addition, the District agrees to pay an amount equal to the rate determined by the Board of Directors of the LCRA, to then be in effect for diversion of water in amounts in excess of the maximum annual quantity (the “Inverted Block Rate”). As of September 30, 2022, the raw water rate was \$155/acre-feet of water, the reserved water rate was \$77.50/acre-feet of water and the Inverted Block Rate was \$232.50/acre-feet of water. During the current fiscal year, the District incurred costs of \$38,412 in relation to this contract with the LCRA.

West Travis County Public Utility Agency

On May 10, 2007, the District entered into a Wholesale Wastewater Service Agreement with the LCRA. The First Amendment to the agreement was approved on January 6, 2009. In addition, on February 16, 2012, the District consented to the assignment of this agreement from the LCRA to the West Travis County Public Utility Agency (the “PUA”). In accordance with the agreement, the PUA agrees to collect, treat and dispose of wastewater originating from the Falconhead West development. The PUA will provide up to a maximum monthly flow rate of 100 gallons per minute and a peak flow rate of 400 gallons per minute. The District has installed flow meters to accurately account for the flow of wastewater to the PUA. The PUA will establish rates, charges and fees for the service provided under the agreement. As of September 30, 2022, the minimum monthly fee being charged to the District was \$17,936.44. The District is also charged \$5.10 per 1,000 gallons of actual flow through the meters. During the current fiscal year, the District incurred \$357,813 in charges related to this agreement for wastewater delivered to the PUA.

Lakeway Municipal Utility District

On December 23, 2005, the District entered into an Agreement for Wholesale Wastewater Service with Lakeway Municipal Utility District (“Lakeway”). The First Amendment to the agreement was approved on December 17, 2009. In accordance with the agreement, Lakeway commits and agrees to accept and treat up to 600 living unit equivalents (LUEs), as defined in the agreement, of wastewater from development within the District. The purchase price to be paid by the District for each LUE is \$7,300. As of September 30, 2022, the District had purchased 452.5 LUEs from Lakeway. Lakeway charges a monthly volume charge for wastewater that flows through the meter. As of September 30, 2022, the current volume charge is \$7.79 per 1,000 gallons of flow. During the current fiscal year, the District paid Lakeway \$176,241 for volume charges in relation to actual wastewater flows.

Travis County Water Control and Improvement District No. 17

Index of Supplemental Schedules Required by the Texas Commission on Environmental Quality Year Ended September 30, 2022

<u>Schedule Included</u>			
<u>Yes</u>	<u>No</u>		
<u>X</u>	<u> </u>	TSI-0	Notes Required by the Water District Accounting Manual
<u>X</u>	<u> </u>	TSI-1	Schedule of Services and Rates
<u>X</u>	<u> </u>	TSI-2	Schedule of General Fund Expenditures
<u>X</u>	<u> </u>	TSI-3	Schedule of Temporary Investments
<u>X</u>	<u> </u>	TSI-4	Analysis of Taxes Levied and Receivable
<u>X</u>	<u> </u>	TSI-5	Long-Term Debt Service Requirements by Years
<u>X</u>	<u> </u>	TSI-6	Analysis of Changes in Long-Term Bonded Debt
<u>X</u>	<u> </u>	TSI-7	Comparative Schedule of Revenues and Expenditures - General Fund and Debt Service Fund - Five Years
<u>X</u>	<u> </u>	TSI-8	Board Members, Key Personnel and Consultants

Travis County Water Control and Improvement District No. 17

TSI-0 Notes Required by the Water District Accounting Manual Year Ended September 30, 2022

The notes which follow are not necessarily required for fair presentation of the audited financial statements of the District which are contained in the preceding section of this report. They are presented in conformity with requirements of the Texas Commission on Environmental Quality to assure disclosure of specifically required facts.

(A) Creation of District

See Note 1 to basic financial statements.

(B) Contingent Liabilities

See Note 14 to basic financial statements

(C) Pension Coverage

Not applicable.

(D) Pledge of Revenues

See Note 7 to basic financial statements

(E) Compliance with Debt Service Requirements

See Note 7 to basic financial statements

(F) Redemption of Bonds

See Note 7 to basic financial statements.

Travis County Water Control and Improvement District No. 17

TSI-1 Schedule of Services and Rates Year Ended September 30, 2022

1. Services Provided by the District:

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

2. Retail Service Providers:

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

Based on rate order effective October 1, 2021.

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1,000 Gallons Over Minimum	Usage Levels
Water	\$ 17.00	-	Y	\$ 2.10	1,000 to 10,000
	38.00	10,000	N	3.16	10,001 to 15,000
	53.80	15,000	N	4.73	15,001 to 30,000
	124.75	30,000	N	7.10	30,001 to 50,000
	266.75	50,000	N	10.65	50,001 to 100,000
	799.25	100,000	N	15.98	Over 100,000
Wastewater	\$ 28.00	-	Y	4.08	0 to No Limit
Surcharge	0.5%	N/A	N	N/A	Per Water & Wastewater Charges

District employs winter averaging for wastewater usage? Yes No

Total charges per 10,000 gallons usage (including surcharges): Water: \$38.19 Wastewater: \$69.14

(continued)

Travis County Water Control and Improvement District No. 17

TS-1 Schedule of Services and Rates (continued)

Year Ended September 30, 2022

Apache Shores:

Debt Service Fee per Connection	\$5.24 per month
Capacity Buy-In Fee	\$8.89 per month

River Ridge:

Debt Service Fee per Connection	\$16.51 per month
Capacity Buy-In Fee	\$15.05 per month

Apache Shores and River Ridge:

Out of District fee per Connection	\$28.00 per month
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b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFCs
5/8"	4,999	4,999	x 1.0	4,999
3/4"	6,916	6,916	x 1.5	10,374
1"	321	321	x 2.5	802.5
1 1/2"	244	244	x 5.0	1,220
2"	158	158	x 8.0	1,264
3"	50	50	x 15.0	750
4"	2	2	x 25.0	50
6"	4	4	x 50.0	200
8"	1	1	x 90.0	90
10"	-	-	x 115.0	-
Total Water	12,695	12,695		19,749.5
Total Wastewater	7,577	7,577	x appropriate LUE*	8,955

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

Gallons pumped into system:	<u>2,964,144,000</u>	Water Accountability Ratio:
		(Gallons billed/Gallons pumped)
Gallons billed to customers:	<u>2,640,790,000</u>	<u>89.09% (1)</u>

(1) The water accountability ratio includes water lost due to flushing and unmetered water.

(2) *The WW ESFC Factor has been updated from prior years. The correct calculation should be 1 LUE for 5/8" and 3/4" inch meters. All other meter sizes have a WW LUE ESFC Factor equal to the respective water meter size.

Travis County Water Control and Improvement District No. 17

TSI-1 Schedule of Services and Rates (continued)

Year Ended September 30, 2022

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

Does the District have Debt Service standby fees? Yes No

If yes, Date of the most recent Commission Order: N/A

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

If yes, Date of the most recent Commission Order: N/A

5. Location of District:

County(ies) in which district is located: Travis

Is the District located entirely within one county? Yes No

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

City(ies) in which District is located: Lakeway, Bee Cave

Is the District located within a city's extra territorial jurisdiction (ETJ?) Entirely Partly Not at all

ETJ's in which district is located: Austin, Lakeway, Bee Cave

Are Board members appointed by an office outside the District? Yes No

If yes, by whom? N/A

Travis County Water Control and Improvement District No. 17

TSI-2 Schedule of General Fund Expenditures Year Ended September 30, 2022

Personnel expenditures (including benefits)	\$	6,862,110
Professional fees:		
Auditing		66,008
Legal		149,952
Engineering		112,428
Financial advisor		-
Purchased services for resale-		
Bulk water and wastewater service purchases		2,518,677
Contracted services:		
Bookkeeping		-
General manager		-
Appraisal district		-
Tax collector		-
Other contracted services		281,361
Utilities		2,031,347
Repairs and maintenance		1,812,083
Administrative expenditures:		
Directors' fees		15,750
Office supplies		44,516
Insurance		431,184
Other administrative expenditures		496,661
Capital outlay:		
Capitalized assets		730,926
Expenditures not capitalized		-
Tap connection expenditures		-
Solid waste disposal		504,173
Fire fighting		-
Parks and recreation		-
Other expenditures		2,914,469
Total expenditures	\$	<u>18,971,645</u>

Number of persons employed by the District:
(Does not include independent contractors or consultants)
Full-Time - 79 Part-Time - 5

Travis County Water Control and Improvement District No. 17

TSI-3 Schedule of Temporary Investments September 30, 2022

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at September 30, 2022	Accrued Interest Receivable at September 30, 2022
General Fund					
Investment in TexStar	80211161	Variable	N/A	\$ 1,600,684	\$ -
Investment in TexStar	80211111	Variable	N/A	394,082	-
US Agency Securities	3137EAEQ8	0.375%	6/28/2023	2,263,279	-
US Agency Securities	91282CBG5	0.125%	1/31/2023	3,952,031	-
US Agency Securities	31422XYB2	2.65%	5/2/2024	2,497,052	-
US Agency Securities	3137EAEN5	2.75%	6/19/2023	1,996,955	-
Investment in TexStar	80225350	Variable	N/A	848,011	-
Investment in TexStar	80225430	Variable	N/A	274,093	-
Investment in TexStar	80211162	Variable	N/A	1,731,796	-
Investment in TexStar	80205450	Variable	N/A	189,376	-
Investment in TexStar	80200850	Variable	N/A	59,637	-
Investment in TexStar	80211160	Variable	N/A	447	-
Investment in TexStar	80211900	Variable	N/A	168,881	-
Total General Fund				15,976,324	-
Debt Service Fund					
Investment in TexStar	80210240	Variable	N/A	4,394,102	-
Investment in TexStar	80215621	Variable	N/A	2,349,152	-
Investment in TexStar	80207450	Variable	N/A	4,108,037	-
Investment in TexStar	80207453	Variable	N/A	2,562,625	-
Investment in TexStar	80230030	Variable	N/A	126,197	-
Investment in TexStar	80207452	Variable	N/A	149,324	-
Investment in TexStar	80233330	Variable	N/A	1,103,380	-
Investment in TexStar	80211910	Variable	N/A	10,069	-
Total Debt Service Fund				14,802,886	-
Capital Projects Fund					
Investment in TexStar	80231000	Variable	N/A	5,528	-
Investment in TexStar	80212241	Variable	N/A	466,180	-
CD - East West Bank	80212241	2.94%	6/28/2023	2,015,362	-
US Agency Securities	91282CDM0	0.50%	11/30/2023	2,423,076	-
Investment in TexStar	80262330	Variable	N/A	85,260	-
Money Market Mutual Fund	147857	Variable	N/A	147,359	-
Investment in TexStar	80215620	Variable	N/A	63	-
Investment in TexStar	80210300	Variable	N/A	96	-
Investment in TexStar	80210304	Variable	N/A	445,642	-
Investment in TexStar	80210301	Variable	N/A	21,750	-
Money Market Mutual Fund	766559	Variable	N/A	455,398	-
Investment in TexStar	80209350	Variable	N/A	3,222	-
Investment in TexStar	80210302	Variable	N/A	153,977	-
Investment in TexStar	80210303	Variable	N/A	56,283	-
Money Market Mutual Fund	147856	Variable	N/A	18,911	-
Investment in TexStar	80220090	Variable	N/A	404,730	-
Investment in TexStar	80211890	Variable	N/A	289,178	-
Total Capital Projects Fund				6,992,015	-
Total - all funds				\$ 37,771,225	\$ -

Travis County Water Control and Improvement District No. 17

TSI-4 Analysis of Taxes Levied and Receivable Year Ended September 30, 2022

	General Fund	Debt Service Fund
Taxes receivable, September 30, 2021	\$ 63,487	\$ 75,731
2021 Tax Roll	4,702,324	10,169,509
Adjustments	(58,797)	(44,670)
Total to be accounted for	<u>4,707,014</u>	<u>10,200,570</u>
Tax collections:		
Current year		
District-wide	4,400,985	-
Steiner Ranch	-	6,947,926
Comanche Trail	-	-
Flintrock Ranch Estates	-	1,353,776
Serene Hills	238,705	1,819,094
Prior years		
District-wide	(1,715)	-
Steiner Ranch	-	(4,232)
Comanche Trail	-	-
Flintrock Ranch Estates	-	(244)
Serene Hills	(1,570)	(5,445)
Total collections	<u>4,636,405</u>	<u>10,110,875</u>
Taxes receivable, September 30, 2022	<u>\$ 70,609</u>	<u>\$ 89,695</u>
Taxes receivable, by years		
2021	\$ 29,846	\$ 27,108
2020	11,314	13,233
2019	8,364	8,466
2018	5,360	3,706
2017 and prior	15,725	37,182
Taxes receivable, September 30, 2022	<u>\$ 70,609</u>	<u>\$ 89,695</u>

	2021	2020	2019	2018
Property valuations:				
District-wide	\$ 7,830,349,180	\$ 7,151,028,724	\$ 6,991,493,388	\$ 6,601,080,593
Steiner Ranch	2,719,345,590	2,472,050,412	2,487,083,189	2,418,073,652
Comanche Trail	-	-	-	-
Flintrock Ranch Estates	391,384,544	372,297,466	360,497,617	325,384,923
Serene Hills	327,412,499	279,167,837	241,492,956	199,901,607
Tax rates per \$100 valuation:				
District-wide	0.0568	0.0599	0.0599	0.0599
Steiner Ranch	0.2565	0.2889	0.2889	0.2949
Comanche Trail	-	-	-	-
Flintrock Ranch Estates	0.3422	0.3422	0.3422	0.3720
Serene Hills	0.6250	0.6250	0.6250	0.6250
Original tax levy:				
District-wide	4,462,420	4,299,927	4,183,080	3,962,593
Steiner Ranch	6,978,877	7,165,397	7,182,380	7,131,370
Comanche Trail	-	-	-	-
Flintrock Ranch Estates	1,362,393	1,284,817	1,234,567	1,210,481
Serene Hills	2,068,143	1,754,173	1,509,271	1,249,735
	<u>\$ 14,871,833</u>	<u>\$ 14,504,314</u>	<u>\$ 14,109,298</u>	<u>\$ 13,554,179</u>
Percent of taxes collected to taxes levied*	<u>99.62%</u>	<u>99.83%</u>	<u>99.88%</u>	<u>99.93%</u>

* Collections by taxing unit are substantially equal to the percentages shown for each year.

Travis County Water Control and Improvement District No. 17

TSI-5 Long-Term Debt Service Requirements - By Years September 30, 2022

Due During Fiscal Years Ending 9/30	Apache Shores Series 1997			River Ridge Series 2004			Water and Sewer System Revenue Bonds Series 2010		
	Principal Due 10/1	Interest Due 4/1, 10/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total
2023	\$ -	35,314	35,314	55,000	28,309	83,309	80,000	54,380	134,380
2024	120,000	28,205	148,205	55,000	25,243	80,243	85,000	50,612	135,612
2025	125,000	20,794	145,794	60,000	22,008	82,008	85,000	46,647	131,647
2026	135,000	12,929	147,929	65,000	18,460	83,460	90,000	42,453	132,453
2027	145,000	4,423	149,423	65,000	14,755	79,755	95,000	37,882	132,882
2028	-	-	-	70,000	10,908	80,908	100,000	32,967	132,967
2029	-	-	-	75,000	6,756	81,756	105,000	27,724	132,724
2030	-	-	-	80,000	2,300	82,300	110,000	22,170	132,170
2031	-	-	-	-	-	-	115,000	16,303	131,303
2032	-	-	-	-	-	-	120,000	10,116	130,116
2033	-	-	-	-	-	-	130,000	3,471	133,471
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
	<u>\$ 525,000</u>	<u>101,665</u>	<u>626,665</u>	<u>525,000</u>	<u>128,739</u>	<u>653,739</u>	<u>1,115,000</u>	<u>344,725</u>	<u>1,459,725</u>

(continued)

Travis County Water Control and Improvement District No. 17

TSI-5 Long-Term Debt Service Requirements - By Years (continued) September 30, 2022

Due During Fiscal Years Ending 9/30	SRDA Series 2013			FRDA Refunding Series 2013			SRDA Refunding Series 2014		
	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total
2023	\$ 135,000	47,344	182,344	205,000	43,956	248,956	800,000	69,650	869,650
2024	140,000	43,900	183,900	210,000	37,731	247,731	535,000	49,625	584,625
2025	150,000	39,913	189,913	115,000	32,856	147,856	560,000	33,200	593,200
2026	155,000	35,525	190,525	120,000	29,331	149,331	620,000	12,400	632,400
2027	160,000	30,800	190,800	125,000	25,656	150,656	-	-	-
2028	165,000	25,925	190,925	135,000	21,756	156,756	-	-	-
2029	175,000	20,825	195,825	135,000	17,538	152,538	-	-	-
2030	180,000	15,275	195,275	145,000	12,988	157,988	-	-	-
2031	185,000	9,343	194,343	155,000	8,016	163,016	-	-	-
2032	195,000	3,168	198,168	160,000	2,700	162,700	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
	<u>\$ 1,640,000</u>	<u>272,018</u>	<u>1,912,018</u>	<u>1,505,000</u>	<u>232,528</u>	<u>1,737,528</u>	<u>2,515,000</u>	<u>164,875</u>	<u>2,679,875</u>

(continued)

Travis County Water Control and Improvement District No. 17

TSI-5 Long-Term Debt Service Requirements - By Years (continued)

September 30, 2022

Due During Fiscal Years Ending 9/30	SRDA Refunding Series 2015			SRDA Series 2015			SHDA Series 2015		
	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total
2023	\$ 460,000	292,694	752,694	95,000	54,938	149,938	115,000	150,664	265,664
2024	750,000	276,269	1,026,269	95,000	52,088	147,088	125,000	147,208	272,208
2025	775,000	253,394	1,028,394	100,000	49,163	149,163	130,000	143,318	273,318
2026	810,000	229,619	1,039,619	105,000	46,088	151,088	140,000	139,028	279,028
2027	1,505,000	194,894	1,699,894	110,000	42,863	152,863	145,000	134,215	279,215
2028	855,000	159,494	1,014,494	115,000	39,487	154,487	155,000	128,888	283,888
2029	885,000	133,393	1,018,393	120,000	35,887	155,887	165,000	123,045	288,045
2030	2,030,000	89,668	2,119,668	125,000	32,059	157,059	175,000	116,711	291,711
2031	930,000	44,687	974,687	130,000	27,993	157,993	185,000	109,915	294,915
2032	965,000	15,078	980,078	140,000	23,606	163,606	200,000	102,400	302,400
2033	-	-	-	145,000	18,884	163,884	210,000	94,200	304,200
2034	-	-	-	150,000	13,906	163,906	225,000	85,500	310,500
2035	-	-	-	160,000	8,575	168,575	235,000	76,300	311,300
2036	-	-	-	165,000	2,887	167,887	250,000	66,600	316,600
2037	-	-	-	-	-	-	265,000	56,300	321,300
2038	-	-	-	-	-	-	285,000	45,300	330,300
2039	-	-	-	-	-	-	300,000	33,413	333,413
2040	-	-	-	-	-	-	320,000	20,625	340,625
2041	-	-	-	-	-	-	340,000	7,012	347,012
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
	<u>\$ 9,965,000</u>	<u>1,689,190</u>	<u>11,654,190</u>	<u>1,755,000</u>	<u>448,424</u>	<u>2,203,424</u>	<u>3,965,000</u>	<u>1,780,642</u>	<u>5,745,642</u>

(continued)

Travis County Water Control and Improvement District No. 17

TSI-5 Long-Term Debt Service Requirements - By Years (continued) September 30, 2022

Due During Fiscal Years Ending 9/30	SRDA Refunding Series 2016			Water & Sewer Revenue Refunding Series 2016			FREDA Refunding Series 2017		
	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total
2023	\$ 1,195,000	315,000	1,510,000	460,000	174,400	634,400	685,000	376,575	1,061,575
2024	1,235,000	290,700	1,525,700	475,000	155,700	630,700	710,000	359,200	1,069,200
2025	1,275,000	265,600	1,540,600	495,000	136,300	631,300	735,000	343,831	1,078,831
2026	1,315,000	233,125	1,548,125	515,000	116,100	631,100	760,000	326,063	1,086,063
2027	1,380,000	185,800	1,565,800	540,000	95,000	635,000	785,000	306,750	1,091,750
2028	1,450,000	129,200	1,579,200	560,000	73,000	633,000	810,000	285,800	1,095,800
2029	1,520,000	69,800	1,589,800	585,000	50,100	635,100	840,000	262,063	1,102,063
2030	475,000	29,900	504,900	605,000	26,300	631,300	875,000	236,338	1,111,338
2031	510,000	10,200	520,200	115,000	11,900	126,900	915,000	209,488	1,124,488
2032	-	-	-	120,000	7,200	127,200	950,000	180,325	1,130,325
2033	-	-	-	120,000	2,400	122,400	980,000	148,963	1,128,963
2034	-	-	-	-	-	-	1,025,000	115,100	1,140,100
2035	-	-	-	-	-	-	650,000	85,788	735,788
2036	-	-	-	-	-	-	670,000	62,688	732,688
2037	-	-	-	-	-	-	700,000	38,713	738,713
2038	-	-	-	-	-	-	730,000	13,231	743,231
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
	<u>\$ 10,355,000</u>	<u>1,529,325</u>	<u>11,884,325</u>	<u>4,590,000</u>	<u>848,400</u>	<u>5,438,400</u>	<u>12,820,000</u>	<u>3,350,916</u>	<u>16,170,916</u>

(continued)

Travis County Water Control and Improvement District No. 17

TSI-5 Long-Term Debt Service Requirements - By Years (continued) September 30, 2022

Due During Fiscal Years Ending 9/30	SHDA Series 2017			SHDA Series 2017A			SHDA Series 2018			SRDA Refunding Series 2019		
	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total
2023	\$ 115,000	144,678	259,678	190,000	199,431	389,431	180,000	155,150	335,150	155,000	74,300	229,300
2024	120,000	141,063	261,063	200,000	190,681	390,681	180,000	149,750	329,750	165,000	67,900	232,900
2025	125,000	137,110	262,110	210,000	183,531	393,531	180,000	144,350	324,350	170,000	61,200	231,200
2026	130,000	132,805	262,805	215,000	178,231	393,231	180,000	138,950	318,950	180,000	54,200	234,200
2027	140,000	128,043	268,043	225,000	173,691	398,691	180,000	133,550	313,550	190,000	46,800	236,800
2028	145,000	122,768	267,768	240,000	168,600	408,600	175,000	128,225	303,225	195,000	39,100	234,100
2029	150,000	117,163	267,163	250,000	162,775	412,775	175,000	122,975	297,975	205,000	31,100	236,100
2030	160,000	111,113	271,113	260,000	156,075	416,075	175,000	117,725	292,725	210,000	23,850	233,850
2031	165,000	104,613	269,613	270,000	148,450	418,450	175,000	112,475	287,475	220,000	17,400	237,400
2032	175,000	97,813	272,813	285,000	140,125	425,125	170,000	107,194	277,194	230,000	10,650	240,650
2033	185,000	90,613	275,613	295,000	131,425	426,425	170,000	101,775	271,775	240,000	3,600	243,600
2034	190,000	83,113	273,113	310,000	122,350	432,350	170,000	96,144	266,144	-	-	-
2035	200,000	75,313	275,313	325,000	112,622	437,622	170,000	90,406	260,406	-	-	-
2036	210,000	67,113	277,113	340,000	102,231	442,231	165,000	84,650	249,650	-	-	-
2037	220,000	58,403	278,403	355,000	91,150	446,150	165,000	78,875	243,875	-	-	-
2038	235,000	49,075	284,075	375,000	79,288	454,288	145,000	73,359	218,359	-	-	-
2039	245,000	39,235	284,235	390,000	66,613	456,613	145,000	68,103	213,103	-	-	-
2040	255,000	28,794	283,794	410,000	53,113	463,113	135,000	63,028	198,028	-	-	-
2041	270,000	17,638	287,638	425,000	39,022	464,022	135,000	58,134	193,134	-	-	-
2042	280,000	5,950	285,950	445,000	24,063	469,063	300,000	50,063	350,063	-	-	-
2043	-	-	-	465,000	8,138	473,138	580,000	33,563	613,563	-	-	-
2044	-	-	-	-	-	-	605,000	11,343	616,343	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-	-
	<u>\$ 3,715,000</u>	<u>1,752,416</u>	<u>5,467,416</u>	<u>6,480,000</u>	<u>2,531,605</u>	<u>9,011,605</u>	<u>4,655,000</u>	<u>2,119,787</u>	<u>6,774,787</u>	<u>2,160,000</u>	<u>430,100</u>	<u>2,590,100</u>

(continued)

Travis County Water Control and Improvement District No. 17

TSI-5 Long-Term Debt Service Requirements - By Years (continued) September 30, 2022

Due During Fiscal Years Ending 9/30	Water & Sewer Revenue Refunding Series 2019			SHDA Series 2019			SRDA Refunding Series 2020		
	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 5/1	Interest Due 5/1, 11/1	Total
2023	\$ 825,000	648,350	1,473,350	110,000	117,892	227,892	1,955,000	486,900	2,441,900
2024	855,000	614,750	1,469,750	115,000	113,392	228,392	2,020,000	428,250	2,448,250
2025	895,000	579,750	1,474,750	120,000	108,692	228,692	1,520,000	367,650	1,887,650
2026	930,000	543,250	1,473,250	125,000	105,042	230,042	1,125,000	306,850	1,431,850
2027	970,000	505,250	1,475,250	130,000	102,492	232,492	1,210,000	261,850	1,471,850
2028	1,005,000	465,750	1,470,750	135,000	99,842	234,842	1,950,000	213,450	2,163,450
2029	1,050,000	424,650	1,474,650	145,000	97,042	242,042	1,995,000	154,950	2,149,950
2030	1,090,000	381,850	1,471,850	150,000	94,000	244,000	2,050,000	95,100	2,145,100
2031	1,135,000	337,350	1,472,350	160,000	90,505	250,505	1,745,000	54,100	1,799,100
2032	1,180,000	291,050	1,471,050	165,000	86,645	251,645	960,000	19,200	979,200
2033	1,235,000	242,750	1,477,750	175,000	82,500	257,500	-	-	-
2034	1,285,000	192,350	1,477,350	180,000	78,061	258,061	-	-	-
2035	1,325,000	146,775	1,471,775	190,000	73,436	263,436	-	-	-
2036	1,370,000	106,350	1,476,350	200,000	68,561	268,561	-	-	-
2037	1,410,000	64,650	1,474,650	210,000	63,305	273,305	-	-	-
2038	1,450,000	21,750	1,471,750	220,000	57,661	277,661	-	-	-
2039	-	-	-	230,000	51,611	281,611	-	-	-
2040	-	-	-	240,000	45,150	285,150	-	-	-
2041	-	-	-	255,000	38,024	293,024	-	-	-
2042	-	-	-	265,000	30,254	295,254	-	-	-
2043	-	-	-	280,000	22,050	302,050	-	-	-
2044	-	-	-	290,000	13,500	303,500	-	-	-
2045	-	-	-	305,000	4,575	309,575	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
	<u>\$ 18,010,000</u>	<u>5,566,625</u>	<u>23,576,625</u>	<u>4,395,000</u>	<u>1,644,232</u>	<u>6,039,232</u>	<u>16,530,000</u>	<u>2,388,300</u>	<u>18,918,300</u>

(continued)

Travis County Water Control and Improvement District No. 17

TSI-5 Long-Term Debt Service Requirements - By Years (continued) September 30, 2022

Due During Fiscal Years Ending 9/30	SHDA Series 2021			FREDA Series 2021			Water and Sewer System Revenue Bonds Series 2021			SHDA Series 2021A		
	Principal Due 5/1	Interest Due 5/1, 11/1	Total	Principal Due 5/1	Interest Due 5/1, 11/1	Total	Principal Due 11/1	Interest Due 5/1, 11/1	Total	Principal Due 5/1	Interest Due 5/1, 11/1	Total
2023	\$ 200,000	166,957	366,957	-	34,038	34,038	365,000	257,937	622,937	75,000	59,256	134,256
2024	205,000	156,957	361,957	-	34,038	34,038	375,000	250,537	625,537	80,000	56,256	136,256
2025	210,000	146,707	356,707	55,000	34,038	89,038	390,000	242,887	632,887	80,000	53,056	133,056
2026	215,000	136,207	351,207	55,000	32,937	87,937	400,000	234,987	634,987	80,000	50,656	130,656
2027	225,000	125,456	350,456	60,000	31,837	91,837	415,000	226,837	641,837	85,000	48,256	133,256
2028	230,000	120,956	350,956	60,000	30,637	90,637	425,000	218,438	643,438	85,000	46,557	131,557
2029	235,000	116,356	351,356	60,000	29,437	89,437	440,000	211,988	651,988	90,000	44,856	134,856
2030	245,000	111,656	356,656	65,000	28,237	93,237	450,000	207,538	657,538	90,000	43,056	133,056
2031	250,000	106,756	356,756	65,000	26,937	91,937	465,000	202,381	667,381	95,000	41,256	136,256
2032	260,000	101,756	361,756	65,000	25,637	90,637	480,000	194,675	674,675	95,000	39,356	134,356
2033	265,000	96,556	361,556	70,000	24,337	94,337	495,000	184,925	679,925	100,000	37,457	137,457
2034	275,000	91,256	366,256	70,000	22,937	92,937	510,000	174,875	684,875	100,000	35,456	135,456
2035	280,000	85,756	365,756	75,000	21,537	96,537	525,000	164,525	689,525	105,000	33,456	138,456
2036	290,000	80,156	370,156	75,000	20,037	95,037	540,000	153,875	693,875	105,000	31,356	136,356
2037	300,000	74,356	374,356	80,000	18,538	98,538	555,000	142,925	697,925	110,000	29,125	139,125
2038	310,000	68,356	378,356	80,000	16,938	96,938	575,000	131,625	706,625	115,000	26,788	141,788
2039	320,000	62,156	382,156	80,000	15,338	95,338	590,000	119,975	709,975	115,000	24,200	139,200
2040	330,000	55,756	385,756	85,000	13,738	98,738	610,000	107,975	717,975	120,000	21,613	141,613
2041	335,000	48,744	383,744	85,000	12,038	97,038	630,000	95,575	725,575	125,000	18,763	143,763
2042	350,000	41,625	391,625	90,000	10,338	100,338	645,000	82,825	727,825	125,000	15,794	140,794
2043	360,000	33,750	393,750	95,000	8,538	103,538	665,000	69,725	734,725	130,000	12,825	142,825
2044	370,000	25,650	395,650	95,000	6,638	101,638	690,000	56,175	746,175	135,000	9,738	144,738
2045	380,000	17,325	397,325	100,000	4,500	104,500	710,000	41,288	751,288	135,000	6,531	141,531
2046	390,000	8,775	398,775	100,000	2,250	102,250	730,000	25,088	755,088	140,000	3,325	143,325
2047	-	-	-	-	-	-	750,000	8,438	758,438	-	-	-
	<u>\$ 6,830,000</u>	<u>2,079,981</u>	<u>8,909,981</u>	<u>1,665,000</u>	<u>505,475</u>	<u>2,170,475</u>	<u>13,425,000</u>	<u>3,808,019</u>	<u>17,233,019</u>	<u>2,515,000</u>	<u>788,988</u>	<u>3,303,988</u>

(continued)

Travis County Water Control and Improvement District No. 17

TSI-5 Long-Term Debt Service Requirements - By Years (continued) September 30, 2022

Due During Fiscal Years Ending 9/30	Annual Requirements for All Series		
	Principal Due	Interest Due	Total
2023	\$ 8,455,000	3,988,113	12,443,113
2024	8,850,000	3,720,055	12,570,055
2025	8,560,000	3,445,995	12,005,995
2026	8,465,000	3,155,236	11,620,236
2027	8,885,000	2,857,100	11,742,100
2028	9,060,000	2,561,748	11,621,748
2029	9,400,000	2,260,423	11,660,423
2030	9,745,000	1,953,909	11,698,909
2031	7,985,000	1,690,068	9,675,068
2032	6,915,000	1,458,694	8,373,694
2033	4,815,000	1,263,856	6,078,856
2034	4,490,000	1,111,048	5,601,048
2035	4,240,000	974,489	5,214,489
2036	4,380,000	846,504	5,226,504
2037	4,370,000	716,340	5,086,340
2038	4,520,000	583,371	5,103,371
2039	2,415,000	480,644	2,895,644
2040	2,505,000	409,792	2,914,792
2041	2,600,000	334,950	2,934,950
2042	2,500,000	260,912	2,760,912
2043	2,575,000	188,589	2,763,589
2044	2,185,000	123,044	2,308,044
2045	1,630,000	74,219	1,704,219
2046	1,360,000	39,438	1,399,438
2047	750,000	8,438	758,438
	<u>\$ 131,655,000</u>	<u>34,506,975</u>	<u>166,161,975</u>

Travis County Water Control and Improvement District No. 17

TSI-6 Analysis of Changes in Long-Term Debt September 30, 2022

	Apache Shores Series 1997	River Ridge Series 2004	W&S Revenue Bonds Series 2010	SRDA Refunding Series 2011	SRDA Series 2013	FRDA Refunding Series 2013	SRDA Refunding Series 2014
Interest rate	5.95 to 6.10%	4.80 to 5.75%	2.84 to 5.34%	2.00 to 3.25%	2.00 to 3.25%	2.00 to 3.38%	2.00 to 4.00%
Dates interest payable	4/1 ; 10/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1
Maturity dates	10/1/2026	11/1/2029	11/1/2032	11/1/2021	11/1/2031	11/1/2031	11/1/2025
Bonds outstanding, beginning of year	\$ 640,000	575,000	1,190,000	330,000	1,770,000	1,695,000	3,255,000
Bonds issued during current year	-	-	-	-	-	-	-
Bonds retired during current year	(115,000)	(50,000)	(75,000)	(330,000)	(130,000)	(190,000)	(740,000)
Bonds outstanding, end of year	\$ 525,000	525,000	1,115,000	-	1,640,000	1,505,000	2,515,000
Interest paid during current year	\$ 38,783	31,198	57,804	5,363	50,325	48,931	92,750

(continued)

Travis County Water Control and Improvement District No. 17

TSI-6 Analysis of Changes in Long-Term Debt (continued) September 30, 2022

	SRDA Refunding Series 2015	SRDA Series 2015	SHDA Series 2015	SRDA Refunding Series 2016	W&S Revenue Refunding Series 2016	FREDA Refunding Series 2017	SHDA Series 2017
Interest rate	2.00 to 3.13%	2.00 to 3.50%	2.00 to 4.13%	2.00 to 4.00%	2.00 to 4.00%	3.00 to 3.63%	3.00 to 4.25%
Dates interest payable	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1
Maturity dates	11/1/2031	11/1/2035	11/1/2040	11/1/2030	11/1/2032	11/1/2037	11/1/2041
Bonds outstanding, beginning of year \$	10,420,000	1,845,000	4,075,000	10,549,998	5,030,000	13,475,000	3,825,000
Bonds issued during current year	-	-	-	-	-	-	-
Bonds retired during current year	(455,000)	(90,000)	(110,000)	(194,998)	(440,000)	(655,000)	(110,000)
Bonds outstanding, end of year	<u>\$ 9,965,000</u>	<u>1,755,000</u>	<u>3,965,000</u>	<u>10,355,000</u>	<u>4,590,000</u>	<u>12,820,000</u>	<u>3,715,000</u>
Interest paid during current year	<u>\$ 302,419</u>	<u>57,713</u>	<u>153,703</u>	<u>1,296,952</u>	<u>192,400</u>	<u>396,675</u>	<u>148,053</u>

(continued)

Travis County Water Control and Improvement District No. 17

TSI-6 Analysis of Changes in Long-Term Debt (continued) September 30, 2022

	SHDA Series 2017A	SHDA Series 2018	SRDA Refunding Series 2019	W&S Revenue Refunding Series 2019	SHDA Series 2019	SRDA Refunding Series 2020	SHDA Series 2021	FREDA Series 2021
Interest rate	2.00 to 5.00%	3.00 to 5.00%	3.00 to 4.00%	3.00 to 4.00%	2.00 to 4.00%	2.00 to 4.00%	2.00 to 5.00%	2.00 - 2.25%
Dates interest payable	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1	5/1 ; 11/1
Maturity dates	11/1/2043	11/1/2043	11/1/2032	11/1/2037	11/1/2044	5/1/2032	5/1/2046	5/1/2046
Bonds outstanding, beginning of year	\$ 6,660,000	4,830,000	2,310,000	18,805,000	4,500,000	18,825,000	6,830,000	1,665,000
Bonds issued during current year	-	-	-	-	-	-	-	-
Bonds retired during current year	(180,000)	(175,000)	(150,000)	(795,000)	(105,000)	(2,295,000)	-	-
Bonds outstanding, end of year	\$ 6,480,000	4,655,000	2,160,000	18,010,000	4,395,000	16,530,000	6,830,000	1,665,000
Interest paid during current year	\$ 208,681	160,913	80,400	\$ 680,750	122,194	555,750	114,551	23,354

(continued)

Travis County Water Control and Improvement District No. 17

TSI-6 Analysis of Changes in Long-Term Debt (continued) September 30, 2022

	W&S Revenue Series 2021	SHDA Series 2021A
Interest rate	1.00 - 2.25%	2.00 - 4.00%
Dates interest payable	5/1 ; 11/1	5/1 ; 11/1
Maturity dates	11/1/2046	5/1/2046
Bonds outstanding, beginning of year	\$ 13,425,000	-
Bonds issued during current year	-	2,515,000
Bonds retired during current year	-	-
Bonds outstanding, end of year	<u>\$ 13,425,000</u>	<u>2,515,000</u>
Interest paid during current year	<u>\$ 179,483</u>	<u>30,451</u>

Travis County Water Control and Improvement District No. 17

TSI-6 Analysis of Changes in Long-Term Debt (continued) September 30, 2022

	<u>Grand Totals</u>
Bonds outstanding, beginning of year	\$ 136,524,998
Bonds issued during current year	2,515,000
Bonds retired during current year	<u>(7,384,998)</u>
Bonds outstanding, end of year	<u>\$ 131,655,000</u>
Interest paid during current year	<u>\$ 5,029,596</u>

Paying agent's name & address: All Bond Series
The Bank of New York
Mellon Trust Company, N.A.
Dallas, Texas

	<u>Tax Bonds</u>	<u>Refunding Bonds</u>
Bond authority:		
Amount authorized	\$ 205,690,000	136,300,000
Amount issued	<u>(182,545,000)</u>	<u>1,465,011</u>
Remaining to be issued	<u>\$ 23,145,000</u>	<u>134,834,989</u>
Debt Service Fund cash and temporary investments balances as of September 30, 2022:		<u>\$ 14,817,190 *</u>
Average annual debt service payments (principal & interest) for remaining term of debt:		<u>\$ 6,646,479</u>

* Within this balance is \$2,349,152 set aside as debt service reserve funds for the payment of interest and principal on Waterworks & Sewer System Revenue Bonds of the District.

Travis County Water Control and Improvement District No. 17

TSI-7 Comparative Schedule of Revenues and Expenditures - General Fund and Debt Service Fund Five Years Ended September 30, 2022

	Amounts					Percentage of Fund Total Revenues				
	2022	2021	2020	2019	2018	2022	2021	2020	2019	2018
General Fund										
Revenues and other financing sources (uses):										
Water and sewer service	\$ 21,234,498	18,038,177	16,408,876	14,874,794	15,861,274	81.1 %	73.9	73.7	76.2	69.0
Trash and recycling service	569,271	540,975	488,506	441,933	409,656	2.2	2.2	2.2	2.3	1.8
Property taxes, including penalties and interest	4,696,869	4,526,508	4,475,264	4,267,936	3,892,426	17.9	18.6	20.1	21.9	16.9
Connection and service fees	509,788	515,209	437,672	298,558	206,826	1.9	2.1	2.0	1.5	0.9
Penalties and fines	390,484	300,590	269,908	227,400	289,305	1.5	1.2	1.2	1.2	1.3
Interest income	499,629	177,210	469,594	730,085	399,334	1.9	0.7	2.1	3.7	1.7
Permit/inspection income	359,205	321,021	385,743	399,905	491,563	1.4	1.3	1.7	2.0	2.1
Apache Shores income	1,511,310	1,320,084	1,170,923	1,038,669	1,051,550	5.8	5.4	5.3	5.3	4.6
Other income	1,230,618	571,326	458,848	392,014	299,249	4.7	2.3	2.1	2.0	1.3
Developer contributions	-	-	-	43,995	107,870	-	-	-	0.2	0.5
Transfers out	(4,813,105)	(1,912,890)	(2,291,974)	(3,205,658)	(26,765)	(18.4)	(7.7)	(10.4)	(16.3)	(0.1)
Total revenues and other financing sources (uses)	26,188,567	24,398,210	22,273,360	19,509,631	22,982,288	100.0	100.0	100.0	100.0	100.0
Expenditures:										
Current:										
Water and wastewater	2,518,677	2,414,638	2,344,494	2,587,831	1,525,831	9.6	9.9	10.5	13.3	6.6
Trash and composting	504,173	469,176	444,768	413,318	367,676	1.9	1.9	2.0	2.1	1.6
Salary and related expenditures	6,862,110	6,589,897	5,831,184	5,426,616	4,908,449	26.3	27.0	26.2	27.7	21.4
Professional services	344,531	288,320	385,152	581,008	451,220	1.3	1.2	1.7	3.0	2.0
Materials and supplies	756,903	713,553	782,125	794,720	886,144	2.9	2.9	3.5	4.1	3.9
Repairs and maintenance	1,812,083	1,340,493	1,135,596	1,249,815	1,882,018	6.9	5.5	5.1	6.4	8.2
Utilities	2,031,347	1,914,216	1,806,524	1,932,142	1,987,499	7.8	7.8	8.1	9.9	8.6
Insurance	431,184	332,947	341,165	323,096	306,301	1.6	1.4	1.5	1.7	1.3
Chemicals and lab tests	483,860	486,935	381,353	358,968	414,788	1.8	2.0	1.7	1.8	1.8
Other	1,420,346	2,094,671	1,135,800	1,292,002	1,288,933	5.4	8.6	5.1	6.6	5.6
Apache Shores	1,075,505	940,760	894,339	834,726	826,127	4.1	3.9	4.0	4.3	3.6
Capital outlay	730,926	1,238,416	829,377	540,675	239,336	2.8	5.1	3.7	2.8	1.0
Total expenditures	18,971,645	18,824,022	16,311,877	16,334,917	15,084,322	72.4	77.2	73.1	83.7	65.6
Excess of revenues and other financing sources (uses) over expenditures	\$ 7,216,922	5,574,188	5,961,483	3,174,714	7,897,966	27.6 %	22.8	26.9	16.3	34.4
Debt Service Fund										
Revenues:										
Interest	\$ 101,820	3,574	102,994	346,416	248,559	1.0 %	0.0	1.0	3.5	2.6
Property taxes, including penalties and interest	10,137,939	9,988,246	9,570,410	9,321,172	8,909,216	96.8	97.8	96.7	94.1	94.9
Other	232,076	227,782	231,347	234,049	235,836	2.2	2.2	2.3	2.4	2.5
Total revenues	10,471,835	10,219,602	9,904,751	9,901,637	9,393,611	100.0	100.0	100.0	100.0	100.0
Expenditures:										
Interest and fiscal charges	4,408,679	3,728,008	4,724,004	5,779,441	5,683,051	42.1	36.5	47.7	58.4	60.5
Bond principal	7,384,998	9,095,000	9,225,000	7,945,000	6,817,595	70.5	89.0	93.1	80.2	72.6
Other	98,617	95,831	127,430	91,264	90,922	0.9	0.9	1.3	1.0	1.0
Total expenditures	11,892,294	12,918,839	14,076,434	13,815,705	12,591,568	113.5	126.4	142.1	139.6	134.1
Other financing sources (uses):										
Proceeds of bond issuance/refunding	62,483	-	19,025,000	22,146,621	186,306	0.6	-	192.1	223.7	2.0
Payment to refunded bond escrow agent	-	-	(19,973,409)	(23,888,000)	-	-	-	(201.7)	(241.3)	-
Discount on sale of bonds	-	-	-	(8,036)	-	-	-	-	(0.1)	-
Premium on sale of bonds	-	-	1,641,755	2,047,750	-	-	-	16.6	20.7	-
Transfers in	2,008,783	2,031,049	2,227,327	2,193,750	2,089,639	19.2	19.9	22.5	22.2	22.2
Total other financing sources, net	2,071,266	2,031,049	2,920,673	2,492,085	2,275,945	19.8	19.9	29.5	25.2	24.2
Excess (deficiency) of revenues and other financing sources (uses) over (under) expenditures	\$ 650,807	(668,188)	(1,251,010)	(1,421,983)	(922,012)	6.3 %	(6.5)	(12.6)	(14.4)	(9.9)
Total active retail water connections	12,695	12,560	12,383	12,326	12,019					
Total active retail wastewater connections	7,577	7,495	7,361	7,254	7,124					

Travis County Water Control and Improvement District No. 17

TSI-8 Board Members, Key Personnel and Consultants September 30, 2022

Complete District Mailing Address: 3812 Eck Lane, Austin, TX 78734

District Business Telephone Number: (512) 266-1111

Submission date of the most recent District Registration Form:
(TWC Sections 36.054 and 49.054) September 29, 2022

Limit on fees of office that a director may receive during a fiscal year: \$7,200
(Set by Board Resolution - TWC Sections 49.060)

Name and Address	Term of Office Elected & Expires or Date Hired	Fees 9/30/22	Expense Reimbursements 9/30/22	Title at Year End
Board Members:				
Jeffrey N. Roberts	Elected 05/20 - 11/24	\$ 3,750	-	President
Mickey S. Decker	Elected 11/22-11/26	2,850	-	Vice-President
Elicia Gower Michaud	Appointed 11/22-11/26	3,450	-	Secretary
Pedro Martinez	Appointed 8/21-11/24	2,850	-	Treasurer
Kenneth M. Smith	Appointed 11/22-11/26	2,850	-	Director
Key Administrative Personnel-				
Jason F. Homan	2017	164,843 (Salary)	-	General Manager / Investment Officer

Note: No director is disqualified from serving on this board under the Texas Water Code.

(continued)

Travis County Water Control and Improvement District No. 17

TSI-8 Board Members, Key Personnel and Consultants (continued) September 30, 2022

Name and Address	Date Hired	Fees and Expense Reimbursements 9/30/22	Title at Year End
Consultants:			
Green Civil Design, LLC	2018	\$ 665,674	Engineer
Travis Central Appraisal District	1982	74,405	Tax Appraiser
Lloyd Gosselink Rochelle & Townsend, P.C.	1996	126,996	General Counsel
Maxwell Locke & Ritter LLP	2017	40,000	Auditor
Specialized Public Finance, Inc.	2008	36,848	Financial Advisor
McCall, Parkhurst & Horton L.L.P.	1998	30,822	Bond Counsel
Valley View Consulting, LLC	2019	41,059	Investment Advisor

Travis County Water Control and Improvement District No. 17

OSI-1 Principal Taxpayers September 30, 2022

District-Wide Area		Tax Roll Year		
		2022	2021	2020
Taxpayer	Type of Property			
Madrone Cielo Apartments LLC	Real and Improved	\$ 130,227,085	\$ 104,900,000	\$ 105,397,619
BREIT Steadfast MF Steiner TX	Real and Improved	116,400,000	81,866,000	77,300,000
BMEF Lakeway LLC	Real and Improved	99,900,000	73,318,608	73,250,000
Regency Lake Travis	Real and Improved	96,000,000	71,339,959	62,960,000
FHF I Oaks at Lakeway LLC	Real and Improved	79,352,388	79,936,408	87,306,030
Lakeway Realty LLC	Real and Improved	74,800,000	68,000,000	68,000,000
NR Tacara at Steiner Ranch LLC	Real and Improved	65,840,000	52,690,000	48,940,000
Housing Authority of the City of Austin	Real and Improved	51,571,420	-	-
Whitestone Quinlan Crossing LLC	Real and Improved	37,895,627	35,893,627	42,668,010
107 Bella Montagna Circle LLC	Real and Improved	24,637,673	26,747,631	27,391,882
Bell Steiner Ranch LLC	Real and Improved	-	57,982,389	58,237,278
Total		<u>\$ 776,624,193</u>	<u>\$ 652,674,622</u>	<u>\$ 651,450,819</u>

(continued)

Travis County Water Control and Improvement District No. 17

OSI-1 Principal Taxpayers (continued) September 30, 2022

Steiner Ranch Defined Area		Tax Roll Year		
Taxpayer	Type of Property	2022	2021	2020
BREIT Steadfast MF Steiner TX		\$ 116,400,000	\$ 81,866,000	\$ 77,300,000
Housing Authority of the City of Austin		51,571,420	-	-
Shops at Steiner Ranch Ltd.		14,500,000	14,290,304	13,954,000
Calatlantic Homes of Texas Inc		7,770,299	9,713,612	10,441,095
Varsity Golf Club Ltd.		5,524,385	5,261,319	5,274,509
S G P Properties Ltd.		5,289,403	5,311,464	6,052,310
Semiconductor Support Services Co.		4,385,268	3,973,859	4,323,361
Hightech Brokers LLC		3,900,000	3,500,000	3,200,000
Homeowner		3,786,179	-	-
Homeowner		3,407,371	-	-
Bell Steiner Ranch LLC		-	57,982,389	58,237,278
Homeowner		-	4,457,873	4,018,663
Starr Exclusive Commercial Endeavors LP		-	3,865,371	2,765,071
Total		\$ 216,534,325	\$ 190,222,191	\$ 185,566,287

(continued)

Travis County Water Control and Improvement District No. 17

OSI-1 Principal Taxpayers (continued) September 30, 2022

Flintrock Ranch Estates Defined Area		Tax Roll Year		
Taxpayer	Type of Property	2022	2021	2020
Castlerock Communities LP	Real and Improved	\$ 4,173,479	\$ 2,904,191	\$ 2,725,318
Hills II of Lakeway Inc.	Real and Improved	3,660,551	3,613,521	3,614,709
Flintrock Office Suites LLC	Real and Improved	2,880,429	-	-
Homeowner	Real and Improved	2,675,253	1,629,392	-
Homeowner	Real and Improved	2,235,784	-	-
Homeowner	Real and Improved	2,200,000	-	-
Homeowner	Real and Improved	2,158,302	-	-
Homeowner	Real and Improved	2,093,686	-	-
Homeowner	Real and Improved	1,974,224	-	-
Homeowner	Real and Improved	1,930,032	-	-
Johnson Trust Investments LLC	Real and Improved	-	2,749,972	2,835,000
Homeowner	Real and Improved	-	1,581,800	1,543,900
Homeowner	Real and Improved	-	1,550,587	-
Homeowner	Real and Improved	-	1,549,700	-
Homeowner	Real and Improved	-	1,526,593	1,552,700
Homeowner	Real and Improved	-	1,499,042	-
Homeowner	Real and Improved	-	1,476,657	-
Homeowner	Real and Improved	-	-	2,168,280
Boucvalt Investments LLC	Real and Improved	-	-	1,471,172
Homeowner	Real and Improved	-	-	1,460,000
Homeowner	Real and Improved	-	-	1,450,000
Homeowner	Real and Improved	-	-	1,448,119
Total		\$ 25,981,740	\$ 20,081,455	\$ 20,269,198

(continued)

Travis County Water Control and Improvement District No. 17

OSI-1 Principal Taxpayers (continued) September 30, 2022

Serene Hills Defined Area		Tax Roll Year		
Taxpayer	Type of Property	2022	2021	2020
BMEF Lakeway LLC	Real and Improved	\$ 99,900,000	\$ 73,318,608	\$ 73,250,000
Serene Hills Commons LP	Real and Improved	8,196,200	7,239,000	7,042,857
Sitterle Homes Austin LLC	Real and Improved	3,667,475	-	-
Homeowner	Real and Improved	3,172,293	-	-
Homeowner	Real and Improved	3,006,605	1,877,700	-
HEB Grocery Company LP	Real and Improved	2,768,154	2,500,000	2,500,000
Homeowner	Real and Improved	2,671,798	-	-
Homeowner	Real and Improved	2,545,000	-	-
Homeowner	Real and Improved	2,398,988	-	-
Homeowner	Real and Improved	2,350,000	-	-
KIW Lakeway Venture LLC	Real and Improved	-	2,323,135	2,323,135
Homeowner	Real and Improved	-	2,107,835	1,916,214
Homeowner	Real and Improved	-	1,928,800	-
Homeowner	Real and Improved	-	1,927,662	-
Homeowner	Real and Improved	-	1,900,800	-
Homeowner	Real and Improved	-	1,886,830	1,715,300
Lennar Homes of Texas Land	Real and Improved	-	-	3,296,954
JPMorgan Chase Bank	Real and Improved	-	-	1,747,470
Homeowner	Real and Improved	-	-	1,725,000
Homeowner	Real and Improved	-	-	1,651,158
Total		\$ 130,676,513	\$ 97,010,370	\$ 97,168,088

Travis County Water Control and Improvement District No. 17

OSI-1 Principal Water Customers September 30, 2022

Customer	Usage (gallons)	Percentage
SRMA	87,835,850	2.96%
Lake Travis ISD	36,951,472	1.25%
BREIT Steiner Ranch Apartments LLC	32,852,210	1.11%
CRSA-Longhorn Village	28,219,580	0.95%
Madrone Acquisition LP	18,547,190	0.63%
Bell Steiner Ranch, LLC	17,433,020	0.59%
BMEF Lakeway LLC	16,943,270	0.57%
Baylor Scott White	16,385,620	0.55%
Vistas Lakeway	14,016,770	0.47%
Lake Austin Spa and Resort	10,621,520	0.36%
Total	<u>279,806,502</u>	

* Calculation based on fiscal year usage of 2,964,144,000 gallons

Travis County Water Control and Improvement District No. 17

OSI-2 Assessed Value by Classification September 30, 2022

District-Wide Area Type of Property	Tax Roll Year					
	2022		2021		2020	
	Amount	%	Amount	%	Amount	%
Single Family Residence	\$11,409,265,797	119.2%	\$7,089,755,586	90.5%	\$5,990,778,904	83.8%
Multifamily Residence	625,442,547	6.5%	474,682,387	6.1%	447,379,043	6.3%
Vacant Lots/Land Tracts	201,993,201	2.1%	152,906,478	2.0%	152,414,448	2.1%
Qualified Ag Land	48,491,764	0.5%	44,778,494	0.6%	41,040,739	0.6%
Improvements on Qualified Ag Land	4,334,626	0.0%	2,626,201	0.0%	2,209,755	0.0%
Non-Qualified Land	45,825,450	0.5%	41,748,447	0.5%	40,619,498	0.6%
Commercial Real Property	997,098,349	10.4%	915,363,085	11.7%	933,544,545	13.1%
Electric Company	513,084	0.0%	215,652	0.0%	197,681	0.0%
Telephone Company	3,480,937	0.0%	2,833,360	0.0%	3,993,279	0.1%
Cable Television Company	2,658,814	0.0%	2,437,021	0.0%	2,286,431	0.0%
Commercial Personal Property	90,840,583	0.9%	97,183,018	1.2%	96,081,244	1.3%
Industrial and Manufacturing	6,743,503	0.1%	6,098,625	0.1%	6,571,402	0.1%
Tangible Other Personal Property	1,892,457	0.0%	1,241,851	0.0%	1,308,264	0.0%
Residential Inventory	43,986,421	0.5%	32,306,600	0.4%	54,203,583	0.8%
Special Inventory	6,907,989	0.1%	5,577,101	0.1%	4,575,034	0.1%
Total Exempt Property	410,750,463	4.3%	407,200,613	5.2%	378,187,294	5.3%
Adjustments	<u>(4,328,083,634)</u>	<u>(45.1)%</u>	<u>(1,446,605,339)</u>	<u>(18.7)%</u>	<u>(1,004,362,420)</u>	<u>(13.9)%</u>
Total	<u>\$ 9,572,142,351</u>	<u>100.0%</u>	<u>\$ 7,830,349,180</u>	<u>100.0%</u>	<u>\$7,151,028,724</u>	<u>100.0%</u>

(continued)

Travis County Water Control and Improvement District No. 17

OSI-2 Assessed Value by Classification (continued) September 30, 2022

Steiner Ranch Defined Area Type of Property	Tax Roll Year					
	2022		2021		2020	
	Amount	%	Amount	%	Amount	%
Single Family Residence	\$ 4,520,561,479	136.4%	\$ 2,638,706,168	97.0%	\$ 2,288,929,230	92.6%
Multifamily Residence	196,840,000	5.9%	139,846,000	5.1%	133,860,000	5.4%
Vacant Lots/Land Tracts	4,284,631	0.1%	917,518	0.0%	916,153	0.0%
Qualified Ag Land	6,030,747	0.2%	7,022,170	0.3%	7,022,170	0.3%
Improvements on Qualified Ag Land	966,527	0.0%	266,452	0.0%	266,452	0.0%
Non-Qualified Land	5,399,997	0.2%	4,216,457	0.2%	3,287,888	0.1%
Commercial Real Property	31,990,366	1.0%	32,793,499	1.2%	32,921,239	1.3%
Telephone Company	3,981,156	0.1%	725,850	0.0%	892,012	0.0%
Commercial Personal Property	650,671	0.0%	8,608,954	0.3%	8,308,228	0.3%
Industrial and Manufacturing	8,564,443	0.3%	3,982,247	0.1%	4,323,528	0.2%
Residential Inventory	4,421,953	0.1%	12,868,316	0.5%	10,879,559	0.4%
Total Exempt Property	134,222,947	4.0%	122,927,270	4.5%	113,539,621	4.6%
Adjustments	<u>(1,602,832,224)</u>	<u>(48.2)%</u>	<u>(253,535,311)</u>	<u>(9.1)%</u>	<u>(133,095,668)</u>	<u>(5.4)%</u>
Total	<u>\$ 3,315,082,693</u>	<u>100.0%</u>	<u>\$ 2,719,345,590</u>	<u>100.0%</u>	<u>\$ 2,472,050,412</u>	<u>100.0%</u>

(continued)

Travis County Water Control and Improvement District No. 17

OSI-2 Assessed Value by Classification (continued)

September 30, 2022

Type of Property	Tax Roll Year					
	2022		2021		2020	
	Amount	%	Amount	%	Amount	%
Single Family Residence	\$ 608,648,914	128.8%	\$ 381,908,418	97.6%	\$ 349,838,192	94.0%
Vacant Lots/Land Tracts	4,421,168	0.9%	3,004,233	0.8%	3,378,715	0.9%
Qualified Ag Land	-	0.0%	-	0.0%	-	0.0%
Non-Qualified Land	2,161,876	0.5%	2,168,280	0.6%	2,168,280	0.6%
Commercial Real Property	14,319,668	3.0%	13,178,320	3.4%	13,702,258	3.7%
Commercial Personal Property	959,164	0.2%	883,317	0.2%	797,935	0.2%
Residential Inventory	6,904,471	1.5%	2,659,396	0.7%	4,807,621	1.3%
Total Exempt Property	-	0.0%	1,023	0.0%	1,360	0.0%
Adjustments	(164,699,877)	(34.9)%	(12,418,443)	(3.3)%	(2,396,895)	(0.6)%
Total	\$ 472,715,384	100.0%	\$ 391,384,544	100.0%	\$ 372,297,466	100.0%

(continued)

Travis County Water Control and Improvement District No. 17

OSI-2 Assessed Value by Classification (continued)

September 30, 2022

Serene Hills Defined Area Type of Property	Tax Roll Year					
	2022		2021		2020	
	Amount	%	Amount	%	Amount	%
Single Family Residence	\$ 433,781,634	96.4%	\$ 239,617,121	73.2%	\$ 176,767,340	63.3%
Multifamily Residence	99,900,000	22.2%	73,318,608	22.4%	73,250,000	26.2%
Vacant Lots/Land Tracts	6,528,124	1.5%	5,998,849	1.8%	6,683,149	2.4%
Qualified Ag Land	-	0.0%	1,408,206	0.4%	997,752	0.4%
Non-Qualified Land	2,323,135	0.5%	2,323,135	0.7%	2,323,135	0.8%
Commercial Real Property	9,345,196	2.1%	8,466,738	2.6%	8,232,323	2.9%
Commercial Personal Property	2,014,776	0.4%	2,470,102	0.8%	2,498,029	0.9%
Residential Inventory	7,402,265	1.6%	3,818,686	1.2%	11,651,412	4.2%
Total Exempt Property	14,099,299	3.1%	14,107,932	4.3%	14,107,932	5.1%
Adjustments	(125,528,117)	(27.9)%	(24,116,878)	(7.4)%	(17,343,235)	(6.2)%
Total	<u>\$ 449,866,312</u>	<u>100.0%</u>	<u>\$ 327,412,499</u>	<u>100.0%</u>	<u>\$ 279,167,837</u>	<u>100.0%</u>