



Tanglewood Forest Limited District

**Financial Statements and
Supplemental Information as of and for the
Year Ended September 30, 2023 and
Independent Auditors' Report**

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Tanglewood Forest Limited District

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Annual Filing Affidavit

The State of Texas

County of Travis

I, _____
(Name of Duly Authorized District Representative)

of the Tanglewood Forest Limited District

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 _____ day of _____, 20____, its annual audit report for the fiscal year ended September 30, 2023 and that copies of the annual audit report have been filed in the District office, located at 4301 Westbank Drive, Suite B-130, Austin, Texas 78746.

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: _____, 20____. By: _____
(Signature of District Representative)

(Typed Name and Title of above District Representative)

Sworn to and subscribed to before me this _____ day of _____, 20____.

(Signature of Notary)

(SEAL)

(Printed Name of Notary)

My Commission Expires On: _____
Notary Public in and for the State of Texas.

Independent Auditors' Report

To the Board of Directors of
Tanglewood Forest Limited District:

Opinions

We have audited the financial statements of the governmental activities and the General Fund of Tanglewood Forest Limited District (the "District") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the General Fund of the District as of September 30, 2023, 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.

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 is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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.

Maxwell Locke & Ritter LLP

Austin, Texas
August 20, 2025

Tanglewood Forest Limited District

Management's Discussion and Analysis For the Year Ended September 30, 2023

In accordance with Governmental Accounting Standards Board ("GASB") Statement No. 34, the management of Tanglewood Forest Limited District (the "District") offers the following narrative on the financial performance of the District for the year ended September 30, 2023. Please read it in connection with the District's financial statements that follow.

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 "General Fund" 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 Fund Balance Sheet*
 - *Statement of Activities and Governmental Fund Revenues, Expenditures, and Changes in Fund Balance*
 - *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 Fund Balance Sheet* includes a column (titled "General Fund") 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 Fund Revenues, Expenditures, and Changes in Fund Balance* includes a column (titled "General Fund") that derives the change in fund balance 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 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 Fund Balance Sheet* and the *Statement of Activities and Governmental Fund Revenues, Expenditures, and Changes in Fund Balance*.

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

Comparative Financial Statements

Statement of Net Position

	Governmental Activities		
	2023	2022	% Change
Current assets	\$ 1,104,249	\$ 866,228	27%
Capital assets	727,732	786,322	(7%)
Total assets	<u>\$ 1,831,981</u>	<u>\$ 1,652,550</u>	<u>11%</u>
Total liabilities	<u>\$ 24,489</u>	<u>\$ 39,124</u>	<u>(37%)</u>
Net investment in capital assets	\$ 727,732	\$ 786,322	(7%)
Unrestricted	1,079,760	827,104	31%
Total net position	<u>\$ 1,807,492</u>	<u>\$ 1,613,426</u>	<u>12%</u>

The District's total assets were approximately \$1.8 million as of September 30, 2023. Of this amount, approximately \$728,000 is included in capital assets. The District had outstanding liabilities of approximately \$24,000 as of September 30, 2023, all of which are current liabilities.

Statement of Activities

	Governmental Activities		
	2023	2022	% Change
Property taxes, including penalties and interest	\$ 1,048,306	\$ 901,366	16%
Pool and park fees	53,719	58,073	(7%)
Miscellaneous	567	2,046	(72%)
Total revenue	<u>1,102,592</u>	<u>961,485</u>	<u>15%</u>
Repairs and maintenance	331,876	205,358	62%
Contracted services	76,174	121,361	(37%)
Pool operations	172,781	168,102	3%
Utilities	53,485	51,648	4%
Professional fees	92,542	59,835	55%
Other	123,078	109,299	13%
Depreciation	58,590	58,139	1%
Total expenses	<u>908,526</u>	<u>773,742</u>	<u>17%</u>
Change in net position	194,066	187,743	3%
Beginning net position	<u>1,613,426</u>	<u>1,425,683</u>	<u>13%</u>
Ending net position	<u>\$ 1,807,492</u>	<u>\$ 1,613,426</u>	<u>12%</u>

Revenues were approximately \$1.1 million for the fiscal year ended September 30, 2023, which is a 15% increase from the prior year. Property taxes provided approximately \$1.0 million and other revenues provided approximately \$54,000. Total expenses increased approximately \$135,000 to approximately \$909,000 for the fiscal year ended September 30, 2023, of which approximately \$850,000 related to service operations and approximately \$59,000 related to depreciation. Net position increased approximately \$194,000 for the fiscal year ended September 30, 2023.

Analysis of Governmental Funds

	2023	2022
Cash	\$ 1,068,016	\$ 818,493
Receivables	36,233	41,143
Prepaid items	-	6,592
Total assets	<u>\$ 1,104,249</u>	<u>\$ 866,228</u>
Accounts payable	\$ 24,489	\$ 39,124
Deferred inflows of resources	20,788	16,398
Nonspendable fund balance	-	6,592
Unassigned fund balance	1,058,972	804,114
Total fund balances	<u>1,058,972</u>	<u>810,706</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 1,104,249</u>	<u>\$ 866,228</u>

The *General Fund* pays for daily operating expenditures. When comparing actual to final budget, actual revenues were greater than final budget by approximately \$17,000 primarily due to more pool and park fee revenue than expected. Actual expenditures were less than final budget by approximately \$25,000 primarily due to less capital outlay and contracted services expenditures than budgeted, offset some by higher repairs and maintenance expenditures than budgeted. More detailed information about the District's budgetary comparison is presented in the *Basic Financial Statements*.

Capital Assets

	2023	2022
Land	\$ 528,688	\$ 528,688
Park improvements	1,840,592	1,840,592
Pool facilities	660,165	660,165
Accumulated depreciation	<u>(2,301,713)</u>	<u>(2,243,123)</u>
Total	<u>\$ 727,732</u>	<u>\$ 786,322</u>

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

Currently Known Facts, Decisions, or Conditions

For fiscal year 2024, which is tax year 2023, the tax rate has been set at \$0.1628 per \$100 of assessed valuation for maintenance and operating expenditures. The adopted budget for 2024 projects an increase in fund balance for the General Fund of approximately \$178,000. When compared to the 2023 final budget, revenues are expected to decrease by approximately \$12,000 and expenditures are expected to increase by approximately \$17,000.

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 c/o The Carlton Law Firm, PLLC, 4301 Westbank Drive, Suite B-130, Austin, Texas 78746.

Tanglewood Forest Limited District

Statement of Net Position and Governmental Fund Balance Sheet September 30, 2023

	General Fund	Adjustments (Note 2)	Statement of Net Position
Assets:			
Cash	\$ 1,068,016	-	1,068,016
Receivables:			
Property taxes	20,788	-	20,788
Pool fees	2,865	-	2,865
Other	12,580	-	12,580
Capital assets (net of accumulated depreciation):			
Land	-	528,688	528,688
Park improvements	-	172,637	172,637
Pool facilities	-	26,407	26,407
Total assets	<u>\$ 1,104,249</u>	<u>727,732</u>	<u>1,831,981</u>
Liabilities-			
Accounts payable	<u>\$ 24,489</u>	<u>-</u>	<u>24,489</u>
Deferred Inflows of Resources-			
Property taxes	<u>20,788</u>	<u>(20,788)</u>	<u>-</u>
Fund Balance/Net Position:			
Fund balance-			
Unassigned	<u>1,058,972</u>	<u>(1,058,972)</u>	<u>-</u>
Total fund balance	<u>1,058,972</u>	<u>(1,058,972)</u>	<u>-</u>
Total liabilities and fund balance	<u>\$ 1,104,249</u>		
Net position:			
Net investment in capital assets		\$ 727,732	727,732
Unrestricted		<u>1,079,760</u>	<u>1,079,760</u>
Total net position		<u>\$ 1,807,492</u>	<u>1,807,492</u>

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

Tanglewood Forest Limited District

Statement of Activities and Governmental Fund

Revenues, Expenditures, and Changes in Fund Balance

Year Ended September 30, 2023

	General Fund	Adjustments (Note 2)	Statement of Activities
Revenues:			
General revenues:			
Property taxes, including penalties and interest	\$ 1,043,916	4,390	1,048,306
Pool and park fees	53,719	-	53,719
Miscellaneous	567	-	567
Total general revenues	1,098,202	4,390	1,102,592
Expenditures:			
Service operations:			
Repairs and maintenance	331,876	-	331,876
Contracted services	76,174	-	76,174
Pool operations	172,781	-	172,781
Utilities	53,485	-	53,485
Professional fees	92,542	-	92,542
Other	123,078	-	123,078
Depreciation	-	58,590	58,590
Total expenditures	849,936	58,590	908,526
Excess of Revenues Over Expenditures	248,266	(54,200)	194,066
Change in fund balance/net position	248,266	(54,200)	194,066
Fund Balance/Net Position:			
Beginning of year	810,706	802,720	1,613,426
End of year	\$ 1,058,972	748,520	1,807,492

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

Tanglewood Forest Limited District

Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - General Fund Year Ended September 30, 2023

	Original Budget	Actual	Variance
Revenues:			
Property taxes, including penalties and interest	\$ 1,076,741	1,043,916	(32,825)
Pool and park fees	4,000	53,719	49,719
Miscellaneous	200	567	367
Total revenues	1,080,941	1,098,202	17,261
Expenditures:			
Service operations:			
Repairs and maintenance	282,885	331,876	(48,991)
Contracted services	168,494	76,174	92,320
Pool operations	149,768	172,781	(23,013)
Utilities	55,000	53,485	1,515
Professional fees	84,600	92,542	(7,942)
Other	93,863	123,078	(29,215)
Capital outlay	40,000	-	40,000
Total expenditures	874,610	849,936	24,674
Excess of Revenues Over Expenditures	206,331	248,266	41,935
Fund Balance:			
Beginning of year	810,706	810,706	-
End of year	\$ 1,017,037	1,058,972	41,935

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

Tanglewood Forest Limited District

Notes to Basic Financial Statements

Year Ended September 30, 2023

1. Summary of Significant Accounting Policies

Tanglewood Forest Limited District (the "District") was converted to a limited district on December 31, 1997, upon annexation of Tanglewood Forest Municipal Utility District by the City of Austin, Texas pursuant to Section 43.0751(f)(6) of the Local Government Code. The District owns, maintains, operates, and controls the parks and recreational facilities within the District's boundaries. It also provides security for these parks and recreational facilities, maintains landscaping in the Slaughter Lane median, enforces restrictive covenants, and provides graffiti removal. The District's initial term was to be no more than ten years ended December 31, 2007. In September 2007, the term was extended through December 31, 2017. In August 2017, the term was extended through December 31, 2027.

The District is governed by a five member Board of Directors (the "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 "General Fund" 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 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 properly included among program revenues are reported instead as general revenues.

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.

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.

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 fund -

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.

Budgets and Budgetary Accounting

Formal budgetary integration is employed as a management control device for the General Fund. The budget is proposed by the District's General Manager and Board Treasurer 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

Investments - 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 policies.

Capital Assets - Capital assets, which include land, park improvements, and pool facilities 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. 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) are depreciated using the straight-line method over the following estimated useful lives:

Asset	Years
Park improvements	10-20
Pool facilities	15-17

Ad Valorem Property Taxes - Property taxes, penalties and interest are reported as revenue in the fiscal year in which they become available to finance expenditures of the District. Allowances for uncollectibles 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.

Fund Balance - 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 fund. See Note 6 for additional information on those fund balance classifications.

Deferred Outflows and 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.

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.

2. Reconciliation of Government-Wide and Fund Financial Statements

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

Governmental fund total fund balance	\$ 1,058,972
Capital assets used in governmental activities are not current financial resources and are therefore not reported in the governmental fund balance sheet.	727,732
Deferred tax revenue is not available to pay for current-period expenditures and, therefore, is deferred in the fund.	<u>20,788</u>
Total net position	<u>\$ 1,807,492</u>

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

Change in fund balance	\$ 248,266
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 expense-	
Depreciation expense	(58,590)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the fund-	
Property tax revenue	<u>4,390</u>
Change in net position	<u>\$ 194,066</u>

3. Cash and Temporary Investments

The District's deposits are required to be secured in the manner provided by law for the security of the funds. At September 30, 2023, such 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: (1) obligations of the United States or its agencies and instrumentalities; (2) direct obligations of the State of Texas or its agencies and instrumentalities; (3) certain collateralized mortgage obligations; (4) other obligations, the principal and interest of which are unconditionally guaranteed or insured by the State of Texas or the United States; (5) obligations of states, agencies, counties, cities and other political subdivisions having not less than an "A" rating from a nationally recognized investment rating firm; (6) insured or collateralized certificates of deposit issued by a bank or savings and loan associations doing business in the State of Texas; (7) certain fully collateralized repurchase agreements; (8) certain bankers' acceptance and commercial paper with a maturity of 270 days or less; (9) certain no-load money market mutual funds and mutual funds; and (10) certain public fund investment pools. At September 30, 2023, the District had no investments.

4. 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 inflows of resources. Taxes receivable are due January 1 and are delinquent if received after January 31 and are subject to penalty and interest charges.

In August 2022, the District levied a maintenance tax rate of \$0.1715 per \$100 of assessed valuation to finance maintenance and operating expenditures. The total 2022 tax levy was \$1,068,137 based on a taxable valuation of \$612,899,674.

5. Capital Assets

Capital assets activity for the year ended September 30, 2023 was as follows:

	Balance September 30, 2022	Additions	Retirements	Balance September 30, 2023
Capital assets not being depreciated-				
Land	\$ 528,688	-	-	528,688
Total capital assets not being depreciated	528,688	-	-	528,688
Capital assets being depreciated:				
Park improvements	1,840,592	-	-	1,840,592
Pool facilities	660,165	-	-	660,165
Total capital assets being depreciated	2,500,757	-	-	2,500,757
Less accumulated depreciation for:				
Park improvements	(1,623,659)	(44,296)	-	(1,667,955)
Pool facilities	(619,464)	(14,294)	-	(633,758)
Total accumulated depreciation	(2,243,123)	(58,590)	-	(2,301,713)
Total capital assets being depreciated, net	257,634	(58,590)	-	199,044
Capital assets, net	\$ 786,322	(58,590)	-	727,732

6. Fund Balance

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, the Board may appropriate amounts that are to be used for a specific purpose. 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 Fund Balance Sheet on page 8. 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 the authority to assign fund balance for a specific purpose. 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.

7. Risk Management

The District is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District effectively manages its risk by obtaining coverage from commercial insurance companies for its fidelity bonds and the Texas Municipal League Intergovernmental Risk Pool ("TML Pool") to provide property and boiler and machinery coverage. All risk management activities are accounted for in the General Fund. Expenditures and claims are recognized when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

The TML Pool was established by various political subdivisions in Texas to provide self-insurance for its members and to obtain lower costs for insurance. TML Pool members pay annual contributions to obtain the insurance. Annual contribution rates are determined by the TML Pool board. Rates are estimated to include all claims expected to occur during the policy including claims incurred but not reported. The TML Pool has established claims reserves for each of the types of insurance offered. Although the TML Pool is a self-insured risk pool, members are not contingently liable for claims filed above the amount of the fixed annual contributions. If losses incurred are significantly higher than actuarially estimated, the TML Pool adjusts the contribution rate for subsequent years. Members may receive returns of contributions if actual results are more favorable than estimated.

Tanglewood Forest Limited District

Index of Supplemental Schedules Required by Texas Commission on Environmental Quality Year Ended September 30, 2023

Schedule Included		
Yes	No	
<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> </u>	<u>X</u>	TSI-3 Schedule of Temporary Investments
<u>X</u>	<u> </u>	TSI-4 Analysis of Taxes Levied and Receivable
<u> </u>	<u>X</u>	TSI-5 Long-Term Debt Service Requirements by Years
<u> </u>	<u>X</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 - Five Years
<u>X</u>	<u> </u>	TSI-8 Board Members, Key Personnel and Consultants

Tanglewood Forest Limited District

TSI-0 Notes Required by the Water District Accounting Manual Year Ended September 30, 2023

The notes which follow are not necessarily required for fair presentation of the audited basic 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

Not applicable.

(C) Pension Coverage

Not applicable.

(D) Pledge of Revenues

Not applicable.

(E) Compliance with Debt Service Requirements

Not applicable.

(F) Redemption of Bonds

Not applicable.

Tanglewood Forest Limited District

TSI-1 Schedule of Services and Rates Year Ended September 30, 2023

1. Services Provided by the District:

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

2. Retail Service Providers:

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

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1,000 Gallons Over Minimum	Usage Levels
Water	N/A	N/A	N/A	N/A	N/A
Wastewater	N/A	N/A	N/A	N/A	N/A
Surcharge	N/A				

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

(continued)

Tanglewood Forest Limited District

TSI-1 Schedule of Services and Rates (Continued) Year Ended September 30, 2023

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFCs
	-	-		-
<=3/4"	-	-	x 1.0	-
1"	-	-	x 2.5	-
1 1/2"	-	-	x 5.0	-
2"	-	-	x 8.0	-
3"	-	-	x 15.0	-
4"	-	-	x 25.0	-
6"	-	-	x 50.0	-
8"	-	-	x 80.0	-
10"	-	-	x 115.0	-
Total Water	-	-		-
Total Wastewater	-	-	x 1.0	-

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

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

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

(continued)

Tanglewood Forest Limited District

TSI-1 Schedule of Services and Rates (Continued)

Year Ended September 30, 2023

5. Location of District:

County 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 in which District is located: Austin

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

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

If yes, by whom? N/A

Tanglewood Forest Limited District

TSI-2 Schedule of General Fund Expenditures Year Ended September 30, 2023

Personnel Expenditures (including benefits)	\$ -
Professional Fees:	
Auditing	12,500
Legal	66,815
Purchased Services For Resale-	
Bulk Water and Wastewater Purchases	-
Contracted Services:	
Bookkeeping	12,000
General Manager	41,277
Tax Collector	4,570
Other Contracted Services	30,327
Utilities	53,485
Repairs and Maintenance	331,876
Administrative Expenditures:	
Directors' Fees	20,550
Office Supplies	-
Insurance	8,589
Other Administrative Expenditures	95,166
Capital Outlay:	
Capitalized Assets	-
Expenditures not Capitalized	-
Tap Connection Expenditures	-
Solid Waste Disposal	-
Parks and Recreation	172,781
Other Expenditures	-
Total Expenditures	<u>\$ 849,936</u>

Number of persons employed by the District: 0 Full-Time 4 Part-Time
(Does not include independent contractors or consultants)

Tanglewood Forest Limited District

TSI-4 Analysis of Taxes Levied and Receivable Year Ended September 30, 2023

	Maintenance Taxes	Debt Service Taxes
Taxes Receivable, September 30, 2022	\$ 16,398	\$ -
2022 Tax Roll	1,068,137	-
Adjustments	(23,470)	-
Total to be accounted for	1,061,065	-
Tax collections:		
Current year	1,050,312	-
Prior years	(10,035)	-
Total collections	1,040,277	-
Taxes Receivable, September 30, 2023	\$ 20,788	\$ -
Taxes Receivable, by Years		
2022	\$ 7,691	\$ -
2021	3,169	-
2020	2,066	-
2019	2,332	-
2018 and earlier	5,530	-
Taxes Receivable, September 30, 2023	\$ 20,788	\$ -

	2022	2021	2020	2019
Property Valuations-				
Land improvements and personal property	\$ 612,899,674	490,805,879	455,543,137	450,645,716
Tax Rates per \$100 Valuation*:				
Maintenance tax rates	\$ 0.1715	0.1865	0.1896	0.1900
Debt service tax rates	0.0000	0.0000	0.0000	0.0000
Total Tax Rates per \$100 Valuation	\$ 0.1715	0.1865	0.1896	0.1900
Original Tax Levy	\$ 1,068,137	926,237	870,401	863,098
Percent of Taxes Collected To Taxes Levied	99.3%	99.7%	99.8%	99.7%

* Maintenance tax - maximum tax rate of \$0.40 per \$100 of assessed valuation was approved by voters on May 2, 1998.

Tanglewood Forest Limited District

TSI-7 Comparative Schedule of Revenues and Expenditures - General Fund Five Years Ended September 30, 2023

	Amounts					Percent of Fund Total Revenues				
	2023	2022	2021	2020	2019	2023	2022	2021	2020	2019
General Fund										
Revenues and										
Other Financing Sources:										
Property taxes, including										
penalties and interest	\$ 1,043,916	902,313	867,027	842,319	780,274	95.1 %	93.8	94.3	99.4	96.2
Pool and park fees	53,719	58,073	21,464	1,539	30,010	4.8	6.0	2.3	0.2	3.7
Miscellaneous	567	2,046	342	3,598	709	0.1	0.2	0.1	0.4	0.1
Insurance proceeds	-	-	30,762	-	-	-	-	3.3	-	-
Total revenues and other										
financing sources	1,098,202	962,432	919,595	847,456	810,993	100.0	100.0	100.0	100.0	100.0
Expenditures:										
Service operations:										
Repairs and maintenance	331,876	205,358	233,372	200,337	287,827	30.2	21.3	25.3	23.7	35.4
Contracted services	76,174	121,361	137,880	129,975	214,650	6.9	12.6	15.0	15.3	26.5
Pool operations	172,781	168,102	164,050	123,631	132,411	15.7	17.5	17.8	14.6	16.3
Utilities	53,485	51,648	45,526	52,087	36,437	4.9	5.4	5.0	6.1	4.5
Professional fees	92,542	59,835	32,722	191,396	65,492	8.4	6.2	3.6	22.6	8.1
Other	123,078	109,299	113,606	46,794	32,875	11.3	11.3	12.4	5.5	4.1
Capital outlay	-	36,464	40,314	44,832	15,008	-	3.8	4.4	5.3	1.9
Total expenditures	849,936	752,067	767,470	789,052	784,700	77.4	78.1	83.5	93.1	96.8
Excess of Revenues										
and Other Financing Sources										
Over Expenditures	\$ 248,266	210,365	152,125	58,404	26,293	22.6 %	21.9	16.5	6.9	3.2
Total Active Retail										
Water Connections	-	-	-	-	-					
Total Active Retail										
Wastewater Connections	-	-	-	-	-					

Tanglewood Forest Limited District

TSI-8 Board Members, Key Personnel and Consultants Year Ended September 30, 2023

Complete District Mailing Address: c/o The Carlton Law Firm, PLLC
4301 Westbank Drive, Suite B-130, Austin, Texas 78746

District Business Telephone Number: (512) 614-0901

Submission date of the most recent District Registration Form: December 14, 2022
(TWC Sections 36.054 and 49.054)

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	Term of Office Elected & Expires or Date Hired	Fees 9/30/2023	Expense Reimbursements 9/30/2023	Title at 9/30/2023
<u>Board Members:</u>				
Ron Peterson	Elected 11/20 - 11/24	\$ 6,000	\$ -	President
Nikki Krueger	Appointed 11/20 - 11/24	7,200	431	Vice President/Secretary
Brian Whelan	Elected 11/22 - 11/26	4,200	65	Treasurer
Robbie Castille	Elected 11/20 - 11/24	1,350	-	Director
<u>Former Board Members:</u>				
Kat Dowling	Elected 11/18 - 11/22	1,500	-	Former Director
Josh Schauer	Appointed 5/21 - 11/22	-	-	Former Director
Kimberly Minjarez	Elected 11/22 - 2/23	300	-	Former Director

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

(continued)

Tanglewood Forest Limited District

TSI-8 Board Members, Key Personnel and Consultants (Continued) Year Ended September 30, 2023

Name	Date Hired	Fees and Expense Reimbursements 9/30/2023	Title at Year End
<u>Consultants:</u>			
Pioneer Real Estate Services	2020	\$ 58,483	General Manager
Giles & Shea Inc.	2020	11,998	Bookkeeper
The Carlton Law Firm, PLLC	2014	99,365	Attorney
Maxwell Locke & Ritter LLP	2016	12,500	Auditor
Travis County Tax Assessor/Collector	1996	4,570	Tax Assessor/Collector