



## CITY OF FAIR OAKS RANCH CITY COUNCIL REGULAR MEETING

Thursday, March 16, 2023 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

Live Stream: <https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live>

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### AGENDA

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#### OPEN MEETING

1. Roll Call - Declaration of a Quorum
2. Pledge of Allegiance

#### CITIZENS and GUEST FORUM

*To address the Council, please sign the Attendance Roster located on the table at the entrance in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Council may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.*

3. Citizens to be heard.

#### CONSENT AGENDA

*All of the following items are considered to be routine by the City Council, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council Member by making such request prior to a motion and vote.*

4. Approval of the March 2, 2023, Regular City Council meeting minutes.

Christina Picioccio, TRMC, City Secretary

5. Confirmation of an emergency ordinance amending the Fiscal Year 2022-2023 budget appropriating funds to remove debris created by the ice storm.

Rosie G. Vela, Director of Finance

6. Approval to authorize the City Manager or designee to execute agreements associated with migration of City water meter reads to Sensus cloud services.

Brian LeJeune, IT Manager

7. Approval to authorize the City Manager or designee to execute agreements associated with Microsoft 365 cloud services.

Brian LeJeune, IT Manager

8. Approval of Council Member Parker's absence from the April 6, 2023, Regular City Council meeting.

Scott Parker, Council Member Place 5

**CONSIDERATION/DISCUSSION ITEMS**

- [9.](#) Consideration and possible action accepting the Fiscal Year 2021-2022 Audit.

Rosie Vela, Director of Finance  
Michael Del Toro, ABIP, PC

- [10.](#) Consideration and possible action authorizing the City Manager to negotiate and execute agreements for the annual July 4th Celebration.

Rosie G. Vela, Finance Director

- [11.](#) Discussion and possible action to shape and frame the Q2 Town Hall meeting.

Gregory C. Maxton, Mayor

- [12.](#) Consideration and possible action regarding requirements or expenditures associated with the Local Disaster.

Gregory C. Maxton, Mayor  
Tobin E. Maples, AICP, City Manager

**WORKSHOP**

- [13.](#) Drainage CIP Update.

Grant Watanabe, P.E., Director of Public Works & Engineering Services  
Troy Dorman, P.E., Director of Water Resources, Halff Associates, Inc.  
Byron Sanderfer, P.E., Central Region Public Works Director, Ardurra Group, Inc.  
Steven Dean, P.E., Vice President for Water Resources, Pape-Dawson Engineers, Inc.

- [14.](#) Discussion on Process for Yearly Review of the City's Planning Tools.

Gregory C. Maxton, Mayor

15. Key Stakeholder Relationships.

Gregory C. Maxton, Mayor

**REQUESTS AND ANNOUNCEMENTS**

16. Announcements and reports by Mayor and Council Members.

17. Announcements by the City Manager.

18. Requests by Mayor and Council Members that items be placed on a future City Council agenda.

**CONVENE INTO EXECUTIVE SESSION**

*Pursuant to Section 551.101 of the Open Meetings Act, Texas Gov't Code, a quorum of the governing body hereby convenes into closed session:*

**Sec. 551.071 (Consultation with Attorney)** the City Council will meet in private consultation with legal counsel to seek the advice of its attorneys about pending or contemplated litigation, a settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Chapter 551 of the Government Code; to wit:

19. To receive legal advice from Special Counsel and the City Attorney regarding the City's ground water rights.
20. Case No. 22-090-451; Vincent A. Caldarola, MD vs. City of Fair Oaks Ranch, Texas.

**Sec. 551.072 (Deliberation regarding real property)**

21. The City Council will meet in closed session to deliberate the purchase, exchange, lease, or value of real property that may be considered for future location of water and wastewater system improvements.

**Sec. 551.074 (Personnel)**

22. The City Council will convene in closed session pursuant to Texas Government Code Section 551.074, Personnel, to discuss the duties and performance of the City Manager.

**RECONVENE INTO OPEN SESSION**

*Discussion and possible action on items discussed in Executive Session.*

**ADJOURNMENT**

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**Signature of Agenda Approval:** s/Gregory C. Maxton

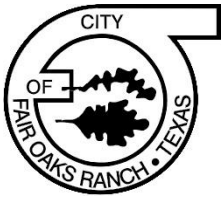
Gregory C. Maxton, Mayor

I, Christina Picioccio, TRMC, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website [www.fairoaksranchtx.org](http://www.fairoaksranchtx.org), both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, March 13, 2023 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available. The City Council reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to Texas Government Code Chapter 551. Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).





**CITY OF FAIR OAKS RANCH**  
**CITY COUNCIL REGULAR MEETING**

Thursday, March 02, 2023 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

Live Stream: <https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live>

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## MINUTES

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### OPEN MEETING

#### 1. Roll Call - Declaration of a Quorum

Council Present: Mayor Maxton and Council Members Stroup, Elizondo, Bliss, Koerner, Parker and Muenchow.

#### 2. Pledge of Allegiance – The Pledge of Allegiance was recited in unison.

### CITIZENS and GUEST FORUM

#### 3. Citizens to be heard - None

### PRESENTATIONS

4. Jennifer Hudson, HR & Communications Specialist, presented a 5-Year Service Award to Julie Lovelace, Accountant I; and William Poole, Water/Wastewater Operator II.
5. Rosie G. Vela, Director of Finance, provided to Council a presentation of the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting for the Fiscal Year Ended September 30, 2021, and award for Outstanding Achievement in Popular Annual Financial Reporting for its Popular Annual Report for the Year Ended September 30, 2021.

### CONSENT AGENDA

6. Approval of the February 16, 2023, Regular City Council meeting minutes.
7. Approval of the February 23, 2023, Special City Council meeting minutes.
8. Approval of the Front Gate Unit 6 Updated Tree Preservation Plan.
9. Approval of a Resolution authorizing participation in a national opioid settlement.
10. Approval of Council Member Bliss's absence from the February 16, 2023, April 20, 2023, and May 4, 2023, Regular City Council meetings.
11. Approval of Council Member Koerner's absence from the February 16, 2023, Regular City Council meetings.

MOTION: Made by Council Member Muenchow, seconded by Council Member Parker, to approve the Consent Agenda.

VOTE: 7-0; Motion Passed.

**CONSIDERATION/DISCUSSION ITEMS****12. Consideration and possible action on approving a Law Enforcement & Patrol Agreement between the City of Fair Oaks Ranch and The Fountains Homeowners Association.**

MOTION: Made by Council Member Bliss, seconded by Council Member Elizondo, to approve the agreement between the City of Fair Oaks Ranch and The Fountains Homeowners Association for police services within the gated community of The Fountains.

VOTE: 7-0; Motion Passed.

**13. Consideration and possible action approving an Emergency Ordinance amending the Fiscal Year 2022-2023 budget for emergency response costs for debris removal due to a recent ice storm.**

MOTION #1: Made by Council Member Koerner, seconded by Council Member Stroup, to confirm that an emergency condition exists related to the public health and safety which requires immediate action.

VOTE: 7-0; Motion Passed.

MOTION #2: Made by Council Member Elizondo, Seconded by Council Member Muenchow, to approve the FY 2022-23 Budget Amendment Ordinance.

VOTE: 7-0; Motion Passed as recorded below:

Mayor Maxton – For; Council Member Stroup – For; Council Member Elizondo – For; Council Member Bliss – For; Council Member Koerner – For; Council Member Parker – For; Council Member Muenchow – For.

This Emergency Ordinance requires a confirmation vote at the next City Council meeting otherwise the Ordinance will be rescinded.

**14. Consideration and possible action authorizing the City Manager to negotiate and execute an agreement with Laser Spectacles, Inc for providing a Laser Show for the annual July 4th Celebration.**

MOTION: Made by Council Member Koerner, seconded by Council Member Stroup, to table the agenda item.

VOTE: 7-0; Motion Passed.

**15. Discussion and possible action to pursue the costs and design for the construction of Gateway Features at one or more entrances to Fair Oaks Ranch.**

MOTION: Made by Council Member Koerner, seconded by Council Member Elizondo, to have the Branding Committee and City Staff pursue the costs and design for the construction of Gateway Features at one or more entrances to Fair Oaks Ranch.

VOTE: 7-0; Motion Passed.

**16. Consideration and possible action regarding requirements or expenditures associated with the Local Disaster.**

Mayor Maxton updated Council by informing them that a vendor has been selected. Work will begin Monday, March 6, 2023, on the northern part of the city and move south. Kendall, Comal and then Bexar County will be completed separately, and procedures will be followed to ensure the City is eligible for FEMA reimbursements. Governor Abbott has requested a presidential disaster declaration for Texas, but it has still not been approved. The winter storm has officially been named as Mara.

**WORKSHOPS**

- 17.** Scott Huizenga, Assistant City Manager of Administrative Services, led a workshop regarding a Five-Year Financial Plan.
- 18.** Brian LeJeune, IT Manager, led a workshop with Council regarding the migration for City water meter reads to Sensus cloud services. This item will come back as a consideration item at the next meeting.
- 19.** Brian LeJeune, IT Manager, led a workshop with Council regarding a possible Microsoft Exchange server migration to Microsoft 365 cloud services. This item will come back as a consideration item at the next meeting.

**REQUESTS AND ANNOUNCEMENTS****20. Announcements and reports by Mayor and Council Members.**

Council Member Koerner announced that the new fire station on Ralph Fair Road is officially going to be opened on March 11, 2023 at 2:00 PM and encouraged Council to attend. The previous station will be utilized for storage. Additionally, the new Fire Chief established a new event the first Friday every month at 10:00 AM where residents can enjoy coffee and donuts with the Chief and firefighters at District 4 Fire and Rescue on Boerne Stage Road.

Council Member Stroup thanked Mayor Maxton, Police Chief Moring, and the Fire Chief for their donations of “experiences” to the Fair Oaks Elementary PTO fundraiser.

Mayor Maxton reminded everyone that the Kendall County Elections Office is still looking for poll workers in the upcoming election. He also announced that as of March 1, 2023, the City moved from stage 2 to stage 1 in the drought contingency plan but asked for residents to continue managing water supply as we are still in a drought contingency.

**21. Announcements by the City Manager.**

City Manager Maples informed everyone that the City Hall remodel is estimated to be completed in April.

**22. Requests by Mayor and Council Members that items be placed on a future City Council agenda.**

Mayor Maxton reiterated Council Member Koerner’s request to have an agenda item in the future regarding the Strategic Action Plan.

**CONVENE INTO EXECUTIVE SESSION**

*City Council did not convene into Executive Session regarding:*

**Sec. 551.071 (Consultation with Attorney)**

- 23. To receive legal advice from Special Counsel and the City Attorney regarding the City's ground water rights.
- 24. Case No. 22-090-451; Vincent A. Caldarola, MD vs. City of Fair Oaks Ranch, Texas.

**Sec. 551.072 (Deliberation regarding real property)**

- 25. The City Council did not convene in closed session to deliberate the purchase, exchange, lease, or value of real property that may be considered for future location of water and wastewater system improvements.

**Sec. 551.074 (Personnel)**

- 26. The City Council did not convene in closed session pursuant to Texas Government Code Section 551.074, Personnel, to discuss the duties and performance of the City Manager.

**RECONVENE INTO OPEN SESSION**

N/A

**ADJOURNMENT**

Mayor Maxton adjourned the meeting at 8:46 PM.

ATTEST:

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Gregory C. Maxton, Mayor

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Christina Picioccio, TRMC, City Secretary



**CITY COUNCIL CONSENT ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**March 16, 2023**

AGENDA TOPIC: Confirmation of an emergency ordinance amending the Fiscal Year 2022-2023 budget appropriating funds for the immediate assistance to remove debris created from the ice storm

DATE: March 16, 2023

DEPARTMENT: Finance

PRESENTED BY: Consent Item - Rosie G. Vela, Director of Finance

**INTRODUCTION/BACKGROUND:**

An emergency ordinance amending the Fiscal Year 2022-2023 budget to appropriate funds for the immediate assistance of debris removal was adopted by Council at the March 2, 2023, Council Meeting. Per section F 4 of the City Charter, an emergency ordinance adopted at the first meeting it is introduced, must be confirmed by a majority vote of the City Council at the next meeting or it is rescinded.

The emergency ordinance was adopted to appropriate funding for the immediate action of securing a vendor to move forward with the removal of debris on City streets and rights-of-way.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

The widespread damage to property and threat to safety and infrastructure requires immediate assistance for the removal of debris created by the ice storm.

**LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

This ordinance will reduce the Unassigned (Unallocated) Fund Balance by \$300,000. Any reimbursement of the expenditure is contingent upon state and federal designation of a disaster for the area.

**LEGAL ANALYSIS:**

Not applicable.

**RECOMMENDATION/PROPOSED MOTION:**

Consent Item - I move to confirm the Budget Amendment Ordinance.

**ORDINANCE 2023-01****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH AMENDING THE BUDGET OF THE CITY OF FAIR OAKS RANCH, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; PROVIDING AN EFFECTIVE DATE AND DECLARING AN EMERGENCY; FIRST AND FINAL READING**

**WHEREAS**, the budget for the City of Fair Oaks Ranch, Texas for FY 2022- 2023 has heretofore been approved as provided by law and filed with the City Secretary under Ordinance 2022-12; and,

**WHEREAS**, per above said Ordinance 2022-12, the City Manager may move amounts within the same fund but budget amendments between funds must be approved by City Council by ordinance; and,

**WHEREAS**, pursuant to Texas LGC §102.010, budget amendments shall be passed and approved by City Council; and,

**WHEREAS**, staff recommends making the attached budget amendments as shown in Exhibit A; and,

**WHEREAS**, the City Council finds the budget amendments as detailed in the attachment are warranted; and,

**WHEREAS**, Greg Maxton, the Mayor of the City of Fair Oaks Ranch previously determined and declared a local disaster related to the February 2023 ice storm; and,

**WHEREAS**, at a Special Meeting on February 23, 2023, City Council voted and approved a motion allowing the City Manager to execute a not-to-exceed contract in the amount of \$300,000 for brush pick-up and disposal on City streets and right-of-way areas due to the local disaster; and,

**WHEREAS**, the City may reimburse the general fund if and when any disaster relief funds are received,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:**

- Section 1. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.
- Section 2. That the City Secretary is hereby directed to file this ordinance as an Amendment to the original budget.
- Section 3. That the Finance Director is hereby directed to amend the original budget with the amendments listed in the attachment Exhibit A.
- Section 4. All ordinances or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters herein.
- Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

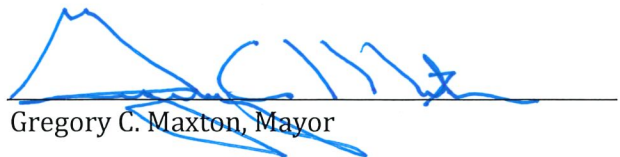
Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 8. This Ordinance shall be in force and effect from its first and final passage, and any publication required by law.


**PASSED, ADOPTED, and APPROVED the 2<sup>nd</sup> day of March 2023 on one reading as an emergency measure pursuant to City Charter Section 3.06 F.4.**

	FOR	AGAINST	ABSTAIN
Mayor Gregory C. Maxton	✓		
Council Member Stroup	✓		
Council Member Elizondo	✓		
Council Member Bliss	✓		
Council Member Koerner	✓		
Council Member Parker	✓		
Council Member Muenchow	✓		




Gregory C. Maxton, Mayor

ATTEST:



Christina Picioccio, City Secretary

APPROVED AS TO FORM:



Denton Navarro Rocha Bernal & Zech, P.C., City Attorney

**PROPOSED BUDGET AMENDMENTS  
CITY OF FAIR OAKS RANCH  
FISCAL YEAR 10/1/2022-9/30/2023**

Proposed Increases to Budgeted Expenditures				
<u>Dep't</u>	<u>Acct #</u>	<u>Acct Name</u>	<u>Item</u>	<u>Amount</u>
Shared Services	01-690-290	Emergency Response	Brush disposal related to February 2023 ice storm	\$ 300,000
Total Proposed Expenditure Increases				\$ 300,000

Proposed Decreases to Budgeted Expenditures			
Acct #	Acct Name	Reason for Budget Surplus	Amount
		Total Proposed Revenue Increases/Expenditure Decreases	\$ -

Transfers Required Between Funds			
Acct #	Acct Name	Item	Amount
		Total Net Transfers between Funds	\$ -





**CITY COUNCIL CONSENT ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**March 16, 2023**

AGENDA TOPIC: Approval to authorize the City Manager or designee to execute agreements associated with migration of City water meter reads to Sensus cloud services.

DATE: March 16, 2023

DEPARTMENT: Information Technology

PRESENTED BY: Consent Item - Brian LeJeune, IT Manager

**INTRODUCTION/BACKGROUND:**

At the City Council Meeting on March 2, 2023, the need to move the City's Automated Meter Reading services to a cloud environment was discussed. City staff discussed multiple advantages of moving to a cloud environment and issues associated with not making this move. As a result, the City is bringing this item back for consideration and possible action.

Staff has selected Aqua Metric, an affiliate of Thirkettle Corporation, to assist the City of Fair Oaks Ranch with migrating our data to the Sensus Cloud. As a part of this migration to the Sensus Cloud, the City will migrate all historical data so they may be available for staff should the need arise. An enhancement to the services provided to our customers will be the ability to handle hourly meter reads with AquaHawk. We currently only send read information four times a day to AquaHawk. Finally, a software configuration will need to be implemented within our Tyler Technologies enterprise software to work with the Sensus Analytics Cloud environment.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

- This item specifically addresses Project 5.5.11 to Virtualize Aqua Metric (Sensus) as well as other strategies with Priority 5.5 to Evaluate and Update IT Infrastructure, Software, and Security.
- The City must maintain a supported and secure AMR system to ensure continuity of its water and wastewater utility services.
- An enhancement to AquaHawk will provide more timely water consumption information for customers.
- The City would shift the responsibility to Sensus for maintaining the software and hardware our data resides on as well as handling backups of our data.
- The City will purchase the Sensus Cloud items through Aqua Metric using the HGACBuy Purchasing Cooperative. The City is a member of this purchasing cooperative and utilizing this fulfills our competitive requirements. Additionally, Aqua Metric is the sole Sensus authorized provider in this area.

**LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

Staff anticipates the first-year impact of \$85,884.34 would be identified through projected savings in the Utility Fund. There are anticipated increases in the amount incurred for the annual costs year over year as with any cloud service.

Aqua Metric Sensus Cloud Setup / Data Migration	\$45,459.93
Aqua Metric Sensus Cloud Hosting Fees (Annual)	\$33,264.41
Tyler Technologies Programming/Licensing Purchase	\$4,410.00
Tyler Technologies Licensing Fee (Annual)	\$750.00
AquaHawk Initial Setup	\$500.00
AquaHawk Processing Increase over existing charges (Annual)	\$1,500.00
	<b>\$85,884.34</b>

**LEGAL ANALYSIS:**

A purchase order will be issued to Aqua Metric, Tyler Technologies and AquaHawk for the above-mentioned products.

**RECOMMENDATION/PROPOSED MOTION:**

Consent Item - I move to authorize the City Manager or designee to execute agreements with the following companies in the total amount of \$85,884.34:

- Aqua Metric
- Tyler Technologies
- AquaHawk

January 31, 2023

## City of Fair Oaks Ranch, TX

### Scope of Work: Licensed to SaaS Upgrade

#### Document Overview

1. Contract  
This Statement of Work ("SOW") is subject to the terms of sale, available at [www.Sensus.com/tc](http://www.Sensus.com/tc)
2. Description  
This document is intended to set forth the requirements to upgrade the Licensed RNI to a SaaS RNI hosted within the Sensus Data Center. This document defines the tasks, responsibilities, and deliverables of Sensus and City of Fair Oaks Ranch to support this effort.
3. Definitions

Term	Definition
AMI	The integrated Sensus Advanced Metering Infrastructure technology and Services consisting of FlexNet, Approved Meters, installation tools, Licensed Software, AMI Equipment, Network Equipment, RNI, TGB and related components.
RNI	Regional Network Interface consisting of equipment and FlexWare software used to gather, store and report data collected from SmartPoints and TGBs that are part of the Sensus Network. The FlexWare software operates on the RNI.
SaaS	Software-as-a-Service
SA	Sensus Analytics

4. Assumptions  
City of Fair Oaks Ranch does not currently have any active Ally meters.

#### Project Overview

City of Fair Oaks Ranch has decided to move their RNI environment to the Sensus Data Center. This is the Sensus Software as a Service (SaaS) model. City of Fair Oaks Ranch is currently running RNI V3.1.87.218630. City of Fair Oaks Ranch wants one production environment based on approximately 3,300 water endpoints.

Sensus shall perform work to setup and configure the RNI in the Data Center with RNI version 4.11. Sensus will ensure that the production RNI communicates and works with the other 3rd party systems that the customer currently uses.

#### Project Scope

1. Scope of Work
  - Sensus shall install, setup, and configure a production SaaS RNI on managed servers within the Sensus Data Center. The SaaS RNIs will be provisioned to support the number of services currently being used by the site production system.
  - During the RNI Transition Period, City of Fair Oaks Ranch will continue to operate the Site-based RNI V3.1.87.218630. Sensus will work with City of Fair Oaks Ranch to export the RNI V3.1.87.218630 database and import the databases into Sensus' SaaS environments 4.11 or latest version.
  - During the RNI Transition Period, production data will continue to be transferred from the City of Fair Oaks Ranch site system to the new SaaS production system via "pipes" to ensure the latest information is transferred to the SaaS RNI V4.11 or latest version system in preparation for production cutover activities.
  - Sensus shall perform database maintenance such as rebuilding indexes, updating indexes, consistency checks, run SQL query/agent jobs, etc. on the new SaaS V4.11 or latest version system.
  - Sensus shall migrate the following RNI integrations to the production system to ensure that data is successfully delivered from the RNI to other City of Fair Oaks Ranch systems.

- Logic to Sensus Analytics Data Migration
- CMEP for Aqua Hawk Portal Reintegration
- Tyler Incode V9 Billing with Sensus Analytics
- Sensus will validate and test functionality of the RNI system prior to and post cutover to the production SaaS RNI V4.11 or latest version environment. Validation and testing includes the connectivity to/from the base stations, integration points, and two-way communication.
- City of Fair Oaks Ranch will have the opportunity to review and test the functionality and integration points during the RNI Transition Period.
- City of Fair Oaks Ranch should perform additional testing and validation to ensure (when applicable) RNI, Billing via Sensus Analytics or other integration, customer portal and the overall solution is operating as expected.
- City of Fair Oaks Ranch will work with Sensus Operations to allow required data access from all 3rd party applications to the Sensus Data Center.
- After proper validation and testing has been performed on the SaaS RNI V4.11 or latest version system, the cutover activities will take place and Sensus will work with City of Fair Oaks Ranch to reconfigure all base stations to communicate directly with the production SaaS RNI V4.11 or latest version system.
- City of Fair Oaks Ranch will review and comply with the SaaS Connectivity requirements document (Appendix A) provided to ensure Sensus has appropriate access to network.
- The Base Stations hardware and RNI software and firmware are at the recommended revision level.
- Anything that is not listed in the statement of work is out of scope and requires a change order.

## Effort and Pricing

See Exhibit A for pricing schedule. Pricing is valid for 45 Days. Automatic increases in SaaS Annual Fees are 3% and all five years need to be reflected on purchase order.

## Invoice Schedule

The invoice schedules are as follows and are NET 30 day terms. Order lines are subject to be invoiced separately.

Invoice Schedule
Invoiced at SOW execution: <ul style="list-style-type: none"> <li>• RNI SaaS Setup Fee</li> <li>• SaaS Data Migration</li> </ul>
Invoiced separately upon completion of services: <ul style="list-style-type: none"> <li>• RNI Validation and Testing</li> <li>• 3rd Party Reintegration (CMEP)</li> <li>• Sensus Analytics Enhanced Setup Fee</li> <li>• Sensus Analytics Standard Integration</li> <li>• Sensus Analytics Data Migration</li> </ul>
Invoiced after setup: <ul style="list-style-type: none"> <li>• Annual RNI SaaS Fee</li> <li>• Annual Sensus Analytics Enhanced Fee</li> <li>• Annual CMEP Fee</li> </ul>

## Acceptance of Terms

If terms are agreeable, please sign and return this SOW along with a Purchase Order to: mike.wood@aqua-metric.com and copy dustin.hutchinson@aqua-metric.com

Aqua-Metric Sales Company

City of Fair Oaks Ranch, TX

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Aqua-Metric Sales Company**

16914 Alamo Parkway, Bldg. 2 | Selma, TX 78154  
Phone: (210) 967-6300 | Facsimile: (210) 967-6305

January 31, 2023

**Client:** City of Fair Oaks Ranch, TX  
**Attention:** Brian LeJeune  
**Address:** 7286 Dietz Elkhord  
**City, State, Zip:** Fair Oaks Ranch, Texas 78015  
**Phone:** (210) 698-0900 x: 401  
**Email:** BLeJeune@fairoaksranchtx.org

Line No.	Item	Quantity	Unit	Extended
<b>Licensed to SaaS Upgrade: HGAC Line Items</b>				
<b>One-Time Fees</b>				
	RNI SaaS Setup Fee	1	\$7,877.43	\$7,877.43
	RNI Validation and Testing	1	\$8,000.00	\$8,000.00
	RNI Core Education	1	\$5,445.00	\$5,445.00
	Third-Party Reintegration (CMEP)	1	\$3,465.00	\$3,465.00
	Sensus Analytics Setup Fee	1	\$3,712.50	\$3,712.50
	Sensus Analytics Integration	1	\$6,750.00	\$6,750.00
	Sensus Analytics Data Migration	1	\$6,250.00	\$6,250.00
	Sensus Analytics Training	1	\$3,960.00	\$3,960.00
<b>Annual Recurring Fees <sup>8,9</sup></b>				
	Annual RNI SaaS Fee, Year One	1	\$8,157.60	\$8,157.60
	Annual Sensus Analytics Enhanced Fee, Year One	1	\$6,960.69	\$6,960.69
	Annual CMEP Delivery Fee, Year One	1	\$643.50	\$643.50
	Annual Metro Base Station Extended Warranty, Year One	2	\$1,751.31	\$3,502.62
	Annual Aqua-Metric Support, Year One	1	\$14,000.00	\$14,000.00
<b>Annual Recurring Fees, Years 2 - 5 <sup>8,9</sup></b>				
	Annual RNI SaaS Fee, Year Two	1	\$8,487.50	\$8,487.50
	Annual Sensus Analytics Enhanced Fee, Year Two	1	\$7,242.50	\$7,242.50
	Annual CMEP Delivery Fee, Year Two	1	\$670.00	\$670.00
	Annual Metro Base Station Extended Warranty, Year Two	2	\$1,822.08	\$3,644.16
	Annual Aqua-Metric Support, Year Two	1	\$14,420.00	\$14,420.00
	Annual RNI SaaS Fee, Year Three	1	\$8,741.25	\$8,741.25
	Annual Sensus Analytics Enhanced Fee, Year Three	1	\$7,458.75	\$7,458.75
	Annual CMEP Delivery Fee, Year Three	1	\$690.00	\$690.00
	Annual Metro Base Station Extended Warranty, Year Three	2	\$1,876.74	\$3,753.48
	Annual Aqua-Metric Support, Year Three	1	\$14,852.60	\$14,852.60
	Annual RNI SaaS Fee, Year Four	1	\$9,003.75	\$9,003.75
	Annual Sensus Analytics Enhanced Fee, Year Four	1	\$7,682.50	\$7,682.50
	Annual CMEP Delivery Fee, Year Four	1	\$710.00	\$710.00
	Annual Metro Base Station Extended Warranty, Year Four	2	\$1,933.04	\$3,866.08
	Annual Aqua-Metric Support, Year Four	1	\$15,298.18	\$15,298.18
	Annual RNI SaaS Fee, Year Five	1	\$9,273.75	\$9,273.75
	Annual Sensus Analytics Enhanced Fee, Year Five	1	\$7,913.75	\$7,913.75
	Annual CMEP Delivery Fee, Year Five	1	\$731.25	\$731.25
	Annual Metro Base Station Extended Warranty, Year Five	2	\$1,991.03	\$3,982.06
	Annual Aqua-Metric Support, Year Five	1	\$15,757.12	\$15,757.12

This quote for the product and services named above is subject to the following terms:

**Year One Total \$78,724.34**

- All quotes are subject to the Aqua-Metric Terms of Sale.
- Quote is valid for forty-five days.
- If modifications in materials, labor, or processing are required to meet new regulations, the pricing submitted herein is subject to immediate change.
- Freight allowed on single Sensus Product orders exceeding \$20,000.00.
- Net Thirty Days to Pay
- Returned product may be subject to a 25% restocking fee.
- Sales Tax and/or Freight charges are not included.
- Pricing based on 3,300 Services
- Automatic Increases in SaaS Annual Fees are 3% and all 5 years need to be on the purchase order.
- Pricing does not include Performance, Payment, or Maintenance Bond.
- Does not include third-party integration fees.
- Quote does not include basestation upgrades. Pricing to be provided if upgrade is required.
- Any additional items beyond quote above subject to negotiations.
- See enclosed SOW for additional information.
- Must be purchased alongside Non-HGAC Line Items



January 31, 2023

**Aqua-Metric Sales Company**

16914 Alamo Parkway, Bldg. 2 | Selma, TX 78154  
Phone: (210) 967-6300 | Facsimile: (210) 967-6305

**Client:** City of Fair Oaks Ranch, TX  
**Attention:** Brian LeJeune  
**Address:** 7286 Dietz Elkhord  
**City, State, Zip:** Fair Oaks Ranch, Texas 78015  
**Phone:** (210) 698-0900 x: 401  
**Email:** BLeJeune@fairoaksranchtx.org

Line No.	Item	Quantity	Unit	Extended
<b>Licensed to SaaS Upgrade: Non-HGAC Line Items</b>				
<b>One-Time Fees</b>				
	SaaS Data Migration	1	\$15,000.00	\$15,000.00
	RNI Upgrade Network Deployment Fee	1	\$12,500.00	\$12,500.00
<b>Annual Recurring Fees <sup>8,9</sup></b>				

This quote for the product and services named above is subject to the following terms:

**Year One Total                      \$27,500.00**

1. All quotes are subject to the Aqua-Metric Terms of Sale.
2. Quote is valid for forty-five days.
3. If modifications in materials, labor, or processing are required to meet new regulations, the pricing submitted herein is subject to immediate change.
4. Freight allowed on single Sensus Product orders exceeding \$20,000.00.
5. Net Thirty Days to Pay
6. Returned product may be subject to a 25% restocking fee.
7. Sales Tax and/or Freight charges are not included.
8. Pricing based on 3,300 Services
9. Automatic Increases in SaaS Annual Fees are 3% and all 5 years need to be on the purchase order.
10. Pricing does not include Performance, Payment, or Maintenance Bond.
11. Does not include third-party integration fees.
12. Quote does not include basestation upgrades. Pricing to be provided if upgrade is required.
13. Any additional items beyond quote above subject to negotiations.
14. See enclosed SOW for additional information.
15. 15. Must be purchased alongside HGAC Line Items

# STATEMENT OF WORK

## Statement of Work

Import Data into AquaHawk 24 times per day

Fair Oaks Ranch, TX

1.19.2023



# STATEMENT OF WORK

January 19, 2023

Mr. Brain LeJeune  
City of Fair Oaks Ranch  
7286 Dietz Elkhorn  
Fair Oaks Ranch, TX 78015

Brian,

Attached is a Statement of Work (SOW) for integrating hourly meter read data from the Sensus AMI system into AquaHawk every hour of the day. To ensure the success of this project and to make sure we have clearly communicated the requirements, we ask you to review and sign this document. It will serve as an authorization to start the project.

Our company values open communication, defined deliverables and timelines, and mutual responsibilities. If you have any questions, please contact me.

Best regards,

Bobby Lee  
Director of Sales  
Office: (877) 410-0167 x1980  
Mobile: (719) 661-6844  
E-mail: Bobby@AmCoBi.com

# STATEMENT OF WORK

## Client Requirements

Upon mutual agreement of terms, AmCoBi will dedicate resources to accomplish the requirements specified in this SOW.

### Import Meter Read Data into AquaHawk 24 times per day

## Description of Tasks

Upon mutual agreement of terms, AmCoBi will perform the following tasks:

### 1. Integrate Hourly Consumption data into AquaHawk 24 times per day

The City of Fair Oaks Ranch is requesting AmCoBi to import meter read data from the Sensus AMI, Analytics system into AquaHawk every hour of the day. Following are the steps to incorporate the meter reads into AquaHawk:

AmCoBi will dedicate a new server to accomplish this task.

1. Update the meter read schedule to import meter reads 24 times per day. This is an increase in data processing of 6 times from the standard 4 times per day.

### 2. Validation Testing

Upon completion of the change, a validation test will be performed to verify the system is accumulating hourly data each hour of the day.

## Pricing

The price for updating meter reads from 4 times per day to 24 times per day:

Description	Price
Configure the AquaHawk Service to import meter read data 24 times per day.	\$ 500
Description	Monthly Fee
Additional monthly service cost to support importing meter reads 24 times per day.	\$ 125

# STATEMENT OF WORK

## Authorization and Acceptance

This Statement of Work, the terms, and pricing are valid for 30 days from the date of issue on the front page. It contains all the agreements and understandings between Fair Oaks Ranch and AmCoBi with respect to this project.

Your signature below signifies your acceptance of the terms and prices listed in this SOW. It also authorizes AmCoBi to begin work on the project.

This proposal and each organization's obligations shall be binding on the representatives, assigns, and successors of such organization. Each organization has signed this SOW through its authorized representative:

\_\_\_\_\_  
Full Name

M. Bobby Lee  
Director of Sales

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



Quoted By:DK Robertson

Quote Expiration:08/05/23

Quote Name:Sensus Analytics Meter Interface

**Sales Quotation For:**  
City of Fair Oaks Ranch  
7286 Dietz Elkhorn Rd  
Fair Oaks Ranch TX 78015-4707  
Brian LeJeune  
+1 (210) 698-0900  
blejeune@fairoaksranchtx.org

**Tyler Software**

Description	Annual	
	License Total	Maintenance
ERP Pro powered by Incode		
ERP Pro 9 Customer Relationship Management Suite		
Additional Utility Meter-Reader Interface	\$ 3,000	\$ 750
TOTAL:	\$ 3,000	\$ 750

**Services**

Description	Hours/Units	Extended Price	Maintenance
ERP Pro 9 Customer Relationship Management Suite			
Professional Services	8	\$ 1,160	\$ 0
Other Services			
Project Management	1	\$ 250	\$ 0
TOTAL:		\$ 1,410	\$ 0

Summary	One Time Fees	Recurring Fees
Total Tyler Software	\$ 3,000	\$ 750
Total Tyler Services	\$ 1,410	
Summary Total	\$ 4,410	\$ 750
Contract Total	\$ 5,160	

Detailed Breakdown of Professional Services (Included in Summary Total)

Description	Hours	Extended Price	Maintenance
ERP Pro powered by Incode			
ERP Pro 9 Customer Relationship Management Suite			
Additional Utility Meter-Reader Interface	8	\$ 1,160	\$ 0
Sub-Total	8	\$ 1,160	\$ 0
TOTAL:		8	\$ 1,160
			\$ 0

**Comments**

- Work will be delivered remotely unless otherwise noted in this agreement.
- Expenses associated with onsite services are invoiced as incurred according to Tyler's standard business travel policy.

SaaS is considered a term of one year unless otherwise indicated.

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms, subject to payment terms in an agreement, amendment, or similar document in which this sales quotation is included:

- License fees for Tyler and third-party software are invoiced upon the earlier of (i) delivery of the license key or (ii) when Tyler makes such software available accessible.
- Fees for hardware are invoiced upon delivery.
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware.
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software accessible to the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
  - o Implementation and other professional services fees shall be invoiced as delivered.

- o Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
- o Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
- o Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
- o If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
- o Notwithstanding anything to the contrary stated above, the following payment terms shall apply to fees specifically for migrations: Tyler will invoice Client 50% of any Migration Services Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Annual SaaS Fees will be invoiced upon availability of the hosted environment.

Any SaaS or hosted solutions added to an agreement containing Client-hosted Tyler solutions are subject to Tyler’s SaaS Services terms found here: <https://www.tylertech.com/terms/tyler-saas-services>.

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held  
For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_ P.O.#: \_\_\_\_\_



**CITY COUNCIL CONSENT ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**March 16, 2023**

AGENDA TOPIC: Approval to authorize the City Manager or designee to execute agreements associated with Microsoft 365 cloud services

DATE: March 16, 2023

DEPARTMENT: Information Technology

PRESENTED BY: Consent Item - Brian LeJeune, IT Manager

**INTRODUCTION/BACKGROUND:**

At the City Council Meeting on March 2, 2023, upgrades to the City's email system, spam filter and other services used for conducting business were discussed. City staff discussed the need to pursue either 1) a mandatory upgrade of its existing Microsoft Exchange Server, or 2) a migration to M365 cloud licensing inclusive of Exchange Online, spam filtering, Office 365, and several other services as noted herein.

After discussion, the option of migrating to M365 is recommended. The City will be able to migrate to M365 by purchasing licenses through SHI International Corporation and configuration services through Centre Technologies to assist with the transition.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

The City must maintain a supported email and IT environment to ensure the continuity and security of City operations. The item begins to address several projects identified in Priority 5.5 of the Strategic Plan to Evaluate and Update IT Infrastructure, Software, and Security including:

- 5.5.1 Define and Develop and Implement Core components of IT Master Plan
- 5.5.10 Phone system upgrade
- 5.5.16 Decommission IT hardware
- 5.5.22 Data Retention
- 5.5.24 Encrypted Emails
- 5.5.28 Multi-Factor Authorization
- 5.5.32 Cybersecurity Framework

The City will purchase the M365 licenses through SHI and configuration services through Centre Technologies using the Texas Department of Information Resources (DIR) Purchasing Cooperative. Utilizing DIR fulfills our competitive requirements.

**LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

The M365 licensing is \$88,691.04 annually and can be purchased through SHI. The configuration services to assist with the transition is a one-time cost of \$41,207.00 and can be purchased through Centre Technologies.



Staff anticipates the cost of \$129,898.04 can be identified through General Fund projected savings in the current fiscal year.

**LEGAL ANALYSIS:**

A purchase order will be issued to SHI International Corporation for licensing and a purchase order will be issued to Centre Technologies for configuration services.

**RECOMMENDATION/PROPOSED MOTION:**

Consent Item - I move to authorize the City Manager or designee to execute agreements with the following companies for a total of \$129,898.04.

- SHI International Corporation
- Centre Technologies



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**CITY COUNCIL CONSENT ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**March 16, 2023**

---

AGENDA TOPIC: Approval of Council Member Parker's absence from the April 6, 2023, Regular City Council meeting

DATE: March 16, 2023

DEPARTMENT: City Council

PRESENTED BY: Consent Item – Scott Parker, Council Member Place 5

---

**INTRODUCTION/BACKGROUND:**

Council Member Parker requests approval in advance of missing the April 6, 2023, Regular Council meeting due to medical reasons.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

Complies with Section 3.09 of the Home Rule Charter.

**LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

N/A

**RECOMMENDATION/PROPOSED MOTION:**

Consent Item – I move to approve Council Member Parker's absence from the April 6, 2023, Regular City Council meetings.



**CITY COUNCIL CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**March 16, 2023**

AGENDA TOPIC: Consideration and possible action accepting the FY 2021-22 Audit  
 DATE: March 16, 2023  
 DEPARTMENT: Finance  
 PRESENTED BY: Rosie G. Vela, Director of Finance  
 Michael Del Toro, ABIP, PC

**INTRODUCTION/BACKGROUND:**

As required by Texas Local Government Code Section 103.101, cities in Texas are required to conduct an independent annual audit of their financials. Accordingly, the City of Fair Oaks Ranch retained the firm of ABIP, PC to prepare said audit services.

Representatives from ABIP, PC will attend the meeting to present the Fiscal Year 2021-2022 audit and answer questions.

The entire audited annual comprehensive financial report (ACFR) can be found on the City's website on the Finance Departmental Page:

<https://www.fairoaksranchtx.org/513/Financial-Reports>

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

Compliance with state law, citizen transparency and best practice financial management.

**LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

The audit resulted in an unmodified ("clean") audit opinion.

**LEGAL ANALYSIS:**

N/A

**RECOMMENDATION/PROPOSED MOTION:**

I move to accept the Fiscal Year 2021-2022 annual audit as presented by ABIP, PC.

City of Fair Oaks Ranch, Texas  
Annual Comprehensive Financial Report  
For the Fiscal Year Ended September 30, 2022



Prepared by: Administration & Finance Department



## CITY OF FAIR OAKS RANCH, TEXAS

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## **INTRODUCTORY SECTION**





7286 Dietz Elkhorn · Fair Oaks Ranch, Texas 78015 · 210-698-0900 · 866-258-2505 · Fax 210-698-3565 ·  
[www.fairoaksranchtx.org](http://www.fairoaksranchtx.org)

March 16, 2023

To the Honorable Mayor, Members of City Council and Citizens of the City of Fair Oaks Ranch:

The City of Fair Oaks Ranch, Texas is required to publish each year a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report of the City of Fair Oaks Ranch (the City) for the fiscal year ended September 30, 2022.

This report consists of management's representations concerning the finances of the City and management deems the enclosed data is accurate in all material respects and reported in a manner designed to present fairly the financial position and results of operations of all City activities and funds. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal controls that it has established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. The City also acknowledges all disclosures that are necessary to enable the reader to gain an understanding of the City's financial activities have been included.

The City's financial statements have been audited by ABIP, PC, a firm of licensed public accountants. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2022, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial presentation. The independent auditor has concluded, based on the audit, that there was a reasonable basis for rendering an unmodified ("clean") opinion that the financial statements for the year ended September 30, 2022, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

As required by GAAP, management has provided a narrative introduction, overview, and analysis to accompany the basic financial statement in the form of Management's Discussion and Analysis (MD&A). The letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

## PROFILE OF THE CITY

Fair Oaks Ranch was created by a group of visionaries who had both the foresight and the political courage to dream of a special community and make it a reality. The ability to make the city a reality was enhanced by having a single development company for many years and working with a family that had a desire for their ranch to become a unique community. This commonality of vision was the glue that held the development process together and created such a unique city.

The City was incorporated in 1988 and became a home rule city in 2017. The City is located 27 miles northwest of downtown San Antonio, has a land area of approximately 8.5 square miles and an estimated population of 10,505. The City is empowered to levy a property tax on both real and personal property located within its boundaries.

The City has adopted a Council-Manager form of government. Policy-making and legislative authority are vested in a governing Council that is comprised of a Mayor and six Council Members. The Mayor and Council Members are all elected at large for three-year terms. Elections are staggered with the Mayor and one Council Member elected together, three Council Members the following year, and the remaining two Council Members the year after that. The City Manager is appointed by the Council and is responsible for implementing council policy and day-to-day operations of the City.

The City provides a full range of municipal services including public safety, water and wastewater services, public improvements, repair and maintenance of infrastructure, and general administrative services. The City provides water service to most of the area, with the San Antonio Water System providing water service to the remaining portion of the City.

The City of Fair Oaks Ranch Municipal Development District (MDD) meets the criteria of a component unit; therefore, it has been included in the report as a discretely presented component unit. The MDD is governed by a seven-member board, consisting of two Council Members and five other members appointed by City Council. The MDD is funded through a half-cent Section 4B sales tax. The City is financially accountable for the MDD because the City appoints the governing body and the City is obligated to finance any deficits that may occur.

## LOCAL ECONOMY

The information presented in the financial statements are perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Fair Oaks Ranch operates.

The City is located near one of the state's most active growth areas. It is adjacent to the City of San Antonio, the second largest city in Texas. The City has proximity to major airports and major military bases. The City is also close to one of the busiest intersections in the San Antonio area, the Interstate 10 and Loop 1604 intersection.

Other economic indicators such as the unemployment rate and housing permits have remained positive in this area as compared to the national level. Sales tax receipts throughout the past fiscal year saw higher levels than the previous fiscal year. The primary reason for increases in sales tax revenue in recent years is a change in consumer habits shifting from in-person shopping at brick-and-mortar establishments to shopping online with shipments to home. As a bedroom community, the change in consumer habits shifted sales tax revenue from surrounding communities to Fair Oaks Ranch due to the sales tax regulations that attribute most online purchases to destination.

Because the City is adjacent to the City of San Antonio, the local economy is heavily influenced by the San Antonio Metropolitan Statistical Area. This area enjoys the benefit of a diversified economy. Major anchors of the economy in this area are the medical/biomedical industry, the military institutions, tourism, telecommunications, insurance, finance, and manufacturing.

## LONG-TERM FINANCIAL PLANNING AND MAJOR INITIATIVES

Unrestricted fund balance (the total of the committed, assigned, and unassigned components of fund balance) in the general fund at year end was 113% of total general fund operating expenditures. This amount represents an operating reserve of 50% per policy guidelines, and an additional 63% available for future budgetary uses. As part of its strategic plan, the Council has approved five-year Capital Improvement Plans for Drainage, Roadways, and Utility Improvements.

### Livestreamed Public Meetings and Municipal Court

The City has continued its commitment to transparency and communication by implementing Livestreamed City Council Meetings and Municipal Court proceedings. The Information Technology and Human Resources and Communications departments, in conjunction with external vendors, worked to assess the technological needs, acquire the necessary equipment and software, and install the infrastructure to facilitate the livestream process. Residents, staff, and members of the surrounding community can now tune in to these events, increasing awareness and citizen participation. During the fiscal year \$32,500 was expended on this project.

### Public Safety Study

The City contracted with Matrix Consulting in FY 2021 to begin work on a Standard of Cover and Utilization Study. This study was completed in January 2022 and provided recommendations for an innovative and sustainable method of determining current and future police department staffing needs, as well as recommendations to ensure service delivery meets current best practices and community expectations. The study reviewed current demands and existing resources, gathered information on community expectations, and provided recommendations regarding future projections based on community and police department goals and performance indicators. During the fiscal year, the final payment of \$895 was expended on the contract totaling \$39,608.

### Chartwell Lane Intersection Realignment

As part of the ongoing evaluation of the City's street conditions, several safety enhancements were identified which included improvements to the Dietz Elkhorn and Chartwell Lane intersection at the entrance to Fair Oaks Ranch Elementary School. City Council considered multiple options before selecting a permanent solution to realign Chartwell Lane, creating a 4-leg standard intersection with crosswalks in each direction to improve pedestrian safety and traffic flow. During the fiscal year the project was completed at a cost of \$352,393, of which \$30,467 was contributed by Boerne Independent School District for the project..

### City Hall Renovation Project

The COVID-19 pandemic put a spotlight on the City's growing issues with adequate office space needed for its 78 full-time employees. Further, the adoption of the home rule charter in 2017 expanded the City Council from six to seven members; however, the council dais was only built for six. In January 2021, the City entered into an agreement with Waterman Construction LLC as Construction Manager at Risk, and in March 2022, Council approved a Guaranteed Maximum Price amendment for the final cost and construction of the City Hall renovation project. Construction started in April 2022 and is staggered into three phases. During the fiscal year \$371,485 was expended for this project. The project is estimated to be completed in the second quarter of FY 2023.

### Drainage Projects

In June 2021, a review of the Master Drainage Plan and project prioritization efforts were included as part of the general fund budgeting process, and a total of six priority projects were included in the adopted FY 2022 budget (primarily design phase services). This fiscal year the City began work on three of these projects and expended \$50,531. These projects will continue into the next fiscal year as the City also begins work on the remaining projects from the Drainage Capital Improvement Plan.

### Wastewater Treatment Plant Upgrades

The City owns and operates a Wastewater Treatment Plant (WWTP) with a current permitted capacity of 0.5 million gallons per day. Although the plant has four sludge drying beds, their use is labor intensive, they become less effective during winter and rainy weather, and they are the source of numerous nuisance odor and insect complaints due to proximity with the surrounding neighborhood. The City contracted with Malone & Wheeler, Inc. for the design, permitting, bid and construction services of a project to address these issues. The contract also included a

pilot study which successfully installed and tested a volute dewatering press at our WWTP. The City expended \$124,507 on engineering services with this firm. The City then awarded a bid to Udelhoven, Inc. for construction of a permanent press estimated to begin in FY 2023.

The City is also conducting a WWTP feasibility study to build upon previous work done in the development of the City's Master Plan. Study objectives include field investigation, Master Plan validation and evaluation of alternatives to expand treatment capacity to meet build-out requirements. The City contracted with Garver LLC to conduct the study and expended \$186,404 this fiscal year. The study will continue into next fiscal year with an estimated completion date in May 2023.

#### Upgrades to Water Plant 2

The City contracted with MGB Construction, Inc. for extensive upgrades to Water Plant 2 addressed in the Water Utility Capital Improvement Plan. The project included installation of a new 9,000-gal. hydropneumatics tank, two 450-gallon pumps, variable frequency drives, electrical upgrades, and minor site improvements such as constructing a new fence and gate. The project was completed in October 2022 and a ceremonial ribbon cutting was held to commemorate the completion of the upgrades. This fiscal year the City expended \$547,297 on design and construction for the project.

### **AWARDS AND ACKNOWLEDGEMENTS**

Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Fair Oaks Ranch for its annual comprehensive financial report for the fiscal year ended September 30, 2021. This was the fifth consecutive year that the City has achieved this prestigious award.

To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

The preparation of this report was made possible by the efficient and dedicated service of the entire staff of the finance and administration departments. We appreciate the efforts of everyone involved. We wish to also express our appreciation to the Mayor and all City Council members for their unfailing support for maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,



Summer Fleming, Interim Finance Director



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Fair Oaks Ranch  
Texas**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

September 30, 2021

*Christopher P. Morill*

Executive Director/CEO



CITY OF FAIR OAKS RANCH, TEXAS

PRINCIPAL OFFICIALS

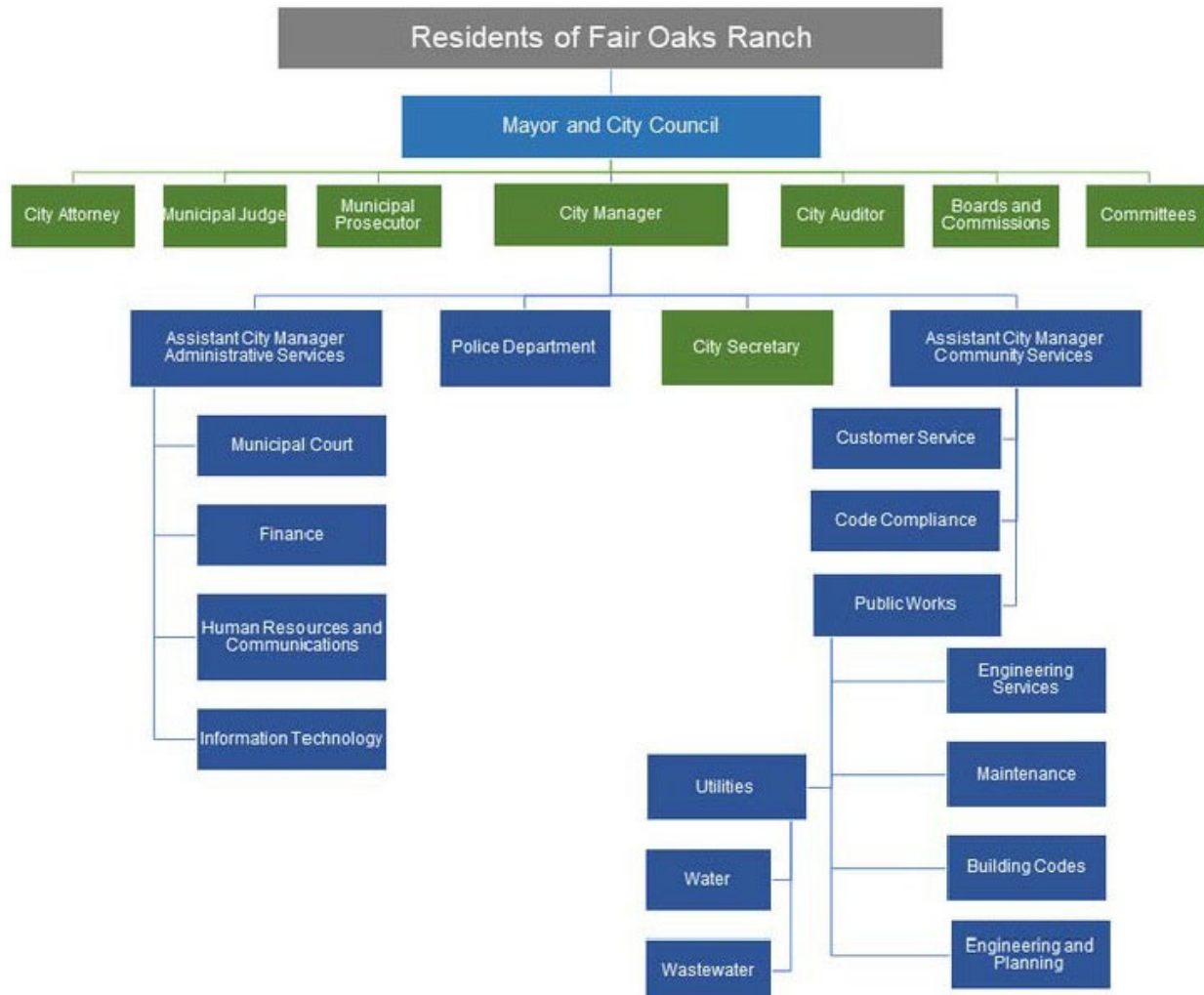
September 30, 2022

MAYOR	GREG MAXTON
MAYOR PRO TEM – PLACE 4	LAURA KOERNER
CITY COUNCIL MEMBERS	
PLACE 1	EMILY STROUP
PLACE 2	ROY ELIZONDO
PLACE 3	MICHELLE BLISS
PLACE 5	SCOTT PARKER
PLACE 6	CHESLEY MUENCHOW
CITY MANAGER	TOBIN E. MAPLES
ATTORNEY	DENTON, NAVARRO, ROCHA, BERNAL, HYDE AND ZECH, PC
AUDITOR	ABIP, PC

## CITY OF FAIR OAKS RANCH, TEXAS

## ORGANIZATIONAL CHART

September 30, 2022





## **FINANCIAL SECTION**



## **INDEPENDENT AUDITOR'S REPORT**

To the Honorable Mayor and  
Members of the City Council  
City of Fair Oaks Ranch, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fair Oaks Ranch, Texas (the "City") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City 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 City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government 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 and *Government 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 City'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 City'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, General Fund Budgetary Comparison Information, and the Texas Municipal Retirement System Net Pension Liability and Other Postemployment Benefits Liability required schedules as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying budget to actual schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. 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 combining and individual nonmajor fund financial statements and schedules are 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 comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do 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.

## Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 16, 2023, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

ABIP, PC

San Antonio, Texas

March 16, 2023





## CITY OF FAIR OAKS RANCH, TEXAS

### MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

This section of the City of Fair Oaks Ranch (the "City") annual comprehensive financial report presents our discussion and analysis of the City's financial performance during the fiscal year ended September 30, 2022. This discussion and analysis is intended to assist readers in focusing on significant financial issues and changes in the City's financial position, and identifying any significant variances from the adopted budget. Please read it in conjunction with the City's financial statements, which follow this section.

#### FINANCIAL HIGHLIGHTS

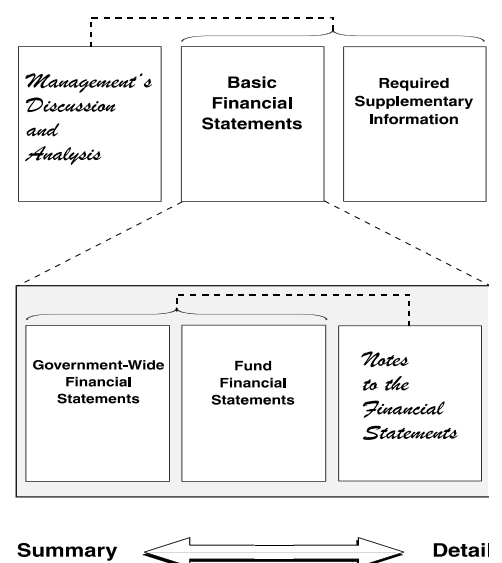
- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at September 30, 2022 by total combined net position of \$36,343,325. Of this amount, \$19,577,789 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.
- During the year, the City's total net position increased by \$4,438,116 or 13.9%. The net position of governmental activities increased by \$2,545,486 or 15.5%. The net position of business-type activities increased by \$1,892,630, or 12.3%.
- At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$11,329,437. Of this amount, \$25,328 is non-spendable, \$166,961 is restricted in use, \$6,771,923 is assigned and \$4,365,225 is unassigned.
- The establishment and maintenance of appropriate reserves within the General Fund is critical to prudent financial management. At the end of the current fiscal year, \$4,225,321 is assigned to the Operating Reserve. The City's governmental reserve policy is to maintain at least six months' worth of operating expenses in unrestricted reserves. The City currently has six and one-half months of operating expenses in the Operating Reserve at September 30, 2022.

#### OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of three parts—*management's discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. The basic financial statements include two kinds of statements that present different views of the City:

- The first two statements are *government-wide financial statements* that provide both *long-term* and *short-term* information about the City's overall financial status.
- The remaining statements are *fund financial statements* that focus on *individual parts* of the government, reporting the City's operations in more detail than the government-wide statements.
- The *governmental funds* statements tell how *general government* services were financed in the *short-term* as well as what remains for future spending.
- *Proprietary fund* statements offer *short-term* and *long-term* financial information about the activities the government operates *like* businesses.

**Figure A-1, Required Components of the City's Annual Financial Report**



The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Figure A-1 shows how the required parts of this annual report are arranged and related to one another.

Figure A-2 summarizes the major features of the City's financial statements, including the portion of the City government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

<b>Figure A-2, Major Features of the City's Government-Wide and Fund Financial Statements</b>			
Type of Statements	Fund Statements		
	Government-Wide	Governmental Funds	Proprietary Funds
<i>Scope</i>	Entire City's government (except fiduciary funds) and the City's component units	The activities of the City that are not proprietary or fiduciary	Activities the City operates similar to private businesses: water and wastewater services
<i>Required financial statements</i>	<ul style="list-style-type: none"> <li>• Statement of Net Position</li> <li>• Statement of Activities</li> </ul>	<ul style="list-style-type: none"> <li>• Balance Sheet</li> <li>• Statement of Revenues, Expenditures and Changes in Fund Balances</li> </ul>	<ul style="list-style-type: none"> <li>• Statement of Net Position</li> <li>• Statement of Revenues, Expenses and Changes in Net Position</li> <li>• Statement of Cash Flows</li> </ul>
<i>Accounting basis and measurement focus</i>	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus
<i>Type of asset/liability information</i>	All assets and liabilities, both financial and capital, short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter, no capital assets included	All assets and liabilities, both financial and capital, and short-term and long-term
<i>Type of inflow/outflow information</i>	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenues and expenses during year, regardless of when cash is received or paid

### Government-Wide Financial Statements

The government-wide financial statements report information about the City as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes all of the government's assets, deferred outflows of resources, liabilities and deferred inflow of resources. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the City's net position and how they have changed. Net position, the difference between the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources is one way to measure the City's financial health or *position*.

Over time, increases or decreases in the City's net position is an indicator of whether its financial health is improving or deteriorating, respectively. To assess the overall health of the City, one needs to consider additional nonfinancial factors such as changes in the City's tax base.

The government-wide financial statements of the City include the *Governmental Activities*. Most of the City's basic services are included here, such as general government, public safety, public works, building codes, municipal court, and engineering and planning. Property taxes, franchise fees and charges for services finance most of these activities.

## Fund Financial Statements

The fund financial statements provide more detailed information about the City's most significant *funds* – not the City as a whole. Funds are accounting devices the City uses to keep track of specific sources of funding and spending for particular purposes.

The City has the following kinds of funds:

- *Governmental funds* – Most of the City's basic services are included in governmental funds, which focus on (1) how *cash and other financial assets* that can readily be converted to cash flow in and out and (2) the balances left at year-end that are available for spending. Consequently, the governmental fund statements provide a detailed *short-term* view that helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, it is useful to compare the information presented for governmental funds with similar information presented in the government-wide statements.
- *Proprietary funds* – Proprietary funds are generally used to account for services for which the City charges customers a fee. Proprietary funds, like the government-wide statements, provide both long-term and short-term financial information. The City maintains one type of proprietary fund called an enterprise fund, which accounts for the operation of the City's water and wastewater utility.
- *Fiduciary funds* - Fiduciary funds are used to account for resources held for the benefit of parties outside the primary government. Fiduciary funds are not reflected in government-wide financial statements as the resources of those funds are not available to support the City's programs and operations. With the exception of agency funds, the accounting for fiduciary funds is much like that used for the proprietary funds. The City maintains a private-purpose trust fund for certain employee health benefits.

## Notes to the Financial Statements

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

## Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplemental information concerning the City's progress in funding its obligation to provide pension benefits to its employees and a budgetary comparison schedule.

## GOVERNMENT-WIDE FINANCIAL STATEMENT ANALYSIS

As of September 30, 2022, total assets and deferred outflow of resources exceeded liabilities and deferred inflow of resources by \$36,343,325 (see Table A-1). Investment in capital assets representing a large portion of the City's net position, \$16,598,575, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of borrowings attributable to the acquisition, construction, or improvement of those assets. The restricted portion of the total net position, totaling \$166,961, represents resources that are subject to external restrictions on how they may be used. The remaining amount of net position, \$19,577,789, is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors.

TABLE A-1

## CITY OF FAIR OAKS RANCH'S NET POSITION

	Governmental Activities		Business-Type Activities		Total		Total Percentage Change 2022-2021
	2022	2021	2022	2021	2022	2021	
Current assets:							
Cash and cash equivalents	\$ 12,054,128	\$ 9,844,549	\$ 8,477,166	\$ 8,633,713	\$ 20,531,294	\$ 18,478,262	11.1%
Receivables	720,069	592,760	680,341	468,539	1,400,410	1,061,299	32.0%
Inventories and prepaids	25,328	96,070	183,701	198,767	209,029	294,837	-29.1%
Total current assets	<u>12,799,525</u>	<u>10,533,379</u>	<u>9,341,208</u>	<u>9,301,019</u>	<u>22,140,733</u>	<u>19,834,398</u>	<u>11.6%</u>
Non-current assets:							
Land	116,798	116,798	53,600	53,600	170,398	170,398	0.0%
Building and land improvements	4,037,292	4,037,292	-	-	4,037,292	4,037,292	0.0%
Utility plant and easements	-	-	18,568,667	18,424,624	18,568,667	18,424,624	0.8%
Vehicles and equipment	2,390,697	2,208,651	1,213,879	1,124,837	3,604,576	3,333,488	8.1%
Infrastructure	10,148,595	10,148,595	-	-	10,148,595	10,148,595	0.0%
Right to use asset	104,176	-	-	-	104,176	-	100.0%
Construction in progress	372,035	-	1,241,495	538,019	1,613,530	538,019	199.9%
Less accumulated depreciation	(5,042,054)	(4,368,372)	(10,389,719)	(9,629,697)	(15,431,773)	(13,998,069)	10.2%
Total non-current assets	<u>12,127,539</u>	<u>12,142,964</u>	<u>10,687,922</u>	<u>10,511,383</u>	<u>22,815,461</u>	<u>22,654,347</u>	<u>0.7%</u>
Total assets	<u>24,927,064</u>	<u>22,676,343</u>	<u>20,029,130</u>	<u>19,812,402</u>	<u>44,956,194</u>	<u>42,488,745</u>	<u>5.8%</u>
Deferred outflows of resources:							
Deferred OPEB related outflows	31,969	31,243	10,454	9,968	42,423	41,211	100.0%
Deferred pension related outflows	472,841	354,760	195,855	151,576	668,696	506,336	32.1%
Total deferred outflows of resources	<u>504,810</u>	<u>386,003</u>	<u>206,309</u>	<u>161,544</u>	<u>711,119</u>	<u>547,547</u>	<u>29.9%</u>
Liabilities:							
Current liabilities	1,202,509	1,021,030	437,823	1,792,864	1,640,332	2,813,894	-41.7%
Non-current liabilities:							
Due within one year	576,410	531,063	348,715	333,793	925,125	864,856	7.0%
Due in more than one year	3,884,326	4,261,548	1,881,147	2,171,379	5,765,473	6,432,927	-10.4%
OPEB liability	119,932	105,988	43,236	33,622	163,168	139,610	16.9%
Net pension liability	121,881	425,502	18,046	127,502	139,927	553,004	-74.7%
Total liabilities	<u>5,905,058</u>	<u>6,345,131</u>	<u>2,728,967</u>	<u>4,459,160</u>	<u>8,634,025</u>	<u>10,804,291</u>	<u>-20.1%</u>
Deferred inflows of resources:							
Deferred OPEB related inflows	8,515	10,514	2,708	3,343	11,223	13,857	-19.0%
Deferred pension related inflows	502,314	236,200	176,426	76,735	678,740	312,935	116.9%
Total deferred outflows of resources	<u>510,829</u>	<u>246,714</u>	<u>179,134</u>	<u>80,078</u>	<u>689,963</u>	<u>326,792</u>	<u>111.1%</u>
Net position:							
Net investment in capital assets	8,025,653	7,647,912	8,572,922	8,081,383	16,598,575	15,729,295	5.5%
Restricted	166,961	153,339	-	-	166,961	153,339	8.9%
Unrestricted	10,823,373	8,669,250	8,754,416	7,353,325	19,577,789	16,022,575	22.2%
Total net position	<u>\$ 19,015,987</u>	<u>\$ 16,470,501</u>	<u>\$ 17,327,338</u>	<u>\$ 15,434,708</u>	<u>\$ 36,343,325</u>	<u>\$ 31,905,209</u>	<u>13.9%</u>

Table A-2 provides a detail of the changes to the City's net position.

The City's total revenues were \$19,137,430. Revenues from Governmental Activities totaled \$11,340,514 (59.3%) and revenues from Business-Type Activities totaled \$7,796,916 (40.7%). Expenses for the City totaled \$14,699,314; Governmental Activity expenses totaled \$8,795,028 (59.8%) and Business-Type Activity expenses totaled \$5,904,286 (40.2%).

TABLE A-2

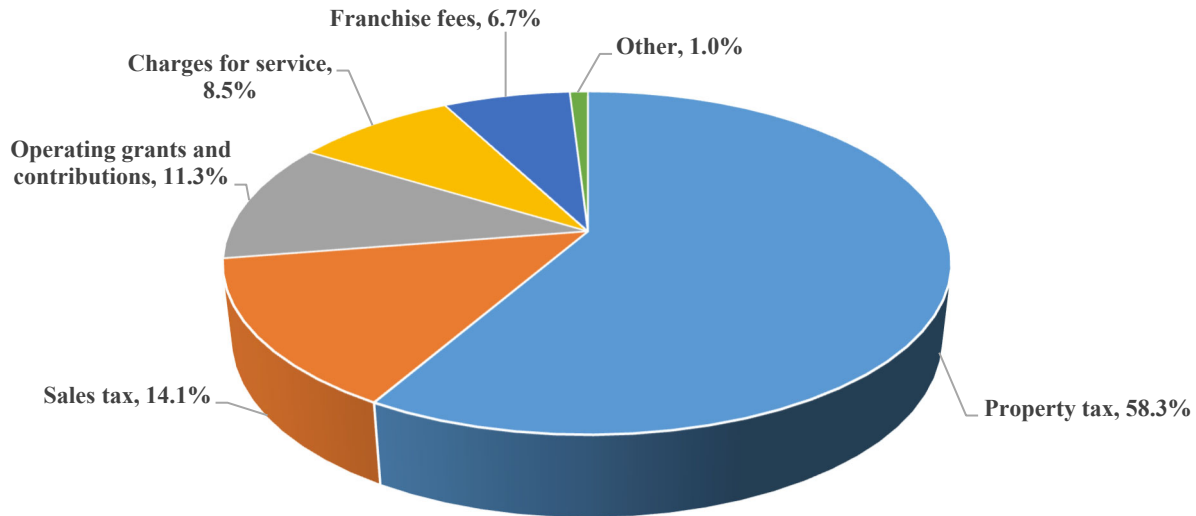
CITY OF FAIR OAKS RANCH'S CHANGES IN NET POSITION

	Governmental Activities		Business-Type Activities		Total		Total Percentage Change 2022-2021
	2022	2021	2022	2021	2022	2021	
Revenues:							
Program revenues:							
Charges for services	\$ 968,001	\$ 915,200	\$ 6,497,720	\$ 5,681,369	\$ 7,465,721	\$ 6,596,569	13.2%
Operating grants and contributions	1,283,952	190,841	1,244,133	-	2,528,085	190,841	1224.7%
Capital grants and contributions	-	-	-	-	-	-	100.0%
General revenues:							
Property taxes	6,614,489	6,482,238	-	-	6,614,489	6,482,238	2.0%
Non property taxes	2,365,342	2,112,076	-	-	2,365,342	2,112,076	12.0%
Investment earnings	80,336	4,345	55,063	3,066	135,399	7,411	1727.0%
Gain on sale of capital assets	674	19,848	-	-	674	19,848	-96.6%
Miscellaneous	27,720	20,480	-	-	27,720	20,480	35.4%
Total revenues	<u>11,340,514</u>	<u>9,745,028</u>	<u>7,796,916</u>	<u>5,684,435</u>	<u>19,137,430</u>	<u>15,429,463</u>	<u>24.0%</u>
Expenses:							
Mayor and council	7,268	4,774	-	-	7,268	4,774	52.2%
City administration	1,121,778	711,344	-	-	1,121,778	711,344	57.7%
City secretary	197,308	230,348	-	-	197,308	230,348	-14.3%
HR and communications	168,913	220,869	-	-	168,913	220,869	-23.5%
Finance	292,851	322,851	-	-	292,851	322,851	-9.3%
Municipal court	206,843	192,956	-	-	206,843	192,956	7.2%
Public safety	3,456,846	3,161,031	-	-	3,456,846	3,161,031	9.4%
Engineering and planning	1,493,654	976,254	-	-	1,493,654	976,254	53.0%
Public works	920,678	922,990	-	-	920,678	922,990	-0.3%
Building codes and permits	273,015	253,665	-	-	273,015	253,665	7.6%
Information technology	403,168	394,288	-	-	403,168	394,288	100.0%
Non-departmental	252,706	251,462	-	-	252,706	251,462	0.5%
Utility	-	-	5,904,286	4,873,487	5,904,286	4,873,487	21.2%
Total expenses	<u>8,795,028</u>	<u>7,642,832</u>	<u>5,904,286</u>	<u>4,873,487</u>	<u>14,699,314</u>	<u>12,516,319</u>	<u>17.4%</u>
Increases (decreases) in net position before transfers	<u>2,545,486</u>	<u>2,102,196</u>	<u>1,892,630</u>	<u>810,948</u>	<u>4,438,116</u>	<u>2,913,144</u>	<u>52.3%</u>
Change in net position	2,545,486	2,102,196	1,892,630	810,948	4,438,116	2,913,144	52.3%
Net position - beginning	<u>16,470,501</u>	<u>14,368,305</u>	<u>15,434,708</u>	<u>14,623,760</u>	<u>31,905,209</u>	<u>28,992,065</u>	<u>10.0%</u>
Net position - ending	<u>\$ 19,015,987</u>	<u>\$ 16,470,501</u>	<u>\$ 17,327,338</u>	<u>\$ 15,434,708</u>	<u>\$ 36,343,325</u>	<u>\$ 31,905,209</u>	<u>13.9%</u>

## Governmental Activities

Overall Governmental activities increased the City's net position by \$2,545,486. General revenues such as property taxes, sales taxes, and franchise fees are used to support all governmental activities. Property taxes are the largest source of governmental revenues, followed by sales tax.

Government-wide Revenues by Source - Governmental Activities



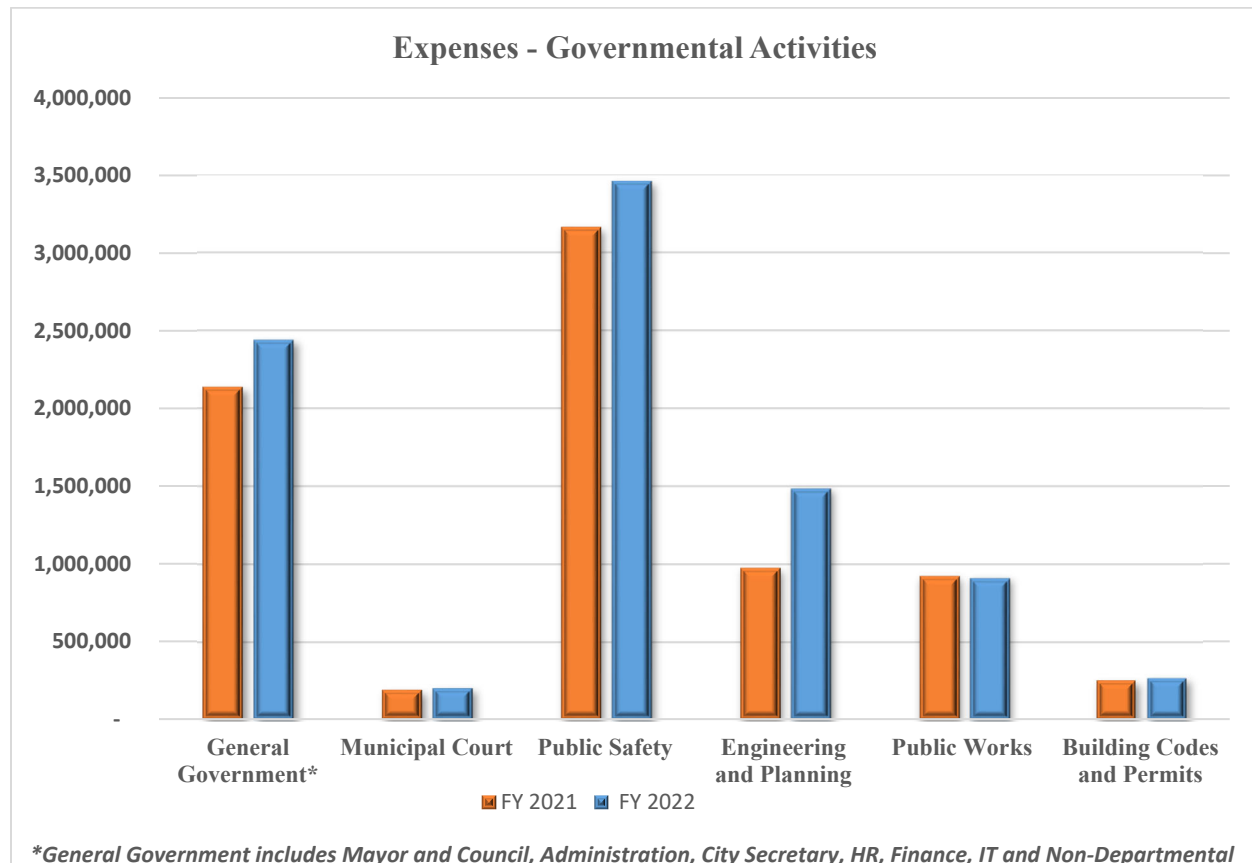
Revenues for Governmental Activities were \$11,340,514 compared to prior year's revenues of \$9,745,028. The increase of \$1,595,486 is largely attributable to a \$1,093,011 increase in operating grants received from the Coronavirus State and Local Fiscal Recovery Fund, a part of the American Rescue Plan, to support the City's response to and recovery from the COVID-19 emergency. The additional increase in revenue is due to the following:

- Property tax revenues increased by \$132,251 due primarily to an increase in assessed property values.
- Sales tax revenue increased by \$143,392 due to an increase in online sales shipped to homes within the City. With a limited commercial footprint, the change in shopping habits from brick and mortar establishments to shopping online had a positive impact in the City's sales tax revenue.
- Franchise fees from electric and gas utility providers increased \$109,874 from prior year due to a combination of increased utility rates as well as an increase in development within the City.
- Investment earnings increased \$75,991 primarily due to increasing yields over the period.

Expenses for Governmental Activities were \$8,795,028 compared to prior year's expenses of \$7,642,832. The increase of \$1,152,196 is due to the following:

- The increase in City Administration of \$410,434 is primarily due to an increase in strategic project expenditures related to the City Hall renovation project, in addition to an increase in personnel costs for the addition of an Assistant City Manager.
- Expenses for public safety increased by \$295,815 due primarily to an increase in personnel costs of \$290,601 for maintaining full staff with fewer vacancies than was experienced in the prior fiscal year.
- Expenses for engineering & planning increased by \$517,400 primarily in street maintenance costs. This fiscal year City Council budgeted an additional \$500,000 to enhance the annual street maintenance program to improve the average pavement condition index on City streets.
- Building codes and permits increased \$19,350 due to an increase in personnel costs and use of a contract inspector.

- Municipal court increased \$13,887 due to an increase in professional fees for the municipal judge, offset with a savings in personnel costs for partial year vacancy of the court administrator.
- HR and communications decreased \$51,956 from prior year due to the allocation of personnel costs to the Utility for shared costs.
- Expenses for the finance department decreased \$30,000 due to savings in personnel costs for vacancies offset with an increase in professional services for increased appraisal district fees.
- City secretary expenses decreased \$33,040 from prior year due to no election costs this fiscal year compared to the prior year which had two elections.



### Business-Type Activities

The City's Business-Type Activities consist solely of water and wastewater services. These activities have rates and spending plans established by the City Council. Business-Type Activities increased the City's net position by \$1,892,630, accounting for a 42.6% increase in the City's total net position.

Revenues for Business-Type Activities totaled \$7,796,916 compared to prior year's revenues of \$5,684,435. The increase of \$2,112,481 is largely attributable to a \$1,244,133 increase in operating grants received from the Coronavirus State and Local Fiscal Recovery Fund, a part of the American Rescue Plan, to support the City's response to and recovery from the COVID-19 emergency. The additional increase in revenue is due to the following:

- Residential and commercial water and wastewater revenue increased \$934,816 due to an increase in consumption and drought surcharges implemented in May and lasting through the end of the fiscal year.
- Commercial water revenue increased \$77,387 due to an increase in consumption and non-potable water sales to the local golf course.
- Investment earnings increased \$51,997 due to increasing yields over the period.
- The water and wastewater debt service revenue increased \$84,987 due to a rate increase to support the payment on the utility's Combination Tax and Limited Pledge Revenue Bond.
- Water and wastewater impact fee revenue decreased \$295,848 due to a decrease in development of new residential homes within the City.



Expenses for Business-Type Activities were \$5,904,286 compared to prior year expenses of \$4,873,487. The increase of \$1,030,799 is due largely to the following:

- Personnel costs increased \$315,573 due to fewer vacancies throughout the year combined with an allocation of the Human Resources and Communications department personnel costs from the governmental funds.
- The water utility had an increase of \$281,053 in water reservation fees paid to Guadalupe-Blanco River Authority (GBRA). In addition to increased GBRA rates charged to the City, the City increased its water commitment purchase agreement resulting in increased costs.
- Contractual and maintenance costs increased \$145,974 largely due to costs associated with an engineering feasibility study on the utility's wastewater treatment plant. The study will continue into the next fiscal year and will be used to evaluate alternatives to expand treatment capacity to meet build-out requirements.
- Professional services increased \$148,378 due to an increase in sludge disposal costs, legal fees, and utility management fee paid to the City's general fund.
- The combined cost of utilities, supplies, and liability insurance increased \$131,849 due to higher electricity rates and higher costs of routine supplies used in the course of business.

#### FINANCIAL ANALYSIS OF GOVERNMENTAL FUNDS

Activities of the Primary Government's General Fund, Debt Service Fund, and Capital Projects Funds are considered general government functions. The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$11,329,437, a net increase of \$1,983,585 or 21.2%.

The total increase is shown by fund below.

General Fund	\$ 1,424,615
Debt Service Fund	8,321
Capital Projects Funds	<u>550,649</u>
Combined fund balance change	<u>\$ 1,983,585</u>

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, the General Fund reported a total fund balance of \$8,780,176. The fund balance is categorized as follows: \$25,328 in nonspendable, \$114,302 in restricted, \$4,275,321 in assigned, and \$4,365,225 in unassigned. The assigned fund balance includes \$4,225,321 in budgeted operating expense reserve held by the City. The unassigned fund balance includes \$3,332,234 allocated for appropriations in fiscal year 2023 budget.

The fund balance of the General Fund increased by \$1,424,614 during the fiscal year. This increase in fund balance is due largely to a \$1,093,111 increase in operating grants received from the Coronavirus State and Local Fiscal Recovery Fund, a part of the American Rescue plan, to support the City's response to and recovery from the COVID-19 emergency. The City also continues to show strong earnings in tax revenues and franchise fees.

The total fund balance of the City's capital projects funds at year-end was \$2,496,602. These funds are assigned for strategic projects and replacement of capital equipment. The fund balance increased by \$550,649 during the fiscal year due to continued savings for future capital and on-going projects spanning multiple fiscal years.

## GENERAL FUND BUDGETARY HIGHLIGHTS

<b>Variances in Budget Appropriations</b> <b>Year-Ended September 30, 2022</b> <b>(Budgetary Basis)</b> <b>General Fund</b>					
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual Results</b>	<b>Variances</b>	
				<b>Budget</b>	<b>Final to Actual</b>
<b>Resources (Inflows):</b>					
Taxes	\$ 7,364,494	\$ 7,364,494	\$ 7,686,927	\$ -	\$ 322,433
Franchise Fees	618,200	618,200	761,408	-	143,208
Permits	400,000	400,000	348,333	-	(51,667)
Animal Control	1,250	1,250	930	-	(320)
Fines & Forfeitures	129,923	129,923	174,573	-	44,650
Other Fees and Services	278,251	278,251	317,082	-	38,831
Grant Revenue	-	-	1,283,952	-	1,283,952
Miscellaneous	13,400	13,400	29,900	-	16,500
Investment Earnings	8,000	8,000	79,926	-	71,926
Transfers from Other Funds	250,000	281,060	58,907	31,060	(222,153)
<b>Total</b>	<b>\$ 9,063,518</b>	<b>\$ 9,094,578</b>	<b>\$ 10,741,938</b>	<b>\$ 31,060</b>	<b>\$ 1,647,360</b>
<b>Charges to Appropriations (Outflows):</b>					
General Government	\$ 2,268,705	\$ 2,215,411	\$ 1,890,229	\$ (53,294)	\$ (325,182)
Public Safety	3,542,881	3,550,279	3,235,681	7,398	(314,598)
Public Works	923,122	924,822	676,270	1,700	(248,552)
Engineering and Planning	1,604,768	1,639,268	1,503,785	34,500	(135,483)
Building Codes and Permits	273,518	280,718	281,031	7,200	313
Municipal Court	248,516	248,516	218,920	-	(29,596)
Transfers to Other Funds	1,140,185	1,482,407	1,511,407	342,222	29,000
<b>Total</b>	<b>\$ 10,001,695</b>	<b>\$ 10,341,421</b>	<b>\$ 9,317,323</b>	<b>\$ 339,726</b>	<b>\$ (1,024,098)</b>

Over the course of the year, the City revised its budget. Changes from the adopted budget to the final amended budget resulted in a net increase of \$31,060 in budgeted revenue for a transfer from the equipment replacement fund.

Final budgeted revenue appropriations for the General Fund were \$9,094,578 while actual revenues on a budgetary basis were \$10,741,938, creating a favorable variance of \$1,647,360. Substantial variance explanations are listed below:

- Property tax revenues were higher than final budgeted amount due to an increase in the property tax levy after appraisal review board adjustments were finalized.
- Franchise fee revenues from electric and gas utilities were higher than anticipated due to a combination of increased utility rates as well as an increase in development within the City.
- Grant revenues is higher than final budgeted amounts due to funds received from the Coronavirus State and Local Fiscal Recovery Fund, a part of the American Rescue Plan, to support the City's response to and recovery from the COVID-19 emergency.
- Transfer from the equipment replacement fund was significantly lower than budget due to supply chain delays of the ordered replacement capital.

Changes in original expenditure budget appropriations to the final amended budget appropriations resulted in a net \$339,726 increase in appropriations. Variances are explained as follows:

- Transfers to the strategic projects fund increased \$342,222 for a project to realign an intersection near one of the City's elementary schools, and a project to renovate City Hall.
- Engineering and planning increased \$34,500 for additional services of the general engineering contractor.

- General government decreased \$53,294 for budgeted costs of a portable building that were transferred to the strategic projects fund for the City Hall renovation.
- Public safety and public works final budgeted appropriations increased a combined \$9,098 to capture prior year encumbrances.
- Building codes and permits increased \$7,200 for additional contract inspector fees.

Final budgeted appropriations for the General Fund were \$10,341,421 while actual expenditures on a budgetary basis were \$9,317,323, creating a favorable variance of \$1,024,098. Variance explanations are listed below:

- General Government recognized savings due largely to vacancies in personnel, as well as savings in election costs, and professional services for an internal control audit and a fireworks event.
- Public Safety had personnel savings of \$138,762 due to routine vacancies and \$178,698 savings in budgeted capital not purchased due to supply chain issues.
- Public Works had personnel savings of \$124,156 due to routine vacancies, \$43,653 savings in maintenance and operations costs related to drainage and streets, and \$83,244 savings in budgeted capital not purchased due to supply chain issues.
- Engineering and Planning recognized \$52,193 savings in personnel due to vacancies, \$64,267 savings in street maintenance, and \$19,023 savings in professional services.
- Municipal Court savings are attributed to savings in personnel for the court administrator vacancy during part of the year.
- Transfers to other funds increase is due to an increased transfer to the strategic projects fund for the City Hall renovation from savings in general government facility contracts budget.

## CAPITAL ASSET AND DEBT ADMINISTRATION

### Capital Assets

The City's investment in capital assets for its governmental and business-type activities as of September 30, 2022 amounts to \$22,815,461 (net of accumulated depreciation). This investment includes land, buildings, vehicles and equipment, right to use assets, infrastructure and construction in progress (see Table A-3). The net increase in the City's capital assets for the fiscal year was \$161,114, which is comprised of a \$15,425 decrease in governmental activities and an increase of \$176,539 in business-type activities.

TABLE A-3

#### CITY OF FAIR OAKS RANCH'S CAPITAL ASSETS

	Governmental Activities		Business-Type Activities		Total		Total Percentage Change 2022-2021
	2022	2021	2022	2021	2022	2021	
Capital assets - not depreciated							
Land	\$ 116,798	\$ 116,798	\$ 53,600	\$ 53,600	\$ 170,398	\$ 170,398	0.0%
Construction in progress	372,035	-	1,241,495	538,019	1,613,530	538,019	199.9%
Capital assets - not depreciated							
Buildings and land improvements	4,037,292	4,037,292	-	-	4,037,292	4,037,292	0.0%
Vehicles and equipment	2,390,697	2,208,651	1,213,879	1,124,837	3,604,576	3,333,488	8.1%
Infrastructure	10,148,595	10,148,595	-	-	10,148,595	10,148,595	0.0%
Right to use asset	104,176	-	-	-	104,176	-	100.0%
Utility plant	-	-	18,568,667	18,424,624	18,568,667	18,424,624	0.8%
Totals at historical cost	17,169,593	16,511,336	21,077,641	20,141,080	38,247,234	36,652,416	4.4%
Total accumulated depreciation	(5,042,054)	(4,368,372)	(10,389,719)	(9,629,697)	(15,431,773)	(13,998,069)	10.2%
Net capital assets	<u>\$ 12,127,539</u>	<u>\$ 12,142,964</u>	<u>\$ 10,687,922</u>	<u>\$ 10,511,383</u>	<u>\$ 22,815,461</u>	<u>\$ 22,654,347</u>	<u>0.7%</u>

Additional detail regarding capital assets can be found in note 5 on page 43-44 of the financial statements.

## Long-Term Debt

At the end of the current fiscal year, the City had a total of \$6,100,000 in bonds outstanding. The City had no new debt issuances during the fiscal year. More detailed information about the City's long-term liabilities can be found in note 7 on page 45.

TABLE A-4

CITY OF FAIR OAKS RANCH'S LONG-TERM DEBT

	Governmental Activities		Business-Type Activities		Total		Total Percentage Change 2022-2021
	2022	2021	2022	2021	2022	2021	
Bonds payable	\$ 3,985,000	\$ 4,435,000	\$ 2,115,000	\$ 2,430,000	\$ 6,100,000	\$ 6,865,000	-11.1%

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The City's elected officials considered many factors when setting the fiscal year 2023 budget, tax rates, and fees that will be charged for the business-type activities. The City has adopted an ad valorem tax rate of \$0.3291 per \$100 of assessed values for fiscal year 2023, which is a decrease from \$0.3518 in fiscal year 2022. Due to growth and increased valuations, property tax revenue is expected to increase approximately 3% compared to fiscal year 2022.

Sales tax revenue in fiscal year 2022 continued to exceed expectations. The City budgeted a 10% increase in sales tax revenue for fiscal year 2023, which is in line with recent performance trends.

Water and wastewater volumetric rates remain unchanged for fiscal year 2023. The utility is amid a rate study that is projected to conclude in fiscal year 2023 that may affect rates in fiscal year 2024. Due to enacting the City's drought contingency plan in fiscal year 2022, the City saw higher revenues from drought surcharges during the warmer months. The City has budgeted lower revenues in fiscal year 2023 to more closely align with pre-drought revenues.

Priorities for fiscal year 2023 focus on the continued development and implementation of the City's Strategic Plan and Capital Improvement Plans while managing inflationary pressures with no change to service levels.

## REQUESTS FOR INFORMATION

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015 (210-698-0900) or (866-258-2505).



## **BASIC FINANCIAL STATEMENTS**

The basic financial statements include integrated sets of financial statements as required by the GASB. The sets of statements include:

- Government-wide financial statements
- Fund financial statements:
  - Governmental funds
  - Proprietary funds

In addition, the notes to the financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

## CITY OF FAIR OAKS RANCH, TEXAS

## STATEMENT OF NET POSITION

September 30, 2022

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	Municipal Development District
ASSETS				
Cash and cash equivalents	\$ 12,054,128	\$ 8,477,166	\$ 20,531,294	\$ 2,106,718
Receivables (net of allowance for uncollectibles):				
Taxes	141,175	-	141,175	69,254
Accounts	578,894	680,341	1,259,235	-
Inventories	-	159,357	159,357	-
Prepays	25,328	24,344	49,672	-
Capital assets, net:				
Land	116,798	53,600	170,398	-
Buildings and land improvements	2,595,411	-	2,595,411	-
Utility plant and easements	-	8,968,003	8,968,003	-
Vehicles and equipment	770,561	424,824	1,195,385	-
Infrastructure	8,211,875	-	8,211,875	-
Right to use asset	60,859	-	60,859	-
Construction in progress	372,035	1,241,495	1,613,530	-
Total capital assets	<u>12,127,539</u>	<u>10,687,922</u>	<u>22,815,461</u>	<u>-</u>
Total assets	<u>24,927,064</u>	<u>20,029,130</u>	<u>44,956,194</u>	<u>2,175,972</u>
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to OPEB	31,969	10,454	42,423	-
Deferred outflows related to pensions	472,841	195,855	668,696	-
Total deferred outflows of resources	<u>504,810</u>	<u>206,309</u>	<u>711,119</u>	<u>-</u>

(continued)

The accompanying notes are an integral part of these financial statements.

	Primary Government			Component Unit
	Governmental	Business-Type		Municipal
	Activities	Activities	Total	Development
				District
LIABILITIES				
Accounts payable and other	\$ 1,060,437	\$ 262,408	\$ 1,322,845	\$ 37
Accrued liabilities	142,072	29,703	171,775	-
Other liabilities	-	-	-	-
Unearned revenue	-	145,712	145,712	-
Noncurrent liabilities:				
Due within one year	576,410	348,715	925,125	-
Due in more than one year	3,884,326	1,881,147	5,765,473	-
OPEB liability	119,932	43,236	163,168	-
Net pension liability	121,881	18,046	139,927	-
Total liabilities	<u>5,905,058</u>	<u>2,728,967</u>	<u>8,634,025</u>	<u>37</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to pensions	502,314	176,426	678,740	-
Deferred inflows related to OPEB	8,515	2,708	11,223	-
Total deferred inflows of resources	<u>510,829</u>	<u>179,134</u>	<u>689,963</u>	<u>-</u>
NET POSITION				
Net investment in capital assets	8,025,653	8,572,922	16,598,575	-
Restricted for:				
Court technology	13,873	-	13,873	-
Court security building	59,243	-	59,243	-
Court efficiency and felony forfeiture	12,222	-	12,222	-
Other court restrictions	10,216	-	10,216	-
PEG fees	4,319	-	4,319	-
Public safety	14,429	-	14,429	-
Debt service	52,659	-	52,659	-
Unrestricted	<u>10,823,373</u>	<u>8,754,416</u>	<u>19,577,789</u>	<u>2,175,935</u>
Total net position	<u>\$ 19,015,987</u>	<u>\$ 17,327,338</u>	<u>\$ 36,343,325</u>	<u>\$ 2,175,935</u>



## CITY OF FAIR OAKS RANCH, TEXAS

## STATEMENT OF ACTIVITIES

For the year ended September 30, 2022

Functions and Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government				
Governmental activities:				
Mayor and council	\$ 7,268	\$ -	\$ 1,061	\$ -
Administration	1,121,778	317,083	163,764	-
City secretary	197,308	-	28,804	-
HR and communications	168,913	-	24,659	-
Finance	292,851	-	42,752	-
Municipal court	206,843	301,655	30,196	-
Public safety	3,456,846	930	504,652	-
Engineering and planning	1,493,654	-	218,053	-
Public works	920,678	-	134,406	-
Building codes and permits	273,015	348,333	39,856	-
Information technology	403,168	-	58,857	-
General government	252,706	-	36,892	-
Total governmental activities	<u>8,795,028</u>	<u>968,001</u>	<u>1,283,952</u>	<u>-</u>
Business-type activities:				
Water/sewer utility	<u>5,904,286</u>	<u>6,497,720</u>	<u>1,244,133</u>	<u>-</u>
Total business-type activities	5,904,286	6,497,720	1,244,133	-
Total primary government	<u>\$ 14,699,314</u>	<u>\$ 7,465,721</u>	<u>\$ 2,528,085</u>	<u>\$ -</u>
Component unit:				
Municipal Development District	<u>\$ 40,535</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

## General revenues

## Taxes:

Property taxes

Non property taxes

Interest and investment earnings

Gain on sale of capital assets

Miscellaneous

Total general revenues

Change in net position

Net position - beginning

Net position - ending

The accompanying notes are an integral part of these financial statements.

Net (Expense) Revenue and Changes in Net Position			Component Unit Municipal Development District
Primary Government			
Governmental Activities	Business-type Activities	Total	
\$ (6,207)	\$ -	\$ (6,207)	
(640,931)	-	(640,931)	
(168,504)	-	(168,504)	
(144,254)	-	(144,254)	
(250,099)	-	(250,099)	
125,008	-	125,008	
(2,951,264)	-	(2,951,264)	
(1,275,601)	-	(1,275,601)	
(786,272)	-	(786,272)	
115,174	-	115,174	
(344,311)	-	(344,311)	
(215,814)	-	(215,814)	
<u>(6,543,075)</u>	<u>-</u>	<u>(6,543,075)</u>	
<u>-</u>	<u>1,837,567</u>	<u>1,837,567</u>	
-	1,837,567	1,837,567	
<u>(6,543,075)</u>	<u>1,837,567</u>	<u>(4,705,508)</u>	
			<u>\$ (40,535)</u>
6,614,489	-	6,614,489	-
2,365,342	-	2,365,342	421,183
80,336	55,063	135,399	13,855
674	-	674	-
27,720	-	27,720	-
<u>9,088,561</u>	<u>55,063</u>	<u>9,143,624</u>	<u>435,038</u>
2,545,486	1,892,630	4,438,116	394,503
<u>16,470,501</u>	<u>15,434,708</u>	<u>31,905,209</u>	<u>1,781,432</u>
\$ 19,015,987	\$ 17,327,338	\$ 36,343,325	\$ 2,175,935

## CITY OF FAIR OAKS RANCH, TEXAS

## BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2022

	Major Funds			Other	Total
	General	Strategic Projects	Equipment	Governmental Fund	Governmental
	Fund	Fund	Replacement Fund	Debt Service Fund	Funds
<b>ASSETS</b>					
Cash and cash equivalents	\$ 9,353,442	\$ 1,559,659	\$ 1,089,047	\$ 51,980	\$ 12,054,128
Receivables (net of allowance for uncollectibles):					
Property taxes	128,715	-	-	12,460	141,175
Accounts	578,894	-	-	-	578,894
Prepaid items	25,328	-	-	-	25,328
Total assets	<u>\$ 10,086,379</u>	<u>\$ 1,559,659</u>	<u>\$ 1,089,047</u>	<u>\$ 64,440</u>	<u>\$ 12,799,525</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 954,392	\$ 106,046	\$ -	\$ -	\$ 1,060,438
Accrued expenditures	96,014	46,058	-	-	142,072
Other liabilities	-	-	-	-	-
Total liabilities	<u>1,050,406</u>	<u>152,104</u>	<u>-</u>	<u>-</u>	<u>1,202,510</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable revenues	255,797	-	-	11,781	267,578
Total deferred inflows of resources	<u>255,797</u>	<u>-</u>	<u>-</u>	<u>11,781</u>	<u>267,578</u>
<b>FUND BALANCES</b>					
Nonspendable:					
Prepaid items	25,328	-	-	-	25,328
Restricted for:					
Court technology	13,873	-	-	-	13,873
Court security building	59,243	-	-	-	59,243
Court efficiency and felony forfeiture	12,222	-	-	-	12,222
Other court restrictions	10,216	-	-	-	10,216
PEG fees	4,319	-	-	-	4,319
Public safety	14,429	-	-	-	14,429
Debt service	-	-	-	52,659	52,659
Assigned for:					
Strategic expenditures	-	1,407,555	-	-	1,407,555
Capital equipment	-	-	1,089,047	-	1,089,047
Legal issues	50,000	-	-	-	50,000
Six month operating reserve	4,225,321	-	-	-	4,225,321
Unassigned	4,365,225	-	-	-	4,365,225
Total fund balances	<u>8,780,176</u>	<u>1,407,555</u>	<u>1,089,047</u>	<u>52,659</u>	<u>11,329,437</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 10,086,379</u>	<u>\$ 1,559,659</u>	<u>\$ 1,089,047</u>	<u>\$ 64,440</u>	<u>\$ 12,799,525</u>

The accompanying notes are an integral part of these financial statements.

## CITY OF FAIR OAKS RANCH, TEXAS

RECONCILIATION OF BALANCE SHEET-  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION

September 30, 2022

Total fund balances - total governmental funds	\$ 11,329,437
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	12,127,539
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.	267,578
Accrued vacation leave payable is not due and payable in the current period and, therefore, is not reported in the funds.	(358,850)
Long-term liabilities, including bonds and capital leases are not due and payable in the current period and, therefore, not reported in the governmental funds.	
Bonds payable	(3,985,000)
Right to use liability	(63,506)
Unamortized bond premium	(53,379)
Net pension liabilities (and related deferred inflows and outflows of resources) do not consume current financial resources and are not reported in the funds.	
Net pension liability	(121,881)
Pension related deferred inflows	(502,314)
Pension related deferred outflows	472,841
OPEB liabilities (and related deferred inflows and outflows of resources) do not consume current financial resources and are not reported in the funds.	
OPEB liability	(119,932)
OPEB related deferred inflows	(8,515)
OPEB related deferred outflows	31,969
Total net position of governmental activities	<u>\$ 19,015,987</u>

The accompanying notes are an integral part of these financial statements.

## CITY OF FAIR OAKS RANCH, TEXAS

STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

For the year ended September 30, 2022

	Major Fund			Other	Total
	General	Strategic Projects	Equipment	Governmental Fund	Governmental
	Fund	Fund	Replacement Fund	Debt Service Fund	Funds
REVENUES					
Taxes	\$ 7,686,927	\$ -	\$ -	\$ 557,497	\$ 8,244,424
Franchise fees	761,408	-	-	-	761,408
Permits	348,333	-	-	-	348,333
Animal control	930	-	-	-	930
Fines and forfeits	174,573	-	-	-	174,573
Utility management fee	257,566	-	-	-	257,566
Other fees and services	59,517	-	-	-	59,517
Interest	79,926	-	-	410	80,336
Grant revenue	1,283,952	-	-	-	1,283,952
Miscellaneous	29,226	-	-	-	29,226
Total revenues	<u>10,682,358</u>	<u>-</u>	<u>-</u>	<u>557,907</u>	<u>11,240,265</u>
EXPENDITURES					
Current:					
Mayor and council	7,268	-	-	-	7,268
Administration	640,983	460,270	-	-	1,101,253
City secretary	199,508	3,591	-	-	203,099
HR and communications	168,856	3,966	-	-	172,822
Finance	299,194	-	-	-	299,194
Municipal court	210,560	-	-	-	210,560
Public safety	3,235,681	3,151	-	-	3,238,832
Engineering and planning	1,503,785	-	-	-	1,503,785
Public works	594,514	-	-	-	594,514
Building codes and permits	281,032	-	-	-	281,032
Information technology	346,202	35,333	-	-	381,535
Non-departmental	159,793	-	-	-	159,793
Capital projects/outlay	158,541	395,540	-	-	554,081
Debt service:					
Principal	-	-	-	450,000	450,000
Interest and fiscal charges	-	-	-	99,585	99,585
Total expenditures	<u>7,805,917</u>	<u>901,851</u>	<u>-</u>	<u>549,585</u>	<u>9,257,353</u>
Excess (deficiency) of revenues over (under) expenditures	<u>2,876,441</u>	<u>(901,851)</u>	<u>-</u>	<u>8,322</u>	<u>1,982,912</u>
OTHER FINANCING SOURCES (USES)					
Sale of assets	673	-	-	-	673
Transfers in	58,907	1,236,222	275,185	-	1,570,314
Transfers out	(1,511,407)	-	(58,907)	-	(1,570,314)
Total other financing sources (uses)	<u>(1,451,827)</u>	<u>1,236,222</u>	<u>216,278</u>	<u>-</u>	<u>673</u>
Net change in fund balances	1,424,614	334,371	216,278	8,322	1,983,585
Fund balance - beginning	<u>7,355,562</u>	<u>1,073,184</u>	<u>872,769</u>	<u>44,337</u>	<u>9,345,852</u>
Fund balance - ending	<u>\$ 8,780,176</u>	<u>\$ 1,407,555</u>	<u>\$ 1,089,047</u>	<u>\$ 52,659</u>	<u>\$ 11,329,437</u>

The accompanying notes are an integral part of these financial statements.

## CITY OF FAIR OAKS RANCH, TEXAS

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES**

**For the year ended September 30, 2022**

Net change in fund balances - total governmental funds \$ 1,983,585

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

Governmental funds report all capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlay.

Current year additions	554,081
Current year depreciation	(656,151)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

Ad valorem revenue	(26,001)
Court citations	127,082

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, which the repayment of the principal of long-term debt consumes the current financial resources of the governmental funds. Neither transaction, however, has any affect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Princial repayments	450,000
Lease liability payments	23,138
Amortization of bond premiums	6,673

Governmental funds report required contributions to employee pension as expenditures. However, in the statement of activities, the cost of the pension is recorded based on the actuarially determined cost of the plan. This is the amount that contributions exceeded the actuarially determined pension expense.

155,588

Governmental funds report required contributions to employee OPEB as expenditures. However, in the statement of activities, the cost of the OPEB is recorded based on the actuarially determined cost of the plan. This is the amount that contributions exceeded the actuarially determined OPEB expense.

(11,218)

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 govermental funds.

Compensated absences	(61,291)
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Change in net position - governmental activities \$ 2,545,486

The accompanying notes are an integral part of these financial statements.

## CITY OF FAIR OAKS RANCH, TEXAS

STATEMENT OF NET POSITION –  
PROPRIETARY FUND

September 30, 2022

	Business-Type Activities Water/Sewer Fund
Assets	
Current assets:	
Cash and cash equivalents	\$ 8,477,166
Receivables (net of allowances for uncollectibles):	
Accounts	680,341
Inventories	159,357
Prepays	24,344
Total current assets	9,341,208
Capital assets:	
Land	53,600
Construction in progress	1,241,495
Utility plant and easements	18,568,667
Vehicles and equipment	1,213,879
Accumulated depreciation	(10,389,719)
Total capital assets, net of accumulated depreciation	10,687,922
Total assets	20,029,130
Deferred outflows of resources	
Deferred OPEB related outflows	10,454
Deferred pension related outflows	195,855
Total deferred outflows of resources	206,309
Liabilities	
Current liabilities:	
Accounts payable	262,408
Accrued liabilities	29,703
Unearned revenue	145,712
Due within one year	348,715
Total current liabilities	786,538
Noncurrent liabilities:	
Due in more than one year	1,881,147
OPEB liability	43,236
Net pension liability	18,046
Total noncurrent liabilities	1,942,429
Total liabilities	2,728,967
Deferred inflows of resources	
Deferred pension related inflows	176,426
Deferred OPEB related inflows	2,708
Total deferred inflows of resources	179,134
Net position	
Net investment in capital assets	8,572,922
Unrestricted	8,754,416
Total net position	\$ 17,327,338

The accompanying notes are an integral part of these financial statements.

## CITY OF FAIR OAKS RANCH, TEXAS

STATEMENT OF REVENUES, EXPENSES AND  
CHANGES IN FUND NET POSITION - PROPRIETARY FUND

For the year ended September 30, 2022

	Business-Type Activities <u>Water/Sewer Fund</u>
Operating revenues	
Charges for utility service	\$ 6,497,720
Operating expenses	
Personnel services	1,712,978
Contractual services	48,144
Maintenance	472,840
Equipment lease	11,955
Supplies	97,601
Office supplies	145,903
Postage	18,922
Utilities	297,975
Management fee	257,566
Professional fees	413,565
Permits and licenses	10,125
Water reservation fees	1,205,020
Insurance	50,990
Sludge disposal	323,451
Miscellaneous	54,797
Total operating expenses	<u>5,121,832</u>
Operating income (loss) before depreciation	<u>1,375,888</u>
Depreciation	<u>760,023</u>
Operating income (loss)	<u>615,865</u>
Nonoperating revenues (expenses)	
Grant income	1,244,133
Interest income	55,063
Interest and fiscal charges	<u>(22,431)</u>
Amortization of deferred loss on refunding issue	<u>-</u>
Total nonoperating revenues (expenses)	<u>1,276,765</u>
Income before transfers	<u>1,892,630</u>
Change in net position	1,892,630
Total net position - beginning	<u>15,434,708</u>
Total net position - ending	<u>\$ 17,327,338</u>

The accompanying notes are an integral part of these financial statements.



## CITY OF FAIR OAKS RANCH, TEXAS

STATEMENT OF CASH FLOWS  
PROPRIETARY FUND

For the year ended September 30, 2022

	Business-Type Activities Water/Sewer Fund
Cash flows from operating activities	
Cash received from customers	\$ 5,041,784
Cash paid for employee wages and benefits	(1,785,654)
Cash paid for suppliers for goods and services	(3,220,004)
Cash paid to general fund for management fee	(257,566)
Net cash provided (used) in operating activities	(221,440)
Cash flows from noncapital financing activities	
Cash received from grant revenue	1,244,133
Cash flows from capital and related financing activities	
Purchase/construction of capital assets	(936,562)
Principal payments on long-term debt	(275,310)
Interest and fiscal charges paid	(22,431)
Net cash provided (used) by capital and related financing activities	(1,234,303)
Cash flows from investing activities	
Investment interest received	55,063
Net cash provided (used) by investing activities	55,063
Net increase (decrease) in cash and investments	(156,547)
Cash and investments at beginning of year	8,633,713
Cash and investments at end of year	\$ 8,477,166
Reconciliation of net operating income to net cash provided to net cash (used) by operating activities	
Operating income (loss)	\$ 615,865
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	760,023
Change in assets and liabilities:	
(Increase) decrease in accounts receivable	(211,802)
(Increase) decrease in inventories	(36,151)
(Increase) decrease in prepaids	51,217
Increase (decrease) in accounts payable	25,295
Increase (decrease) in accrued liabilities	(27,125)
Increase (decrease) in other liabilities	(154,628)
Net cash provided (used) by operating activities	\$ (221,440)
<u>SCHEDULE OF NONCASH CAPITAL ACTIVITIES</u>	
Actuarially determined change in net pension liability	\$ 1,121
Other postemployment benefit liability	55,412

The accompanying notes are an integral part of these financial statements.

## CITY OF FAIR OAKS RANCH, TEXAS

STATEMENT OF FIDUCIARY NET POSITION  
FIDUCIARY FUND

September 30, 2022

	Private-Purpose Trust Fund
Assets	
Cash and cash equivalents	\$ 2,032
Other receivable	<u>1,015</u>
Total assets	<u>3,047</u>
Liabilities	
Due to local government	<u>1,015</u>
Net position	
Restricted for individuals	<u><u>\$ 2,032</u></u>

The accompanying notes are an integral part of these financial statements.

CITY OF FAIR OAKS RANCH, TEXAS

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION  
FIDUCIARY FUND

For the year ended September 30, 2022

	Private-Purpose Trust Fund
Additions	
Contributions from employees	\$ 17,490
Deductions	
Benefit payments	<u>21,067</u>
Net change in fiduciary net position	(3,577)
Net position - beginning	<u>5,609</u>
Net position - ending	<u>\$ 2,032</u>

The accompanying notes are an integral part of these financial statements.

## **NOTES TO BASIC FINANCIAL STATEMENTS**



# CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### (1) Summary of significant accounting policies

The financial statements of the City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below:

#### Reporting entity

As required by generally accepted accounting principles, these financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component unit, although legally separate entities, are, in substance, part of the government's operations; thus, data from these units, if any existed, would be combined with data of the primary government. Discretely presented component units, on the other hand, are reported in a separate column in the government-wide financial statements to emphasize they are legally separate from the government. As of September 30, 2022, the City had one component unit that is discretely presented in these financial statements:

#### City of Fair Oaks Ranch Municipal Development District

The City of Fair Oaks Ranch Municipal Development District ("MDD") was organized in accordance with Chapter 377 of the Texas Local Government Code for the purpose of developing and financing projects beneficial to the City. The MDD collects a ½ cent sales tax to finance projects that promote the economic growth in the City. The City Council appoints the governing Board of the MDD and approves annual budgets. The MDD meets the criteria of a discretely presented component unit, described as above, and is presented in the government-wide financial statements. Complete financial statements for the Fair Oaks Ranch Municipal Development District may be obtained at City Hall.

#### Government-wide and fund financial statements

The government-wide financial statements include the statement of net position and the statement of activities. Government-wide statements report information on all of the activities of the City. Governmental activities are supported mainly by taxes and intergovernmental revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods and services.

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

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

(1) Summary of significant accounting policies (continued)

## Measurement focus and 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*. This measurement focus is also used for the proprietary fund financial statements. 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. Major revenue types, which have been accrued, are revenue from the investments, intergovernmental revenue and charges for services. Grants are recognized as revenue when all applicable eligibility requirements imposed by the provider are met.

Revenues are classified as *program revenues* and *general revenues*. Program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. General revenues include all taxes, grants, interest, and miscellaneous income not restricted to specific programs and investment earnings.

Governmental fund level financial statements are reported using 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 available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Measurable and available revenues include revenues expected to be received within 60 days after the fiscal year ends. Receivables which are measurable but not collectible within 60 days after the end of the fiscal period are reported as unearned revenue.

Expenditures generally are recorded when a fund liability is incurred; however, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when the liability has matured and payment is due.

The government reports the following major governmental funds:

The *general fund* is the general operating fund of the City and is always classified as a major fund. The general fund is used to account for all financial resources except those required to be accounted for in another fund. Major revenue sources include property taxes, charges for services, intergovernmental revenues and investment of idle funds. Primary expenditures are for general administration, public safety, public works, public health, capital acquisition and municipal court.

*Strategic projects fund* is used to account for the funds assigned for various capital projects.

*Equipment replacement fund* is used to account for funds assigned for capital equipment additions.

*Proprietary fund level financial statements* are used to account for activities, which are similar to those often found in the private sector. The measurement focus is upon determination of net income, financial position and cash flows. The City's proprietary fund is the water/sewer fund (used to account for the provision of water and sewer services to residents).

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

(1) Summary of significant accounting policies (continued)

## Measurement focus and basis of accounting and financial statement presentation (continued)

The proprietary fund is accounted for using the accrual basis of accounting as follows:

1. Revenues are recognized when earned, and expenses are recognized when the liabilities are incurred.
2. Current-year contributions, administrative expenses and benefit payments, which are not received or paid until the subsequent year, are accrued.

Proprietary funds distinguish operating revenues and expenses from non-operating. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations.

*Fiduciary fund* is used to account for resources held in trust for employees to pay for employee medical expenses. Contributions into the fund come from the employees.

## Cash and cash equivalents

Cash and cash equivalents include cash deposits and investments with a maturity date within three (3) months of the date acquired by the City.

## Investments

State statutes authorize the City to invest in (a) obligations of the United States or its agencies and instrumentalities; (b) direct obligations of the State of Texas or its agencies; (c) other obligations, the principal and interest of which are unconditionally guaranteed or insured by the State of Texas or the United States; (d) obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than A or its equivalent; (e) certificates of deposit by state and national banks domiciled in this state that are (i) guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or (ii) secured by obligations that are described by (a)-(d); or, (e). Statutes also allow investing in local government investment pools organized and rated in accordance with the Interlocal Cooperation Act, whose assets consist exclusively of the obligations of the United States or its agencies and instrumentalities and repurchase assessments involving those same obligations. The City has all its monies in interest bearing checking accounts and public funds investment pools. Earnings from these investments are added to each account monthly or quarterly.

## Accounts receivable

Property taxes are levied based on taxable value at January 1 prior to September 30 and become due October 1, 2021 and past due after January 31, 2022. Accordingly, receivables and revenues for property taxes are reflected on the government-wide statement based on the full accrual method of accounting. Property tax receivables for prior year's levy are shown net of an allowance for uncollectible.

Accounts receivable from other governments include amounts due from grantors for approved grants for specific programs and reimbursements for services performed by the City. Program grants are recorded as receivables and revenues at the time all eligibility requirements established by the provider have been met.



# CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### (1) Summary of significant accounting policies (continued)

#### Accounts receivable (continued)

Reimbursements for services performed are recorded as receivables and revenues when they are earned in the government-wide statements. Included are fines and costs assessed by the court action and billable services for certain contracts. Revenues received in advance of the costs being incurred are recorded as unearned revenue in the fund statements. Receivables are shown net of an allowance for uncollectibles.

#### Short-term interfund receivables/payables

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” on the fund statements. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

#### Inventories and prepaid items

Inventories of repair and replacement parts for the utility system are valued at cost, which approximates market, using the moving average cost method.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Restricted net assets

Certain proceeds of General Obligation Bonds, as well as certain resources set aside for their repayment, and revenues received with constraints to specific purposes by their providers, through constitutional provisions, or by enabling legislation are classified as restricted assets on the balance sheet because their use is limited.

#### Capital assets

Capital assets, which include land, buildings and improvements, equipment, infrastructure, and construction in progress assets, are reported in the applicable governmental or business type activities column in the government-wide financial statements. Capital assets such as equipment are defined as assets with a cost of \$5,000 or more. Infrastructure assets include City-owned streets, sidewalks, curbs and bridges. Construction in progress assets include infrastructure assets which are not yet complete and in use. Capital assets are recorded at historical costs if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Interest has not been capitalized during the construction period on property, plant and equipment.

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

(1) Summary of significant accounting policies (continued)

## Capital assets (continued)

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

ASSETS	YEARS
Land improvements	5 to 10 years
Building and improvements	20 to 40 years
Utility system in service	20 to 40 years
Infrastructure	5 to 40 years
Machinery and equipment	5 to 10 years

## Deferred inflows/outflows of resources

## Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's fiduciary net position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefits payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

## Other postemployment benefits

The other postemployment benefit liability of the Texas Municipal Retirement System (TMRS) Supplemental Death Benefit Plan (SDBF) has been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes for purposes of measuring the other postemployment benefit (OPEB) liability and deferred outflows of resources related to the other postemployment benefits, (OPEB) expense. Benefit payments are recognized when due and payable in accordance with the benefit terms. Contributions are utilized to fund active member deaths on a pay-as-you-go basis; any excess contributions and investment income over payments then become net position available for benefits.

The statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expenditure) until then.

The statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

# CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### (1) Summary of significant accounting policies (continued)

#### Compensated absences

The City allows employees who are eligible for vacation and sick leave (compensated absences) to accumulate and carry over the accumulation to subsequent years within certain limitations. Liabilities for compensated absences are recognized in the fund statements to the extent the liabilities have matured (i.e. are due for payment). Compensated absences are accrued in the government-wide statements.

Sick leave days are not paid when an employee leaves City employment; therefore a liability is not reported for unpaid sick leave.

#### Unearned revenue

Unearned revenues arise when assets are recognized before revenue recognition criteria have been satisfied.

#### Long-term obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities under governmental activities or proprietary fund type statement of net position. On new bond issues, bond premiums and discounts, are amortized over the life of the discount. Bond issuance costs are reported as expenses in the year of issuance.

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

#### Fund equity

Fund balances in governmental funds are classified as follows:

**Nonspendable** – represents amounts that cannot be spent because they are either not in spendable form (such as inventory or prepaid items) or legally required to remain intact.

**Restricted** – represents amounts that are constrained by external parties, constitutional provisions or enabling legislation.

**Committed** – represents amounts that can only be used for a specific purpose determined by a formal action of the government's highest level of decision making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

# CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### (1) Summary of significant accounting policies (continued)

#### Fund equity (continued)

Assigned – represents amounts which the City intends to use for a specific purpose but do not meet the criteria of restricted or committed. The City Council and the City Administrator are the only entities that may make assignments at this time.

Unassigned – represents the residual balance that may be spent on any other purpose of the City.

When an expenditure is incurred for a purpose in which multiple classifications are available, the City considers restricted balances spent first, committed second, assigned third, and unassigned fourth.

#### Net position

Net position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

#### Interfund transactions

Legally authorized transfers are treated as interfund transfers and are included in the results of operations of both governmental and proprietary funds.

The City charges the utility (proprietary) fund a management fee for administrative costs associated with the utility fund. During the year ended September 30, 2022, management fees totaled \$257,566.

#### Operating revenues and expenses

Operating revenues are those revenues that are generated directly from the primary activity of the enterprise. For the City, those revenues are charges for water and sewer services. Operating expenses are the necessary costs incurred to provide the service that is the primary activity. Revenues and expenses not meeting these definitions are reported as nonoperating.

#### 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 amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

(1) Summary of significant accounting policies (continued)

## New accounting policy

As of October 1, 2021, the City implemented GASB Statement No. 87, *Leases*. The objectives of this statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. The statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. A lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

(2) Cash and cash equivalents

The City's funds are required to be deposited and invested under the terms of a depository contract. The depository bank deposits for safekeeping and trust with the City's agent bank approved pledge securities in an amount sufficient to protect City funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC") insurance.

## Cash and cash equivalents

*Custodial credit risk – deposits.* At September 30, 2022, the carrying amount of the City's deposits in the bank was \$1,416,311 and the bank balance was \$1,749,106. Of the bank balance, \$250,000 was covered by federal deposit insurance and the City's depository had pledged securities having a market value of \$2,275,836 as collateral for the City's deposits. All of the City's cash was fully collateralized. The City maintains \$1,175 of cash-on-hand at September 30, 2022.

At September 30, 2022, the carrying amount of the Municipal Development District's deposits in the bank was \$53,160 and the bank balance was the same. The bank balance was fully covered by federal deposit insurance. All of the District's cash was fully collateralized.

## Investments

The City is required by Government Code Chapter 2256, The Public Funds Investment Act, to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowance investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for certificates of deposit.

The Public Funds Investment Act ("Act") requires an annual audit of investment practices. Audit procedures in this area conducted as a part of the audit of the basic financial statement disclosed that in the areas of investment practices, management reports and establishment of appropriate policies, the City has adhered to the requirements of the Act. Investment practices of the City were in accordance with local policies. The Act determines the types of investments which are allowable for the City. These include, with certain restrictions, 1) obligations of the U.S. Treasury, U.S. agencies, and the State of Texas, 2) certificates of deposit, 3) money market mutual funds, and 4) eligible public funds investment pools.

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

(2) Cash and cash equivalents (continued)

## Investments (continued)

The City's investments at September 30, 2022 were as shown below:

	Rating	Value	Weighted Average Maturity (Days)
TexPool (valued at amortized cost)	AAAm	\$ 19,115,840	24

The Municipal Development District's investments at September 30, 2022 were as shown below:

	Rating	Value	Weighted Average Maturity (Days)
TexPool (valued at amortized cost)	AAAm	\$ 2,053,557	24

## Custodial credit risk

For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All of the City's investments are held by its agents in the City's name.

## Interest rate risk

In accordance with its investment policy, the City manages its exposure to declines in fair values by limiting the weighted average maturity of its operating investment portfolio to less than 13 months. The City's investment policy limits the final stated maturity of any security to no more than two years. As a matter of policy, the City holds all investments to maturity.

## Credit risk

The City's investment policy states that investments in local government pools will be no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service.

## Investment accounting policy

The City's general policy is to report money market investments and short-term participating interest-earning investment contracts at amortized cost and to report nonparticipating interest-earning investment contracts using a cost-based measure. However, if the fair value of an investment is significantly affected by the impairment of the credit standing of the issuer or by other factors, it is reported at fair value. All other investments are reported at fair value unless a legal contract exists which guarantees a higher value. The term "short-term" refers to investments which have a remaining term of one year or less at time of purchase. The term "nonparticipating" means that the investment's value does not vary with market interest rate changes. Nonnegotiable certificates of deposit are examples of nonparticipating interest-earning investment contracts.

# CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

### (2) Cash and cash equivalents (continued)

#### Public funds investment pools

Public funds investment pools in Texas (“Pools”) are established under the authority of the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and are subject to the provisions of the Public Funds Investment Act (the “Act”), Chapter 2256 of the Texas Government Code. In addition to other provisions of the Act designed to promote liquidity and safety of principal, the Act requires Pools to: 1) have an advisory board composed of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool; 2) maintain a continuous rating of no lower than AAA or AAA-m or an equivalent rating by at least one nationally recognized rating service; and 3) maintain the market value of its underlying investment portfolio within one half of one percent of the value of its shares. TexPool is an investment pool that meets these criteria.

TexPool is an investment pool in which the Texas Comptroller of Public Accounts is the sole officer, director, and shareholder of the Texas Treasury Safekeeping Trust Company (The Trust Company). The Trust Company is authorized to operate the pool. Federated Investors, Inc. manages the assets under an agreement with the Comptroller, acting on behalf of the Trust Company. TexPool is reported at amortized cost and it does not have any limitations or restrictions on participants’ withdrawals.

### (3) Property tax

Taxes were levied on and payable as of January 1. The City contracts with the Bexar County Tax Assessor-Collector to collect taxes on its behalf. Current year taxes become delinquent February 1. Current year delinquent taxes not paid by July 1 are turned over to attorneys for collection action.

For fiscal year 2022, the assessed tax rate for the City was \$.3518 per \$100 on an assessed valuation of \$1,861,025,853. The tax rate is split \$.3223 for general maintenance and operations and \$.0295 for interest and sinking. Total tax levy for fiscal year 2022 is \$6,547,412. As of September 30, 2022, the delinquent taxes were \$140,497.

The City is permitted by the Constitution of the State of Texas to levy taxes up to \$2.50 per \$100 of taxable assessed valuation for all governmental purposes. Pursuant to a decision of the Attorney General of the State of Texas up to \$1.50 per \$100 of assessed valuation may be used for the payment of long-term debt. The combined tax rate to finance general governmental services, including the payment of principal and interest on long-term debt, for the year ended September 30, 2022, was \$.3518 per \$100 of assessed value, which means that the City has a tax margin of \$2.1482 for each \$100 value and could increase its annual tax levy by approximately \$39,978,557 based upon the present assessed valuation of \$1,861,025,853 before the limit is reached. However, the City may not adopt a tax rate that exceeds the tax rate calculated in accordance with the Texas Property Tax Code without holding two public hearings. The Property Tax Code subjects an increase in the proposed tax rate to a referendum election, if petitioned by registered voters, when the effective tax rate increase is more than three and a half percent (3.5%) of the previous year’s maintenance and operations tax rate.

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

(4) Interfund balances and transfers

Interfund balances represent reimbursements for expenditures paid or cash received on behalf of other funds and are expected to be liquidated in the next fiscal year. At September 30, 2022, the City did not have any due to/due from balances outstanding.

Transfers between City funds during the year ended September 30, 2022 consist of the following:

Transfer Out	Transfer In	Amount	Purpose
General Fund	Strategic Projects Fund	\$ 1,236,222	Capital Improvement Plan
General Fund	Equipment Replacement Fund	275,185	Capital Equipment Replacement
Equipment Replacement Fund	General Fund	<u>58,907</u>	Capital Replacement
	Total	<u>\$ 1,570,314</u>	

(5) Capital assets

Capital asset activity in the governmental fund for the year ended September 30, 2022, was as follows:

	Balance October 1, 2021	Additions	Disposals	Balance September 30, 2022
Governmental activities				
Capital assets not being depreciated				
Land	\$ 116,798	\$ -	\$ -	\$ 116,798
Construction in progress	-	372,035	-	372,035
Capital assets being depreciated				
Buildings and land improvements	4,037,292	-	-	4,037,292
Vehicles and equipment	2,208,651	182,046	-	2,390,697
Infrastructure	10,148,595	-	-	10,148,595
Right to use asset	<u>104,176</u>	<u>-</u>	<u>-</u>	<u>104,176</u>
Total capital assets	<u>16,615,512</u>	<u>554,081</u>	<u>-</u>	<u>17,169,593</u>
Less accumulated depreciation				
Buildings and land improvements	(1,329,199)	(112,682)	-	(1,441,881)
Vehicles and equipment	(1,355,321)	(264,815)	-	(1,620,136)
Infrastructure	(1,683,852)	(252,868)	-	(1,936,720)
Right to use asset	<u>(17,531)</u>	<u>(25,786)</u>	<u>-</u>	<u>(43,317)</u>
Total accumulated depreciation	<u>(4,385,903)</u>	<u>(656,151)</u>	<u>-</u>	<u>(5,042,054)</u>
Governmental capital assets, net	<u>\$ 12,229,609</u>	<u>\$ (102,070)</u>	<u>\$ -</u>	<u>\$ 12,127,539</u>



## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

(5) Capital assets (continued)

Capital asset activity in the proprietary fund for the year ended September 30, 2022, was as follows:

	Balance October 1, 2021	Additions	Disposals	Balance September 30, 2022
Business-type activities				
Capital assets not being depreciated				
Land	\$ 53,600	\$ -	\$ -	\$ 53,600
Construction in progress	538,019	703,476	-	1,241,495
Capital assets being depreciated				
Utility plant and easements	18,424,624	144,043	-	18,568,667
Vehicles and equipment	1,124,837	89,042	-	1,213,879
Totals capital assets	<u>20,141,080</u>	<u>936,561</u>	<u>-</u>	<u>21,077,641</u>
Less accumulated depreciation				
Utility plant and easements	(8,939,037)	(661,627)	-	(9,600,664)
Vehicles and equipment	(690,660)	(98,395)	-	(789,055)
Total accumulated depreciation	<u>(9,629,697)</u>	<u>(760,022)</u>	<u>-</u>	<u>(10,389,719)</u>
Business-type capital assets, net	<u>\$ 10,511,383</u>	<u>\$ 176,539</u>	<u>\$ -</u>	<u>\$ 10,687,922</u>

Depreciation expense was charged to the governmental functions as follows:

Administration	\$ 62,038
Public safety	229,850
Information technology	24,970
Public works	<u>339,293</u>
Total depreciation expense - governmental activities	<u>\$ 656,151</u>

(6) Unearned revenue*Water Supply Agreements*

The City has entered into agreements with certain developers to provide water and sewer services to planned future developments. The City has agreed to provide treated water from the City's water production, storage and distribution system and to provide sewer service from the City's wastewater treatment plant, both of which may require expansion or modifications. The developers have agreed to extend utilities from their present locations to the boundaries of the developed properties and to provide for offsets and/or credits toward "Contributions in Aid of Construction". The City will credit the contributions in aid provided by the developers against impact fees due upon development of the property. Impact fees are collected at the time a building permit is issued for a particular lot. Therefore, the contributions in aid are unearned until such time as the lots are permitted for construction. The City received \$0 contributions in aid during the year ended September 30, 2022. The City has received \$622,528 in contributions in aid to date and has earned a total of \$476,816 in fees. The remaining \$145,712 of contributions are reported as unearned revenue accordingly.

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

(7) Long-term liabilities

## Primary government

At September 30, 2022, the City's long-term debt consisted of the following:

	Range of Interest Rates	Unpaid Principal	Current Maturities	Long-Term Maturities
<u>Governmental activities:</u>				
General Obligation Bond, Series 2015	1.0 - 3.0%	\$ 3,985,000	\$ 460,000	\$ 3,525,000
	Range of Interest Rates	Unpaid Principal	Current Maturities	Long-Term Maturities
<u>Business-type activities</u>				
Certificate of Obligation Bond Series 2020	1.01%	\$ 2,115,000	\$ 320,000	\$ 1,795,000

On April 16, 2015 the City issued general obligations bonds, series 2015 for \$7,000,000. The proceeds were used for designing, acquiring, constructing, renovating, improving and equipping City streets, curbs, sidewalks, and gutter improvements, demolition, repair, and rebuilding of existing streets, completing necessary or incidental utility relocation and drainage in connection with the foregoing and the purchase of land, easements, and right-of-way.

On September 23, 2020 the City issued tax and limited pledge revenue certificate of obligation bonds, series 2020 for \$2,660,000. The proceeds were used to refinance capital equipment purchased through capital lease agreements and acquire other equipment and materials for City water projects.

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

## (7) Long-term liabilities (continued)

Changes in the City's long-term liabilities during the fiscal year ended September 30, 2022:

	Original Amount	Balance Outstanding Oct. 1, 2021	Current Additions	Current Reductions	Balance Outstanding Sept. 30, 2022	Due Within One Year
<u>Governmental activities:</u>						
Long-term debt:						
GO Bonds, Series 2015	\$ 7,000,000	\$ 4,435,000	\$ -	\$ (450,000)	\$ 3,985,000	\$ 460,000
Premium on bonds		60,052	-	(6,673)	53,379	6,673
Total long-term debt		4,495,052	-	(456,673)	4,038,379	466,673
Other long-term liabilities:						
Right to use lease liability		88,151	-	(24,644)	63,507	20,025
Compensated absences		297,559	135,681	(74,390)	358,850	89,712
Total governmental activities		<u>\$ 4,880,762</u>	<u>\$ 135,681</u>	<u>\$ (555,707)</u>	<u>\$ 4,460,736</u>	<u>\$ 576,410</u>
<u>Business-type activities:</u>						
Long-term debt:						
CO Bonds, Series 2020	\$ 2,660,000	\$ 2,430,000	\$ -	\$ (315,000)	\$ 2,115,000	\$ 320,000
Other long-term liabilities:						
Compensated absences		75,172	58,483	(18,793)	114,862	28,715
Total business-type activities		2,505,172	58,483	(333,793)	2,229,862	348,715
Total changes in long-term liabilities		<u>\$ 7,297,783</u>	<u>\$ 194,164</u>	<u>\$ (889,500)</u>	<u>\$ 6,690,598</u>	<u>\$ 925,125</u>

The compensated absences attributable to the governmental activities will be liquidated primarily by the general fund. The compensated absences attributable to the business-type activities will be liquidated by the water/sewer fund. The net and total pension liabilities and the OPEB liability will be liquidated primarily from the general fund, approximately 77%, with the remaining amounts from the water and sewer fund.

The annual requirements to amortize all long-term bonded debt outstanding as of September 30, 2022, including principal and interest payments, are as follows:

Year Ending September 30,	Governmental Activities			Business-Type Activities		
	Principal	Interest	Total	Principal	Interest	Total
2023	\$ 460,000	\$ 92,130	\$ 552,130	\$ 320,000	\$ 19,745	\$ 339,745
2024	470,000	83,163	553,163	320,000	16,513	336,513
2025	480,000	72,475	552,475	325,000	13,256	338,256
2026	490,000	60,950	550,950	325,000	9,974	334,974
2027	500,000	48,575	548,575	330,000	6,666	336,666
2028 - 2030	1,585,000	66,813	1,651,813	495,000	4,116	499,116
	<u>\$ 3,985,000</u>	<u>\$ 424,106</u>	<u>\$ 4,409,106</u>	<u>\$ 2,115,000</u>	<u>\$ 70,270</u>	<u>\$ 2,185,270</u>

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

(7) Long-term liabilities (continued)

## Right to use lease obligations

At September 30, 2022, the City was obligated under the right to use leases for apple ipads (\$2,895), copier leases (\$57,888), and postage meter (\$2,724). The ipads were leased for a term of 2 years at a fixed interest rate of 5.25%. The monthly payments are \$732. The copiers were leased for a term of 5 years at a fixed interest rate of 5.25%. The monthly payments are \$1,581. The postage meter was leased for a term of 63 months at a fixed interest rate of 5.25%. The monthly payments are \$78. The leases are not renewable and the City will not acquire the equipment at the end of the terms. Future minimum lease payments on these leases are as follows:

Year Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2023	\$ 20,025	\$ 2,806	\$ 22,831
2024	18,051	1,853	19,904
2025	19,022	882	19,904
2026	6,409	70	6,479
	<u>\$ 63,507</u>	<u>\$ 5,611</u>	<u>\$ 69,118</u>

(8) Employees' retirement systems

## Texas Municipal Retirement System

## Plan description

The City of Fair Oaks Ranch participates as one of 901 plans in the defined benefit cash-balance pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of the system with a six-member, Governor appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available comprehensive annual financial report (Annual Report) that can be obtained at [www.tmr.com](http://www.tmr.com).

All eligible employees of the City are required to participate in TMRS.

## Benefits provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the State statutes governing TMRS.

At retirement, the member's benefit is calculated based on the sum of the member's contributions, with interest, and the City-financed monetary credits with interest. The retiring members may select one of seven monthly benefit payment options. Members may also choose to receive a portion of their benefit as a partial lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the total member's contribution and interest.

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

## (8) Employees' retirement systems (continued)

## Texas Municipal Retirement System (continued)

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Members are eligible to retire at age sixty (60) and above with five (5) or more years of service or with twenty (20) years of service regardless of age. A member is vested after five (5) years. The contribution rate for the employees is 7%, and the City matching percent is currently 2 to 1.

## Employees covered by benefit terms

At the December 31, 2021 valuation and measurement dates, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries receiving benefits	19
Inactive employees entitled to but not yet receiving benefits	52
Active employees	<u>65</u>
Total	<u>136</u>

## Contributions

The contribution rates in TMRS are either 5%, 6%, or 7% of the member's total compensation, and the City matching ratios are either 1:1, 1.5:1, or 2:1, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary using the entry age normal (EAN) actuarial cost method. The City's contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time.

Employees for the City were required to contribute 7% of their annual compensation during the fiscal year. The contribution rates for the City were 11.57% and 11.71% in calendar years 2022 and 2021, respectively. The City's contributions to TMRS for the year ended September 30, 2022, were \$568,318, and were equal to the required contributions.

## Net pension liability

The City's net pension liability (NPL) was measured as of December 31, 2021, and the total pension liability (TPL) used to calculate the net pension liability was determined by an actuarial valuation as of that date.

## Actuarial assumptions

The total pension liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year, adjusted down for population declines, if any
Investment rate of return*	6.75%, net of pension plan investment expense, including inflation

\* presented net of pension plan investment expense, including inflation

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

## (8) Employees' retirement systems (continued)

## Texas Municipal Retirement System (continued)

## Actuarial assumptions (continued)

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB (10) mortality tables with the Public Safety table used for males and the general employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 through December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. The post-retirement mortality assumption for annuity purchase rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimate of real rates of return for each major asset class in fiscal year 2021 are summarized in the following tables:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	35.00%	7.55%
Core Fixed Income	6.00%	2.00%
Non-Core Fixed Income	20.00%	5.68%
Other public and private markets	12.00%	7.22%
Real Estate	12.00%	6.85%
Hedge funds	5.00%	5.35%
Private Equity	10.00%	10.00%
Total	<u>100.00%</u>	

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

## (8) Employees' retirement systems (continued)

## Texas Municipal Retirement System (continued)

## Discount rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that member and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

## Changes in net pension liability

The schedule below presents the changes in the net pension liability (asset) as of December 31, 2021:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balance at 12/31/2020	\$ 10,117,822	\$ 9,564,818	\$ 553,004
Changes for the year:			
Service cost	747,891	-	747,891
Interest	700,139	-	700,139
Changes of benefit terms	-	-	-
Difference between expected and actual experience	186,130	-	186,130
Changes of assumptions	-	-	-
Contributions - employer	-	499,891	(499,891)
Contributions - employee	-	302,440	(302,440)
Net investment income	-	1,250,635	(1,250,635)
Benefit payments,			
including refunds of employee contributions	(238,666)	(238,666)	-
Administrative expenses	-	(5,769)	5,769
Other changes	-	40	(40)
Net changes	1,395,494	1,808,571	(413,077)
Balance at 12/31/2021	\$ 11,513,316	\$ 11,373,389	\$ 139,927

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

## (8) Employees' retirement systems (continued)

## Texas Municipal Retirement System (continued)

## Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75% as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (5.75%) or 1-percentage point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
Net pension liability (asset)	\$ 2,191,960	\$ 139,927	\$ (1,491,391)

## Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the schedule of changes in fiduciary net position, by participant city. The report may be obtained at [tmrs.com](http://tmrs.com).

## Pension expense and deferred outflows/inflows of resources related to pensions

For the year ended September 30, 2022, the City recognized pension expense of \$358,685.

At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual economic experience	\$ 220,552	\$ 39,536
Changes in actuarial assumptions	21,659	-
Difference between projected and actual investment earnings	-	639,204
Contributions made subsequent to the measurement date	426,485	-
Total	\$ 668,696	\$ 678,740



## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

(8) Employees' retirement systems (continued)

## Texas Municipal Retirement System (continued)

## Pension plan fiduciary net position (continued)

The City reported \$426,485 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date, and will be recognized as a reduction of the net pension liability for the year ending September 30, 2023. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30,	Amortization Expense
2023	\$ (61,969)
2024	(198,613)
2025	(83,335)
2026	(92,612)
2027	-
Thereafter	-
	<u>\$ (436,529)</u>

(9) Other postemployment benefits

## Plan description

The City participates in a single-employer defined benefit plan, which operates like a group-term life insurance plan, operated by TMRS known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired members. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

## Benefits provided

The death benefit for active members provides a lump-sum payment approximately equal to the member's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired members are insured for \$7,500; this coverage is an "other postemployment benefit" or OPEB. As the SDBF covers both active and retiree members, with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e. no assets are accumulated).

## Contributions

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is based on the mortality and service experience of all employees covered by the SDBF and the demographics specific to the workforce of the City. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. As such, contributions fund the covered active member and retiree deaths on a pay-as-you-go basis.

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

(9) Other postemployment benefits (continued)

## Contributions (continued)

The contribution rate for the City was 0.14% for calendar years 2022 and 2021. The City's contributions to TMRS for the SDBF program for the year ended September 30, 2022 were \$6,833 and were equal to the required contributions.

## Employees covered by benefit terms

At the December 31, 2021 valuation and measurement dates, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries receiving benefits	13
Inactive employees entitled to but not yet receiving benefits	9
Active employees	<u>65</u>
Total	<u>87</u>

## Other postemployment benefits (OPEB) liability

The City's total OPEB liability of \$163,168 was measured as of December 31, 2021 and was determined by an actuarial valuation as of that date.

## Actuarial assumptions:

The total OPEB liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.5%
Salary increases	3.50% to 11.5% including inflation
Discount rate *	1.84%
Retirees' share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Mortality rates - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by scale UMP to account for future mortality improvements subject to the floor.

\* The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2021. The actuarial assumptions used in the December 31, 2021 valuation were based on the results of an actuarial experience study for the period December 31, 2014 to December 31, 2018.

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

## (9) Other postemployment benefits (continued)

Changes in the total OPEB liability:

Balance at 12/31/2020	\$ 139,610
Changes for the year:	
Service cost	13,826
Interest on total OPEB liability	2,913
Changes of benefit terms	-
Difference between expected and actual experience	2,905
Changes of assumptions	5,642
Benefit payments	(1,728)
Net changes	23,558
Balance at 12/31/2021	<u>\$ 163,168</u>

Sensitivity of the total OPEB liability to changes in the discount rate:

The following presents the total OPEB liability of the City, calculated using the discount rate of 1.84%, as well as what the City's total OPEB liabilities would be if it were calculated using a discount rate that is 1-percentage-point lower (.84%) or 1-percentage-point higher (2.84%) than the current rate:

	<u>1% Decrease in Discount Rate (.84%)</u>	<u>Current Single Rate Assumption (1.84%)</u>	<u>1% Increase in Discount Rate (2.84%)</u>
Total OPEB liability (asset)	\$ <u>205,702</u>	\$ <u>163,168</u>	\$ <u>131,464</u>

OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB:

For the year ended September 30, 2022, the City recognized OPEB expense of \$22,224.

At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual economic experience	\$ 3,698	\$ 8,132
Changes in actuarial assumptions	33,609	3,091
Difference between projected and actual investment earnings	-	-
Contributions made subsequent to the measurement date	5,116	-
Total	<u>\$ 42,423</u>	<u>\$ 11,223</u>

## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO FINANCIAL STATEMENTS

September 30, 2022

(9) Other postemployment benefits (continued)

OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB (continued)

The City reported \$5,116 as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the OPEB liability for the year ending September 30, 2023. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended September 30,	Amortization Expense
2023	\$ 5,485
2024	5,485
2025	4,917
2026	4,930
2027	3,901
Thereafter	1,366
	<u>\$ 26,084</u>

(10) Risk management

The City is exposed to various risks of loss related to torts; theft of and damage to, and destruction of assets; business interruption; errors and omissions; injuries to employees; employee health benefits and other claims of various natures. The City contracts with the Texas Municipal League (TML) to provide insurance coverage for property and casualty, and workers compensation. TML is a multi-employer group that provides for a combination of risk sharing among pool participants and stop loss coverage. Contributions are set annually by the provider. Liability by the City is generally limited to the contributed amounts. Annual contributions for the year ended September 30, 2022 were \$102,930 for property and casualty and workers compensation coverage.



## **REQUIRED SUPPLEMENTARY INFORMATION**

Required supplementary information includes financial information and disclosures that are required by the GASB but are not considered a part of the basic financial statements.

Such information includes:

- Budgetary Comparison Schedule – General Fund
- Schedule of Changes – Net Pension Liability and Related Ratios
- Schedule of Contributions – Net Pension Liability
- Schedule of Changes – OPEB Liability and Related Ratios
- Schedule of Contributions – OPEB
- Notes to Required Supplementary Information



## CITY OF FAIR OAKS RANCH, TEXAS

**REQUIRED SUPPLEMENTARY INFORMATION**  
**GENERAL FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND**  
**BALANCE – BUDGET AND ACTUAL**

**For the year ended September 30, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 7,364,494	\$ 7,364,494	\$ 7,686,927	\$ 322,433
Franchise fees	618,200	618,200	761,408	143,208
Permits	400,000	400,000	348,333	(51,667)
Animal control	1,250	1,250	930	(320)
Fines and forfeits	129,923	129,923	174,573	44,650
Utility management fee	215,601	215,601	257,566	41,965
Other fees & services	62,650	62,650	59,517	(3,133)
Interest	8,000	8,000	79,926	71,926
Grant revenue	-	-	1,283,952	1,283,952
Miscellaneous	13,400	13,400	29,226	15,826
Total revenues	8,813,518	8,813,518	10,682,358	1,868,840
<b>Expenditures</b>				
Mayor and council:				
Supplies and maintenance	4,850	4,850	460	4,390
Services	29,950	29,950	6,808	23,142
Total mayor and council	34,800	34,800	7,268	27,532
Administration:				
Personnel	594,029	594,029	518,723	75,306
Maintenance and supplies	6,380	2,130	1,309	821
Services	105,769	105,769	120,951	(15,182)
Capital outlay	-	27,360	27,360	-
Total administration	706,178	729,288	668,343	60,945
City secretary:				
Personnel	169,240	169,240	185,587	(16,347)
Supplies, maintenance and operations	1,300	1,300	1,007	293
Services	56,574	56,574	12,914	43,660
Total city secretary	227,114	227,114	199,508	27,606
Human resources and communications:				
Personnel	154,092	154,092	120,858	33,234
Supplies, maintenance and operations	10,830	6,391	9,384	(2,993)
Services	68,780	68,415	38,614	29,801
Total human resources and communications	233,702	228,898	168,856	60,042
Finance:				
Personnel	275,569	275,569	209,084	66,485
Supplies, maintenance and operations	3,075	2,075	1,235	840
Professional services	103,789	103,789	88,875	14,914
Total finance	382,433	381,433	299,194	82,239

(continued)



## CITY OF FAIR OAKS RANCH, TEXAS

**REQUIRED SUPPLEMENTARY INFORMATION**  
**GENERAL FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND**  
**BALANCE – BUDGET AND ACTUAL**

**For the year ended September 30, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
Expenditures (continued)				
Municipal court:				
Personnel	\$ 155,136	\$ 155,136	\$ 125,407	\$ 29,729
Supplies, maintenance and operations	6,700	6,700	4,009	2,691
Services	86,680	86,680	81,144	5,536
Capital outlay	-	-	8,360	(8,360)
Total municipal court	248,516	248,516	218,920	29,596
Public safety:				
Personnel	2,538,286	2,538,286	2,399,524	138,762
Supplies, maintenance and operations	101,890	105,491	117,963	(12,472)
Services	725,705	727,804	718,194	9,610
Capital outlay	177,000	178,698	-	178,698
Total public safety	3,542,881	3,550,279	3,235,681	314,598
Engineering and planning:				
Personnel	375,318	375,318	323,125	52,193
Supplies, maintenance and operations	1,011,501	1,006,001	941,734	64,267
Services	217,949	257,949	238,926	19,023
Capital outlay	-	-	-	-
Total engineering and planning	1,604,768	1,639,268	1,503,785	135,483
Public works:				
Personnel	586,359	586,359	462,203	124,156
Supplies, maintenance and operations	163,191	164,891	121,238	43,653
Services	8,572	8,572	11,073	(2,501)
Capital outlay	165,000	165,000	81,755	83,245
Total public works	923,122	924,822	676,269	248,553
Building codes and permits:				
Personnel	250,863	250,863	257,965	(7,102)
Supplies, maintenance and operations	7,230	5,330	5,020	310
Services	15,425	24,525	18,047	6,478
Total building codes and permits	273,518	280,718	281,032	(314)
Information technology:				
Personnel	107,030	107,030	107,942	(912)
Supplies, maintenance and operations	4,550	1,050	518	532
Services	8,025	8,025	4,295	3,730
Shared services	270,261	270,261	233,447	36,814
Capital Outlay	47,500	47,500	41,066	6,434
Total information technology	437,366	433,866	387,268	46,598
Non-departmental and shared services:				
Supplies, maintenance and operations	3,600	3,600	5,021	(1,421)
Shared services	243,512	176,412	154,772	21,640
Total non-departmental and shared services	247,112	180,012	159,793	20,219
Total expenditures	8,861,510	8,859,014	7,805,917	1,053,097

(continued)

## CITY OF FAIR OAKS RANCH, TEXAS

REQUIRED SUPPLEMENTARY INFORMATION  
GENERAL FUNDSCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND  
BALANCE – BUDGET AND ACTUAL

For the year ended September 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget- Positive (Negative)
	Original	Final		
Excess (deficiency) of revenues over (under) expenditures	\$ (47,992)	\$ (45,496)	\$ 2,876,441	\$ 2,921,937
Other financing sources (uses)				
Sale of assets	-	-	673	673
Transfers in (out)	(1,140,185)	(1,482,407)	(1,511,407)	(29,000)
Transfers in (out)	250,000	281,060	58,907	(222,153)
Total other financing sources (uses)	(890,185)	(1,201,347)	(1,451,827)	(250,480)
Net change in fund balance	(938,177)	(1,246,843)	1,424,614	2,671,457
Fund balance, beginning	7,355,562	7,355,562	7,355,562	-
Fund balance, ending	\$ 6,417,385	\$ 6,108,719	\$ 8,780,176	\$ 2,671,457

## CITY OF FAIR OAKS RANCH, TEXAS

**REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND  
TEXAS MUNICIPAL RETIREMENT SYSTEM RELATED RATIOS**

**For the measurement year ended December 31,**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Total pension liability</b>				
Service cost	\$ 747,891	\$ 687,662	\$ 648,430	\$ 577,241
Interest (on the total pension liability)	700,139	618,696	550,195	478,426
Changes of benefit terms	-	-	-	-
Difference between expected and actual experience	186,130	100,676	(79,808)	86,113
Changes of assumptions	-	-	51,465	-
Benefit payments, including refunds of employee contributions	<u>(238,666)</u>	<u>(222,498)</u>	<u>(127,623)</u>	<u>(100,655)</u>
Net change in total pension liability	1,395,494	1,184,536	1,042,659	1,041,125
Total pension liability - beginning	<u>10,117,822</u>	<u>8,933,286</u>	<u>7,890,627</u>	<u>6,849,502</u>
Total pension liability - ending	<u><u>\$ 11,513,316</u></u>	<u><u>\$ 10,117,822</u></u>	<u><u>\$ 8,933,286</u></u>	<u><u>\$ 7,890,627</u></u>
<b>Plan fiduciary net position</b>				
Contributions - employer	\$ 499,891	\$ 464,390	\$ 437,261	\$ 400,446
Contributions - employee	302,440	277,603	261,163	232,624
Net investment income	1,250,635	640,072	1,052,635	(193,745)
Benefit payments, including refunds of employee contributions	(238,666)	(222,498)	(127,623)	(100,655)
Administrative expense	(5,769)	(4,131)	(5,933)	(3,738)
Other	<u>40</u>	<u>(161)</u>	<u>(178)</u>	<u>(195)</u>
Net change in plan fiduciary net position	1,808,571	1,155,275	1,617,325	334,737
Plan fiduciary net position - beginning	<u>9,564,818</u>	<u>8,409,543</u>	<u>6,792,218</u>	<u>6,457,481</u>
Plan fiduciary net position - ending	<u><u>\$ 11,373,389</u></u>	<u><u>\$ 9,564,818</u></u>	<u><u>\$ 8,409,543</u></u>	<u><u>\$ 6,792,218</u></u>
Net pension liability	<u><u>\$ 139,927</u></u>	<u><u>\$ 553,004</u></u>	<u><u>\$ 523,743</u></u>	<u><u>\$ 1,098,409</u></u>
Plan fiduciary net position as a percentage of total pension liability	98.78%	94.53%	94.14%	86.08%
Covered payroll	<u><u>\$ 4,320,572</u></u>	<u><u>\$ 3,965,754</u></u>	<u><u>\$ 3,730,898</u></u>	<u><u>\$ 3,323,206</u></u>
Net pension liability as a percentage of covered payroll	3.24%	13.94%	14.04%	33.05%

GASB 68 requires 10 fiscal years of data to be provided in this schedule. This is the eighth year of implementation of GASB 68. The City will develop the schedule prospectively.

2017	2016	2015	2014
\$ 483,263	\$ 415,604	\$ 372,932	\$ 314,855
428,795	377,577	347,674	303,986
-	-	-	-
(101,894)	47,016	(72,739)	66,156
-	-	51,102	-
<u>(143,110)</u>	<u>(87,360)</u>	<u>(99,327)</u>	<u>(80,511)</u>
667,054	752,837	599,642	604,486
<u>6,182,448</u>	<u>5,429,611</u>	<u>4,829,969</u>	<u>4,225,483</u>
<u>\$ 6,849,502</u>	<u>\$ 6,182,448</u>	<u>\$ 5,429,611</u>	<u>\$ 4,829,969</u>
\$ 318,292	\$ 276,800	\$ 265,412	\$ 234,399
194,528	172,450	158,118	143,051
742,178	316,200	6,418	219,419
(143,110)	(87,360)	(99,327)	(80,511)
(3,841)	(3,568)	(3,909)	(2,290)
<u>(195)</u>	<u>(192)</u>	<u>(193)</u>	<u>(188)</u>
1,107,852	674,330	326,519	513,880
<u>5,349,629</u>	<u>4,675,299</u>	<u>4,348,780</u>	<u>3,834,900</u>
<u>\$ 6,457,481</u>	<u>\$ 5,349,629</u>	<u>\$ 4,675,299</u>	<u>\$ 4,348,780</u>
<u>\$ 392,021</u>	<u>\$ 832,819</u>	<u>\$ 754,312</u>	<u>\$ 481,189</u>
94.28%	86.53%	86.11%	90.04%
<u>\$ 2,778,969</u>	<u>\$ 2,463,571</u>	<u>\$ 2,258,825</u>	<u>\$ 2,043,586</u>
14.11%	33.81%	33.39%	23.55%

## CITY OF FAIR OAKS RANCH, TEXAS

**REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF CONTRIBUTIONS - PENSION**

**For the year ended September 30,**

<b>Schedule of contributions:</b>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Actuarially determined contributions	\$ 568,318	\$ 490,444	\$ 479,231	\$ 427,169
Contributions in relation to the actuarially determined contribution	<u>568,318</u>	<u>490,444</u>	<u>479,231</u>	<u>427,169</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	<u>\$ 4,880,414</u>	<u>\$ 4,045,825</u>	<u>\$ 4,091,573</u>	<u>\$ 3,616,851</u>
Contributions as a percentage of covered payroll	11.64%	12.12%	11.71%	11.81%

GASB 68 requires 10 fiscal years of data to be provided in this schedule. This is the eighth year of implementation of GASB 68. The City will develop the schedule prospectively.

<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
\$ 375,269	\$ 306,515	\$ 272,041	\$ 238,287
<u>375,269</u>	<u>306,515</u>	<u>272,041</u>	<u>238,287</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ 3,150,696</u>	<u>\$ 2,689,459</u>	<u>\$ 2,387,202</u>	<u>\$ 2,103,123</u>
11.91%	11.40%	11.40%	11.33%

## CITY OF FAIR OAKS RANCH, TEXAS

**REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF CHANGES IN THE OPEB LIABILITY AND  
TEXAS MUNICIPAL RETIREMENT SYSTEM RELATED RATIOS**

**For the measurement year ended December 31,**

	2021	2020	2019	2018	2017
<b>Total OPEB liability</b>					
Service cost	\$ 13,826	\$ 10,311	\$ 7,462	\$ 7,311	\$ 5,280
Interest on the total OPEB liability	2,913	3,233	3,385	2,830	2,653
Changes of benefit terms	-	-	-	-	-
Difference between expected and actual experience	2,905	(6,486)	(5,875)	2,643	-
Changes of assumptions	5,642	20,334	20,311	(6,763)	6,688
Benefit payments, including refunds of employee contributions	(1,728)	(397)	(373)	(332)	(278)
Net change in total OPEB liability	23,558	26,995	24,910	5,689	14,343
Total OPEB liability - beginning	139,610	112,615	87,705	82,016	67,673
Total OPEB liability - ending	<u>\$ 163,168</u>	<u>\$ 139,610</u>	<u>\$ 112,615</u>	<u>\$ 87,705</u>	<u>\$ 82,016</u>
Covered payroll	<u>\$ 4,320,572</u>	<u>\$ 3,965,754</u>	<u>\$ 3,730,898</u>	<u>\$ 3,323,206</u>	<u>\$ 2,778,969</u>
OPEB liability as a percentage of covered payroll	3.78%	3.52%	3.02%	2.64%	2.95%

GASB 75 requires 10 fiscal years of data to be provided in this schedule. This is the fifth year of implementation of GASB 75. The City will develop the schedule prospectively.

## CITY OF FAIR OAKS RANCH, TEXAS

**REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULE OF CONTRIBUTIONS - OPEB**

**For the year ended September 30,**

<b>Schedule of contributions:</b>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Actuarially determined contributions	\$ 6,833	\$ 5,664	\$ 5,728	\$ 4,871	\$ 4,017
Contributions in relation to the actuarially determined contribution	<u>6,833</u>	<u>5,664</u>	<u>5,728</u>	<u>4,871</u>	<u>4,017</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	<u>\$ 4,880,414</u>	<u>\$ 4,045,825</u>	<u>\$ 4,091,573</u>	<u>\$ 3,616,851</u>	<u>\$ 3,150,696</u>
Contributions as a percentage of covered payroll	0.14%	0.14%	0.14%	0.13%	0.13%

GASB 75 requires 10 fiscal years of data to be provided in this schedule. This is the fifth year of implementation of GASB 75. The City will develop the schedule prospectively.



## CITY OF FAIR OAKS RANCH, TEXAS

## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

September 30, 2022

(1) Budgetary information

The budget is prepared in accordance with accounting principles generally accepted in the United States of America. The City maintains strict budgetary controls. The objective of these controls is to ensure compliance with legal provision embodied in the annual appropriated budget approved by the City Council and as such is a good management control device. The general fund, debt service fund, strategic project fund, and equipment replacement fund maintain legally adopted budgets.

Budgetary preparation and control is exercised at the department level. Actual expenditures may not legally exceed appropriations at the fund level.

Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation, is utilized in the governmental funds. Encumbrances lapse at year-end and do not constitute expenditures or liabilities because the commitments must be reappropriated and honored during the subsequent year.

(2) Schedule of contributions**Valuation date:**

Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

**Methods and assumption used to determine contribution rates:**

Method	Entry age normal
Method	Level percentage of payroll, closed
Amortization	26 years
Method	10 year smoothed market, 12% soft corridor
Assumption:	
Inflation	2.50%
Salary increases	3.5% to 11.50% including inflation
Investment rate of return	6.75%
Retirement age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014 - 2018.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUB (10) mortality tables, with the public safety table used for males and the general employee table used for females. The rates are projected on a fully generational basis with scale UMP.

**Other information:**

There were no benefit changes during the year.

## **OTHER SUPPLEMENTARY INFORMATION**

Supplementary information includes financial information and schedules that are not required by the GASB, nor a part of the basic financial statements, but are presented for purposes of additional analysis.

Such information includes:

- Budgetary Comparison Schedules:
  - Debt Service Fund
  - Strategic Project Fund
  - Equipment Replacement Fund

## CITY OF FAIR OAKS RANCH, TEXAS

**SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**  
**DEBT SERVICE FUND**

**For the year ended September 30, 2022**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
Revenues				
Taxes	\$ 547,171	\$ 547,171	\$ 557,497	\$ 10,326
Interest	<u>1,000</u>	<u>1,000</u>	<u>410</u>	<u>(590)</u>
Total revenues	<u>548,171</u>	<u>548,171</u>	<u>557,907</u>	<u>9,736</u>
Expenditures				
Debt service:				
Principal	450,000	450,000	450,000	-
Interest and fiscal charges	<u>99,585</u>	<u>99,585</u>	<u>99,585</u>	<u>-</u>
Total debt service	<u>549,585</u>	<u>549,585</u>	<u>549,585</u>	<u>-</u>
Total expenditures	<u>549,585</u>	<u>549,585</u>	<u>549,585</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,414)</u>	<u>(1,414)</u>	<u>8,322</u>	<u>9,736</u>
Net change in fund balance	(1,414)	(1,414)	8,322	9,736
Fund balance, beginning	<u>44,337</u>	<u>44,337</u>	<u>44,337</u>	<u>-</u>
Fund balance, ending	<u>\$ 42,923</u>	<u>\$ 42,923</u>	<u>\$ 52,659</u>	<u>\$ 9,736</u>

## CITY OF FAIR OAKS RANCH, TEXAS

**SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**  
**STRATEGIC PROJECTS FUND**

**For the year ended September 30, 2022**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
Revenues				
Miscellaneous revenue	\$ -	\$ -	\$ -	\$ -
Expenditures				
City administration	1,254,416	2,065,015	460,270	1,604,745
City secretary	-	33,850	3,591	30,259
HR and communications	50,000	72,644	3,966	68,678
Public safety	15,000	39,975	3,151	36,824
Engineering and planning	-	-	-	-
Information technology	-	68,922	35,333	33,589
Capital outlay	-	-	395,540	(395,540)
Total expenditures	1,319,416	2,280,406	901,851	1,378,555
Excess (deficiency) of revenues over (under) expenditures	(1,319,416)	(2,280,406)	(901,851)	1,378,555
Other financing sources (uses)				
Transfers in	865,000	1,207,222	1,236,222	29,000
Net change in fund balances	(454,416)	(1,073,184)	334,371	1,407,555
Fund balance - beginning	1,073,184	1,073,184	1,073,184	-
Fund balance - ending	\$ 618,768	\$ -	\$ 1,407,555	\$ 1,407,555

## CITY OF FAIR OAKS RANCH, TEXAS

**SUPPLEMENTARY INFORMATION**  
**SCHEDULE OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE – BUDGET AND ACTUAL**  
**EQUIPMENT REPLACEMENT FUND**

**For the year ended September 30, 2022**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget- Positive (Negative)
OTHER FINANCING SOURCES (USES)				
Transfers in	\$ 275,185	\$ 275,185	\$ 275,185	\$ -
Transfers out	<u>(250,000)</u>	<u>(281,060)</u>	<u>(58,907)</u>	<u>222,153</u>
Total other financing sources (uses)	25,185	(5,875)	216,278	222,153
Fund balance - beginning	<u>872,769</u>	<u>872,769</u>	<u>872,769</u>	<u>-</u>
Fund balance - ending	<u>\$ 897,954</u>	<u>\$ 866,894</u>	<u>\$ 1,089,047</u>	<u>\$ 222,153</u>

## STATISTICAL SECTION



## STATISTICAL SECTION

This part of the City of Fair Oaks Ranch, Texas annual financial report represents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

### Contents

### Tables

#### **Financial Trends**

1 through 4

- Net Position by Component
- Change in Net Position
- Fund Balances of Governmental Funds
- Changes in Fund Balances of Governmental Funds

These tables contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

#### **Revenue Capacity**

5 through 10

- Tax Revenues by Source – Governmental Funds
- Top 10 Sales Tax Providers
- Property Tax Levies and Collections
- Direct and Overlapping Property Tax Rates
- Assessed Value and Actual Taxable Property
- Principal Property Taxpayers

These tables contain information to help the reader assess the factors affecting the City's ability to generate its property and sales tax.

#### **Debt Capacity**

11 through 14

- Ratios of Outstanding Debt by Type
- Ratios of General Bonded Debt Outstanding
- Legal Debt Margin Information
- Direct and Overlapping Governmental Activities Debt

These tables present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

#### **Demographic and Economic Information**

15 through 16

- Principal Employers
- Demographic and Economic Statistics

These tables offer demographic and economic indicators to help the reader understand how the City's financial activities take place and to help make comparisons over time and with other governments.

#### **Operating Information**

17 through 19

- Operating Indicators by Function
- Capital Asset Statistics by Function
- Full-Time Equivalent City Government Employees by Function

These tables contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.



## CITY OF FAIR OAKS RANCH, TEXAS

NET POSITION BY COMPONENT  
LAST TEN FISCAL YEARS

	2013	2014	2015*	2016
GOVERNMENTAL ACTIVITIES				
Net investment in capital assets	\$ 4,658,498	\$ 3,886,740	\$ 4,103,711	\$ 6,606,072
Restricted	64,787	68,071	66,909	77,162
Unrestricted	<u>3,887,116</u>	<u>4,580,595</u>	<u>3,798,804</u>	<u>2,089,120</u>
Total government activities net position	<u>\$ 8,610,401</u>	<u>\$ 8,535,406</u>	<u>\$ 7,969,424</u>	<u>\$ 8,772,354</u>
BUSINESS-TYPE ACTIVITIES				
Net investment in capital assets	\$ 6,255,433	\$ 7,847,915	\$ 6,751,803	\$ 6,667,928
Unrestricted	<u>3,331,135</u>	<u>2,551,317</u>	<u>4,753,811</u>	<u>5,372,865</u>
Total business-type activities net position	<u>\$ 9,586,568</u>	<u>\$ 10,399,232</u>	<u>\$ 11,505,614</u>	<u>\$ 12,040,793</u>
PRIMARY GOVERNMENT				
Net investment in capital assets	\$ 10,913,931	\$ 11,734,655	\$ 10,855,514	\$ 13,274,000
Restricted	64,787	68,071	66,909	77,162
Unrestricted	<u>7,218,251</u>	<u>7,131,912</u>	<u>8,552,615</u>	<u>7,461,985</u>
Total primary government net position	<u>\$ 18,196,969</u>	<u>\$ 18,934,638</u>	<u>\$ 19,475,038</u>	<u>\$ 20,813,147</u>

\* Change in accounting principle pursuant to GASB 68 applied prospectively October 1, 2014.

\*\* Change in accounting principle pursuant to GASB 75 applied prospectively October 1, 2017.

TABLE 1

2017	2018**	2019	2020	2021	2022
\$ 6,898,385	\$ 7,334,582	\$ 7,576,143	\$ 7,523,360	\$ 7,647,912	\$ 8,025,653
76,346	95,553	108,461	132,938	153,339	166,961
<u>2,714,487</u>	<u>3,277,879</u>	<u>5,128,445</u>	<u>6,712,007</u>	<u>8,669,250</u>	<u>10,823,373</u>
<u>\$ 9,689,218</u>	<u>\$ 10,708,014</u>	<u>\$ 12,813,049</u>	<u>\$ 14,368,305</u>	<u>\$ 16,470,501</u>	<u>\$ 19,015,987</u>
\$ 8,682,584	\$ 8,464,020	\$ 8,466,058	\$ 8,307,519	\$ 8,081,383	\$ 8,572,922
<u>4,474,678</u>	<u>5,448,975</u>	<u>5,686,797</u>	<u>6,316,241</u>	<u>7,353,325</u>	<u>8,754,416</u>
<u>\$ 13,157,262</u>	<u>\$ 13,912,995</u>	<u>\$ 14,152,855</u>	<u>\$ 14,623,760</u>	<u>\$ 15,434,708</u>	<u>\$ 17,327,338</u>
\$ 15,580,969	\$ 15,798,602	\$ 16,042,201	\$ 15,830,879	\$ 15,729,295	\$ 16,598,575
76,346	95,553	108,461	132,938	153,339	166,961
<u>7,189,165</u>	<u>8,726,854</u>	<u>10,815,242</u>	<u>13,028,248</u>	<u>16,022,575</u>	<u>19,577,789</u>
<u>\$ 22,846,480</u>	<u>\$ 24,621,009</u>	<u>\$ 26,965,904</u>	<u>\$ 28,992,065</u>	<u>\$ 31,905,209</u>	<u>\$ 36,343,325</u>

## CITY OF FAIR OAKS RANCH, TEXAS

CHANGE IN NET POSITION  
LAST TEN FISCAL YEARS

	2013	2014	2015*	2016
<b>EXPENSES</b>				
Governmental Activities				
City administration	\$ 638,151	\$ 921,009	\$ 1,796,709	\$ 950,918
Mayor and council	-	-	-	-
City secretary	-	-	-	-
HR and communications	-	-	-	-
Finance	-	-	-	-
Municipal court	79,538	81,522	81,316	86,288
Public safety	1,521,426	1,588,137	1,735,259	2,017,858
Public health/emergency	282,238	286,999	293,092	307,665
Engineering and planning	-	-	-	-
Building codes	98,196	119,338	161,821	179,577
Public works	933,879	1,074,375	869,328	869,215
Information technology	-	-	-	-
Non-departmental	-	-	-	-
Culture/recreation/other	139,671	63,517	33,233	57,833
Interest on long term debt	-	-	136,008	153,011
Total governmental activities expenses	<u>3,693,099</u>	<u>4,134,897</u>	<u>5,106,766</u>	<u>4,622,365</u>
Business-Type Activities				
Water/sewer utility	<u>3,013,859</u>	<u>3,242,807</u>	<u>3,352,439</u>	<u>3,933,872</u>
Total business-type activities expenses	<u>3,013,859</u>	<u>3,242,807</u>	<u>3,352,439</u>	<u>3,933,872</u>
Total primary government expenses	<u>6,706,958</u>	<u>7,377,704</u>	<u>8,459,205</u>	<u>8,556,237</u>
<b>PROGRAM REVENUES</b>				
Governmental Activities:				
Charges for services:				
City administration	249,506	198,992	171,929	177,050
Municipal court	156,452	158,407	158,352	161,818
Public safety	7,079	8,664	9,034	9,448
Public health/emergency	7,245	5,325	5,245	5,711
Building codes	196,062	281,831	298,806	314,738
Operating grants and contributions	605	1,715	2,149	-
Capital grants and contributions	-	-	-	-
Total governmental activities program revenues	<u>616,949</u>	<u>654,934</u>	<u>645,515</u>	<u>668,765</u>
Business-Type Activities				
Charges for services:				
Water/sewer utility	3,744,856	4,107,471	4,454,644	4,463,303
Capital grants and contributions	-	-	-	-
Total primary government program revenues	<u>\$ 4,361,805</u>	<u>\$ 4,762,405</u>	<u>\$ 5,100,159</u>	<u>\$ 5,132,068</u>

\* Change in accounting principle pursuant to GASB 68 applied prospectively October 1, 2014.

\*\* Change in accounting principle pursuant to GASB 75 applied prospectively October 1, 2017.

Comparative information has not been restated.

TABLE 2

2017	2018**	2019	2020	2021	2022
\$ 1,431,472	\$ 1,499,717	\$ 682,316	\$ 1,235,258	\$ 711,344	\$ 1,121,778
-	-	11,381	23,568	4,774	7,268
-	-	153,944	159,376	230,348	197,308
-	-	114,659	168,794	220,869	168,913
-	-	271,247	339,295	322,851	292,851
92,032	131,153	161,422	184,553	192,956	206,843
2,124,882	2,394,097	2,915,589	3,001,619	3,161,031	3,456,846
299,734	322,918	-	-	-	-
-	-	270,309	718,380	976,254	1,493,654
177,495	198,266	241,097	248,414	253,665	273,015
982,474	992,400	740,477	870,398	922,990	920,678
-	-	-	-	394,288	403,168
-	-	301,984	459,298	251,462	252,706
44,896	89,710	-	-	-	-
119,880	114,211	109,849	-	-	-
5,272,865	5,742,472	5,974,274	7,408,953	7,642,832	8,795,028
3,846,778	4,215,641	4,746,849	5,418,730	4,873,487	5,904,286
3,846,778	4,215,641	4,746,849	5,418,730	4,873,487	5,904,286
9,119,643	9,958,113	10,721,123	12,827,683	12,516,319	14,699,314
201,334	215,959	237,193	297,808	274,550	317,083
129,260	126,152	137,176	101,409	139,753	301,655
3,715	10,026	6,845	5,410	1,350	930
2,500	2,415	-	-	-	-
274,079	228,715	253,815	405,231	499,547	348,333
13,295	51,102	15,579	3,728	190,841	1,283,952
-	15,908	-	-	-	-
624,183	650,277	650,608	813,586	1,106,041	2,251,953
4,930,347	4,908,925	4,875,781	5,839,886	5,681,369	6,497,720
-	-	-	-	-	-
\$ 5,554,530	\$ 5,559,202	\$ 5,526,389	\$ 6,653,472	\$ 6,787,410	\$ 8,749,673

(continued)

## CITY OF FAIR OAKS RANCH, TEXAS

CHANGE IN NET POSITION  
LAST TEN FISCAL YEARS

	2013	2014	2015*	2016
Net (Expense) Revenues				
Governmental activities	\$ (3,076,150)	\$ (3,479,963)	\$ (4,461,251)	\$ (3,953,600)
Business-type activities	<u>730,997</u>	<u>864,664</u>	<u>1,102,205</u>	<u>529,431</u>
Total primary government net expenses	<u>(2,345,153)</u>	<u>(2,615,299)</u>	<u>(3,359,046)</u>	<u>(3,424,169)</u>
Governmental Revenues and Other Changes in Net Position				
Governmental activities				
Taxes				
Property taxes	2,561,039	2,634,353	2,823,221	3,587,677
Non-property taxes	750,966	903,592	1,028,559	1,109,048
Interest and investment earnings	7,094	1,633	25,359	38,950
Gain on sale of capital assets	-	-	-	-
Miscellaneous	225,123	24,100	18,130	20,855
Transfers	<u>(33,971)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total governmental activities	<u>3,510,251</u>	<u>3,563,678</u>	<u>3,895,269</u>	<u>4,756,530</u>
Business-Type Activities				
Interest and investment earnings	6,034	4,447	4,177	5,748
Transfers	<u>33,971</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total business-type activities	<u>40,005</u>	<u>4,447</u>	<u>4,177</u>	<u>5,748</u>
Total primary government	<u>3,550,256</u>	<u>3,568,125</u>	<u>3,899,446</u>	<u>4,762,278</u>
Changes in Net Position				
Governmental activities	434,101	83,715	(565,982)	802,930
Business-type activities	<u>771,002</u>	<u>869,111</u>	<u>1,106,382</u>	<u>535,179</u>
Total primary government	<u>\$ 1,205,103</u>	<u>\$ 952,826</u>	<u>\$ 540,400</u>	<u>\$ 1,338,109</u>

\* Change in accounting principle pursuant to GASB 68 applied prospectively October 1, 2014.

\*\* Change in accounting principle pursuant to GASB 75 applied prospectively October 1, 2017.

Comparative information has not been restated.

TABLE 2 (continued)

2017	2018**	2019	2020	2021	2022
\$ (4,648,682)	\$ (5,092,195)	\$ (5,323,666)	\$ (6,595,367)	\$ (6,536,791)	\$ (6,543,075)
<u>1,083,569</u>	<u>693,284</u>	<u>128,932</u>	<u>421,156</u>	<u>807,882</u>	<u>1,837,567</u>
<u>(3,565,113)</u>	<u>519,676</u>	<u>(5,194,734)</u>	<u>(6,174,211)</u>	<u>(5,728,909)</u>	<u>(4,705,508)</u>
4,264,687	4,712,247	5,742,831	6,202,561	6,482,238	6,614,489
1,192,774	1,328,220	1,496,073	1,796,558	2,112,076	2,365,342
56,545	94,557	150,030	72,151	4,345	80,336
23,874	16,452	20,206	12,534	19,848	674
27,666	11,402	9,711	66,819	20,480	27,720
-	-	<u>9,850</u>	-	-	-
<u>5,565,546</u>	<u>6,162,878</u>	<u>7,428,701</u>	<u>8,150,623</u>	<u>8,638,987</u>	<u>9,088,561</u>
32,900	78,236	120,778	49,749	3,066	55,063
-	-	<u>(9,850)</u>	-	-	-
<u>32,900</u>	<u>78,236</u>	<u>110,928</u>	<u>49,749</u>	<u>3,066</u>	<u>55,063</u>
<u>5,598,446</u>	<u>6,283,656</u>	<u>7,539,629</u>	<u>8,200,372</u>	<u>8,642,053</u>	<u>9,143,624</u>
916,864	1,070,683	2,105,035	1,555,256	2,102,196	2,545,486
<u>1,116,469</u>	<u>771,520</u>	<u>239,860</u>	<u>470,905</u>	<u>810,948</u>	<u>1,892,630</u>
<u>\$ 2,033,333</u>	<u>\$ 1,842,203</u>	<u>\$ 2,344,895</u>	<u>\$ 2,026,161</u>	<u>\$ 2,913,144</u>	<u>\$ 4,438,116</u>

## CITY OF FAIR OAKS RANCH, TEXAS

FUND BALANCES OF GOVERNMENTAL FUNDS  
LAST TEN FISCAL YEARS

	Fiscal Year			
	2013	2014	2015	2016
Nonspendable Fund Balance:				
Prepaid items	\$ 25,631	\$ 24,220	\$ 43,625	\$ 14,563
Restricted Fund Balance:				
Court technology	15,845	15,285	14,802	14,047
Court security	44,497	44,420	47,270	49,816
Court efficiency	16	110	140	140
Felony forfeiture	3,937	3,937	378	378
Other court restrictions	-	-	-	-
PEG fees	3,492	4,319	4,319	4,319
Public safety	-	-	-	-
Debt service	-	-	-	8,462
Capital projects	-	-	6,919,193	6,252,941
Total restricted fund balance	67,787	68,071	6,986,102	6,330,103
Committed Fund Balance:				
Public safety committee	30,451	30,451	-	-
Wildlife research study	16,928	-	-	-
TxDOT projects	-	810,000	-	-
Partnership water study	-	100,000	-	-
Total committed fund balance	47,379	940,451	-	-
Assigned Fund Balance:				
Capital projects	1,000,000	720,000	2,448,838	553,000
Capital equipment	-	-	-	-
Legal issues	50,000	50,000	50,000	50,000
Encumbrances	-	-	-	-
Six month operating reserve	-	-	-	-
Total assigned fund balance	1,050,000	770,000	2,498,838	603,000
Unassigned	2,794,225	3,052,965	1,581,382	1,807,719
Total government funds	\$ 3,985,022	\$ 4,855,707	\$ 11,109,947	\$ 8,755,385

\*The City implemented the fund balance categories of GASB 54 beginning with the 2012 fiscal year.

TABLE 3

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 19,281	\$ 54,260	\$ 53,275	\$ 82,635	\$ 96,070	\$ 25,328
11,535	15,700	11,386	14,520	17,819	13,873
51,473	52,996	54,849	57,330	57,924	59,243
292	333	401	438	439	439
378	5,514	8,954	10,774	10,901	11,783
-	-	-	1,428	4,753	10,216
4,319	4,319	4,319	4,319	4,319	4,319
1,104	8,087	9,912	11,819	12,847	14,429
7,245	8,604	18,640	32,310	44,337	52,659
2,319,870	456,345	128,162	-	-	-
2,396,216	551,898	236,623	132,938	153,339	166,961
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
906,921	223,508	1,110,229	1,154,394	1,073,184	1,407,555
-	760,599	816,395	869,615	872,769	1,089,047
50,000	50,000	50,000	50,000	50,000	50,000
-	-	-	-	-	-
-	2,566,167	3,517,472	3,678,069	3,835,321	4,225,321
956,921	3,600,274	5,494,096	5,752,078	5,831,274	6,771,923
2,065,994	-	-	1,309,011	3,265,169	4,365,225
\$ 5,438,412	\$ 4,206,432	\$ 5,783,994	\$ 7,276,662	\$ 9,345,852	\$ 11,329,437



## CITY OF FAIR OAKS RANCH, TEXAS

CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS  
LAST TEN FISCAL YEARS

	2013	2014	2015	2016
<b>REVENUES</b>				
Taxes	\$ 2,960,445	\$ 3,084,356	\$ 3,358,145	\$ 4,148,224
Franchise fees	346,006	453,279	496,714	527,109
Licenses and permits	203,307	287,156	304,051	320,449
Animal control	-	-	-	-
Fines and forfeits	156,452	158,407	158,352	161,818
Utility management fee and other	169,357	166,093	171,929	177,050
Other Fees and services	-	-	-	-
Interest	7,094	1,633	25,359	38,950
Donations	-	-	-	-
Capital contributions	-	-	-	-
Grant revenue	-	-	-	-
Miscellaneous	316,504	622,574	30,789	53,714
Total revenues	<u>4,159,165</u>	<u>4,773,498</u>	<u>4,545,339</u>	<u>5,427,314</u>
<b>EXPENDITURES</b>				
Current:				
City administration	609,674	717,511	1,749,973	931,255
Mayor and council	-	-	-	-
City secretary	-	-	-	-
HR and communications	-	-	-	-
Finance	-	-	-	-
Municipal court	83,854	80,509	81,918	84,869
Public safety	1,402,730	1,463,524	1,653,785	1,811,200
Public health/emergency	271,023	275,784	281,876	296,450
Engineering and planning	-	-	-	-
Building codes	95,948	119,507	162,100	176,077
Public works	747,165	962,447	759,233	748,454
Information technology	-	-	-	-
Non-departmental	-	-	-	-
Culture and recreation	139,671	63,517	33,233	57,833
Capital projects/outlays	319,918	217,014	568,981	3,111,050
Debt service				
Principal payments	-	-	-	390,000
Interest	-	-	-	174,688
Bond issuance costs	-	-	100,090	-
Total expenditures	<u>3,669,983</u>	<u>3,899,813</u>	<u>5,391,189</u>	<u>7,781,876</u>
Excess (deficiency) of revenues over (under) expenditures	<u>489,182</u>	<u>873,685</u>	<u>(845,850)</u>	<u>(2,354,562)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Sale of assets	-	-	-	-
Proceeds of bond issuance	-	-	7,000,000	-
Premiums on bond issuance	-	-	100,090	-
Transfer (to) from other funds	(33,971)	-	-	-
Proceeds from disposal of equipment	-	-	-	-
Total other financing sources (uses)	<u>(33,971)</u>	<u>-</u>	<u>7,100,090</u>	<u>-</u>
Net change in fund balances	<u>\$ 455,211</u>	<u>\$ 873,685</u>	<u>\$ 6,254,240</u>	<u>\$ (2,354,562)</u>
Debt service as a percentage of noncapital expenditures	0.0%	0.0%	2.1%	11.9%

TABLE 4

2017	2018	2019	2020	2021	2022
\$ 4,907,367	\$ 5,472,987	\$ 6,570,863	\$ 7,387,684	\$ 7,904,760	\$ 8,244,424
540,605	576,181	618,758	605,103	651,534	761,408
280,294	236,020	257,220	410,641	499,777	348,333
-	-	-	-	1,120	930
129,260	126,152	137,176	101,409	139,753	174,573
195,334	205,959	192,808	214,908	206,955	257,566
-	-	-	-	59,735	59,517
56,545	94,557	150,030	72,151	4,345	80,336
-	32,920	5,915	59,925	-	-
-	15,908	-	-	-	-
-	-	-	-	-	1,283,952
46,961	44,721	67,200	93,522	219,181	29,226
6,156,366	6,805,405	7,999,970	8,945,343	9,687,160	11,240,265
1,380,476	1,461,708	644,481	1,188,519	663,012	1,101,253
-	-	11,381	23,568	4,774	7,268
-	-	150,845	158,624	230,348	203,099
-	-	112,797	168,057	220,869	172,822
-	-	266,445	337,815	322,851	299,194
90,428	131,267	158,322	183,851	192,956	210,560
1,920,485	2,234,431	2,696,334	2,781,577	2,800,098	3,238,832
288,066	311,250	-	-	-	-
-	-	264,128	717,010	976,254	1,503,785
172,849	198,648	235,603	247,209	253,665	281,032
852,315	871,371	413,041	521,395	582,532	594,514
-	-	-	-	394,288	381,535
-	-	301,985	372,665	152,060	159,793
44,896	89,710	-	-	-	-
4,196,145	2,214,919	644,693	312,344	316,341	554,081
425,000	430,000	435,000	440,000	445,000	450,000
126,553	122,278	117,409	111,940	106,075	99,585
-	-	-	-	-	-
9,497,213	8,065,582	6,452,464	7,564,574	7,661,123	9,257,353
(3,340,847)	(1,260,177)	1,547,506	1,380,769	2,026,037	1,982,912
-	-	-	128,721	26,330	673
-	-	-	-	-	-
-	-	-	-	-	-
-	-	9,850	-	-	-
23,874	28,197	20,206	-	-	-
23,874	28,197	30,056	128,721	26,330	673
\$ (3,316,973)	\$ (1,231,980)	\$ 1,577,562	\$ 1,509,490	\$ 2,052,367	\$ 1,983,585
10.4%	9.4%	9.5%	7.6%	7.5%	6.3%

## CITY OF FAIR OAKS RANCH, TEXAS

TAX REVENUE BY SOURCE, GOVERNMENTAL FUNDS  
LAST TEN FISCAL YEARS

TABLE 5

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Mixed Beverage Tax	Total
2013	\$ 2,555,485	\$ 389,722	\$ 346,066	\$ 15,178	\$ 3,306,451
2014	2,634,043	431,575	453,279	18,738	3,537,635
2015	2,826,300	513,040	496,714	18,805	3,854,859
2016	3,566,285	562,501	527,109	19,437	4,675,332
2017	4,255,198	632,030	540,605	20,139	5,447,972
2018	4,720,949	728,224	576,181	23,814	6,049,168
2019	5,693,547	854,582	618,758	22,734	7,189,621
2020	6,196,229	1,174,547	605,103	16,908	7,992,787
2021	6,444,218	1,435,763	651,534	24,779	8,556,294
2022	6,640,490	1,576,151	761,408	27,783	9,005,832

## CITY OF FAIR OAKS RANCH, TEXAS

## TOP TEN SALES TAX PROVIDERS

## CURRENT AND FIVE YEARS AGO

TABLE 6

	2022		2017	
	Rank	% of Total	Rank	% of Total
<u>Business</u>				
Full-service restaurant	1	11.9%	1	19.0%
Electronic shopping and mail-order houses	2	11.1%	2	5.1%
Electronic shopping and mail-order houses	3	7.2%		
Gasoline station with convenience store	4	1.9%	9	2.0%
Pharmacies and drugstores	5	1.8%	4	3.2%
New single-family housing construction	6	1.5%	10	1.8%
Gasoline stations with convenience stores	7	1.4%		
Wireless telecommunications carriers	8	1.2%	5	3.2%
New single-family housing construction	9	1.1%		
Electronic shopping and mail-order houses	10	1.1%		
Wired telecommunication carrier			6	3.9%
Cable and other subscription programming			8	2.3%
Limited-service restaurant			7	2.5%
Security guard and patrol			3	4.3%

Source: Texas Comptroller

Ten years of data will be accumulated. Data prior to 2017 is not currently available.

Texas Tax Code 321.3022 (c) declares specific information on vendor and amounts to be confidential and is not subject to public inspection.

## CITY OF FAIR OAKS RANCH, TEXAS

PROPERTY TAX LEVIES AND COLLECTIONS  
LAST TEN FISCAL YEARS

TABLE 7

Fiscal Year Ended September 30,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount *	Percentage of Levy		Amount	Percentage of Levy
2013	\$ 2,604,255	\$ 2,577,855	98.99%	\$ 22,569	\$ 2,600,424	99.85%
2014	2,672,104	2,653,136	99.29%	15,019	2,668,155	99.85%
2015	2,877,185	2,859,530	99.39%	13,706	2,873,236	99.86%
2016	3,861,722	3,827,841	99.12%	29,143	3,856,984	99.88%
2017	4,332,469	4,297,290	99.19%	27,680	4,324,970	99.83%
2018	4,813,737	4,788,010	99.47%	16,178	4,804,188	99.80%
2019	5,718,331	5,652,427	98.85%	59,880	5,712,307	99.89%
2020	6,182,363	6,126,458	99.10%	50,434	6,176,892	99.91%
2021	6,453,874	6,389,402	99.00%	41,462	6,430,864	99.64%
2022	6,547,412	6,504,177	99.34%	-	6,504,177	99.34%

Source: Bexar County

\* Includes discounts allowed for early payments.

## CITY OF FAIR OAKS RANCH, TEXAS

DIRECT AND OVERLAPPING PROPERTY TAX RATES  
LAST TEN FISCAL YEARS

TABLE 8

Fiscal Period	City	Boerne School District	Bexar County	Kendall County	Comal County	Total
2012	0.24610	1.314	0.326866	0.37000	0.350421	2.607387
2013	0.26630	1.294	0.326866	0.39500	0.350421	2.587387
2014	0.26630	1.294	0.326866	0.39400	0.342921	2.559387
2015	0.26630	1.294	0.314500	0.39400	0.342921	2.561621
2016	0.30730	1.294	0.314500	0.38670	0.342921	2.595421
2017	0.32336	1.316	0.293250	0.41270	0.357921	2.638131
2018	0.32950	1.354	0.291229	0.41270	0.357921	2.745350
2019	0.36678	1.354	0.277429	0.41270	0.377915	2.788824
2020	0.37350	1.284	0.277429	0.41270	0.392553	2.740182
2021	0.37350	1.2519	0.276331	0.41270	0.358515	2.672946
2022	0.35180	1.2046	0.276331	0.41270	0.314000	2.559431

Note: Overlapping governments are those that coincide, at least in part, within the geographic boundaries of the City. This schedule estimates the portion of outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Fair Oaks Ranch, Texas. This process recognizes that, when considering the City of Fair Oaks Ranch's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

## CITY OF FAIR OAKS RANCH, TEXAS

**ASSESSED VALUE AND ACTUAL TAXABLE PROPERTY  
LAST TEN FISCAL YEARS**

TABLE 9

Fiscal Year Ended September 30,	Residential Property	Commercial Property	Less: Tax-Exempt Property	Total Taxable Assessed Value *	Total Direct Tax Rate
2013	\$ 943,904,242	\$ 92,123,352	\$ 57,650,996	\$ 978,376,598	0.26630%
2014	958,417,836	105,566,114	60,565,527	1,003,418,423	0.26630%
2015	1,026,612,835	107,240,362	53,423,214	1,080,429,983	0.26630%
2016	1,193,076,434	128,637,815	65,052,850	1,256,661,399	0.30730%
2017	1,265,114,959	150,509,495	73,244,068	1,342,380,386	0.32336%
2018	1,487,818,815	185,977,352	123,984,901	1,549,811,266	0.32950%
2019	1,472,341,175	187,839,320	101,155,026	1,559,025,469	0.36678%
2020	1,617,484,586	154,205,210	116,629,493	1,655,060,303	0.37350%
2021	1,698,422,549	181,448,336	151,985,811	1,727,885,074	0.37350%
2022	1,793,760,962	235,303,959	168,039,067	1,861,025,854	0.35180%

Source: Kendall County, Bexar County and Comal County Appraisal Districts.

\* Total taxable assessed value and total estimated actual value of taxable property is the same.

## CITY OF FAIR OAKS RANCH, TEXAS

PRINCIPAL PROPERTY TAXPAYERS  
CURRENT AND NINE YEARS AGO

TABLE 10

Taxpayer	2022			2013		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Fair Oaks Club Corp	\$ 7,995,640	1	0.43%			
HPI Fair Oaks Storage LLC	6,100,000	2	0.33%			
T&J Fair Oaks LLC	5,200,000	3	0.28%			
Hicks, Jerry S & Esther W	5,000,230	4	0.27%			
SA Front Gate LLC	4,675,590	5	0.25%	2,113,030	8	0.21%
Frost Bank	3,981,604	6	0.21%	2,589,010	5	0.26%
Bella Vista CMI LTD	3,383,460	7	0.18%			
Fair Oaks Country Store LLC	2,982,970	8	0.16%			
Fair Oaks Parkway Associates LLC	2,825,360	9	0.15%			
Ashton San Antonio LLC	2,784,820	10	0.15%	2,873,380	4	0.29%
Fair Oaks Club Corp.				6,775,600	1	0.68%
Fair Oaks Village II LTD				4,250,000	2	0.42%
Greenland Ventures				3,105,510	3	0.31%
Meritage Homes				2,299,230	6	0.23%
B&M Fair Oaks				2,069,865	7	0.21%
Weekly Homes				1,818,870	9	0.18%
Guadalupe Valley Telephone				1,749,185	10	0.17%
TOTAL	<u>\$ 44,929,674</u>		<u>2.41%</u>	<u>\$ 29,643,680</u>		<u>2.96%</u>



## CITY OF FAIR OAKS RANCH, TEXAS

RATIOS OF OUTSTANDING DEBT BY TYPE  
LAST TEN FISCAL YEARS

TABLE 11

Fiscal Year	Governmental Activities		Business-Type Activities		Total Government	Percentage of Household Income	Per Capita*
	GO Bonds	Capital Leases	Capital Leases	Certificates of Obligation			
2013	\$ -	\$ -	\$ -	\$ 1,515,000	\$ 1,515,000	0.4%	\$ 239
2014	-	-	3,128,356	1,160,000	4,288,356	1.1%	653
2015	7,100,090	-	3,128,356	790,000	11,018,446	3.0%	1,662
2016	6,703,417	-	3,128,356	405,000	10,236,773	2.7%	1,467
2017	6,721,744	-	3,128,356	-	9,850,100	2.1%	1,087
2018	5,835,071	-	3,070,798	-	8,905,869	1.9%	980
2019	5,393,398	-	2,814,779	-	8,208,177	1.6%	846
2020	4,946,725	-	-	2,660,000	7,606,725	1.3%	757
2021	4,495,052	-	-	2,430,000	6,925,052	1.1%	659
2022	4,038,379	-	-	2,115,000	6,153,379	1.1%	586

## Notes:

Details regarding the City's outstanding debt can be found in the notes to the financial statements.

\* See population figures on Table 16.

## CITY OF FAIR OAKS RANCH, TEXAS

RATIOS OF GENERAL BONDED DEBT OUTSTANDING  
LAST TEN FISCAL YEARS

TABLE 12

Fiscal Year Ended September 30,	Governmental Activities	Business-Type Activities	Total Primary Government	Less: Amounts Available in Debt Service	Net Debt Outstanding	Percentage of Estimated Actual Taxable Value of	Per Capita
	General Obligation Bonds	Certificate of Obligation Bonds					
2013	\$ -	\$ 1,515,000	\$ 1,515,000	\$ -	\$ 1,515,000	0.16%	\$ 239
2014	-	1,160,000	1,160,000	-	1,160,000	0.12%	177
2015	7,100,090	790,000	7,890,090	-	7,890,090	0.79%	1,201
2016	6,703,417	405,000	7,108,417	-	7,108,417	0.66%	1,028
2017	6,721,744	-	6,721,744	(7,245)	6,714,499	0.53%	777
2018	5,835,071	-	5,835,071	(7,201)	5,827,870	0.43%	641
2019	5,393,398	-	5,393,398	(10,940)	5,382,458	0.35%	555
2020	4,946,725	2,660,000	7,606,725	(30,969)	7,575,756	0.49%	770
2021	4,495,052	2,430,000	6,925,052	(44,337)	6,880,715	0.42%	655
2022	4,038,379	2,115,000	6,153,379	(52,659)	6,100,720	0.35%	581

## CITY OF FAIR OAKS RANCH, TEXAS

LEGAL DEBT MARGIN INFORMATION  
LAST TEN FISCAL YEARS

Total assessed value	\$ 1,861,025,853
Debt limit (\$1.50 of total assessed value)	\$ 27,915,388
Debt applicable to limit:	
General bonded debt outstanding	\$ 4,038,379
Less: Amount set aside for repayment of general bonded debt	-
Total net debt applicable to limit	4,038,379
Legal debt margin	\$ 23,877,009

	2013	2014	2015	2016	2017
Debt limit	\$ 14,675,649	\$ 15,051,276	\$ 16,206,450	\$ 18,849,921	\$ 20,165,764
Total net debt applicable to limit	-	-	7,000,000	6,610,000	6,185,000
Legal debt margin	\$ 14,533,054	\$ 14,675,649	\$ 9,206,450	\$ 12,239,921	\$ 13,980,764

TABLE 13

2018	2019	2020	2021	2022
\$ 23,247,169	\$ 23,385,382	\$ 24,825,905	\$ 25,918,276	\$ 27,915,388
5,835,071	5,393,398	4,946,725	4,495,052	4,038,379
<u>\$ 17,412,098</u>	<u>\$ 17,991,984</u>	<u>\$ 19,879,180</u>	<u>\$ 21,423,224</u>	<u>\$ 23,877,009</u>

## CITY OF FAIR OAKS RANCH, TEXAS

## DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

September 30, 2022

TABLE 14

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Estimated Share of Overlapping Debt</u>
Debt repaid with property taxes:			
Alamo CCD	\$ 777,390,000	0.58%	\$ 4,508,862
Bexar Co	2,015,625,000	0.58%	11,690,625
Bexar Co Hosp Dist	1,168,200,000	0.58%	6,775,560
Boerne ISD	332,461,461	17.81%	59,211,386
Comal Co	121,175,000	0.98%	1,187,515
Comal ISD	1,049,362,848	0.41%	4,302,388
Kendall Co	30,785,000	5.56%	1,711,646
Subtotal - overlapping debt			89,387,982
City of Fair Oaks Ranch - direct debt			4,038,379
Total direct and overlapping debt			<u>\$ 93,426,361</u>

Source: Municipal Advisory Council of Texas.

\*Note: Overlapping governments are those that coincide, as least in part, within the geographical boundaries of the City. This schedule estimates the portion of outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Fair Oaks Ranch, Texas. This process recognizes that, when considering the City of Fair Oaks Ranch's ability to issue and repay long-term debt, the entire debt burden borne by residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore, responsible for repaying the debt of each overlapping government.

## CITY OF FAIR OAKS RANCH, TEXAS

**PRINCIPAL EMPLOYERS  
CURRENT AND NINE YEARS AGO**

TABLE 15

Employer	2022			2013		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Joint Base San Antonio (JBSA) - Lackland, Fort Sam & Randolph	74,289	1	7.14%	92,301	1	10.87%
H.E.B. Food Stores	20,000	2	1.92%	14,588	3	1.72%
United Services Automobile Assoc	19,000	3	1.83%	15,000	2	1.77%
Northside Independent School District	13,644	4	1.31%	12,751	5	1.50%
Methodist Healthcare System	12,500	6	1.20%	7,747	7	0.91%
City of San Antonio	11,042	5	1.06%	13,573	4	1.60%
North East Independent School District	8,600	7	0.83%	10,522	6	1.24%
San Antonio Independent School District	7,410	8	0.71%	7,000	8	0.82%
Baptist Health System	6,162	9	0.59%	6,310	9	0.74%
Wells Fargo	5,152	10	0.50%			
University of Texas Health Science	-			6,153	10	0.72%
Total	<u>177,799</u>		<u>17.09%</u>	<u>185,945</u>		<u>21.89%</u>

The City of Fair Oaks Ranch is located near the City of San Antonio and data is not available for the employers in Fair Oaks Ranch, Texas.  
The above data is for the City of San Antonio.

Source: City of San Antonio Annual Comprehensive Financial Report for the Year Ended September 30, 2021. The current year information is not available.

## CITY OF FAIR OAKS RANCH, TEXAS

**DEMOGRAPHIC AND ECONOMIC STATISTICS  
LAST TEN FISCAL YEARS**

TABLE 16

Fiscal Year	Population	Per Capita Personal Income	Median Age	School Enrollment	San Antonio Unemployment Rate
2013	6,326	57,945	50.9	697	5.7%
2014	6,569	57,306	50.9	650	4.5%
2015	6,569	55,586	51.2	650	3.8%
2016	6,914	54,829	47.9	650	3.9%
2017	8,645	52,917	46.7	916	3.2%
2018	9,091	51,482	45.9	1,321	3.3%
2019	9,700	52,094	47.1	1,391	3.0%
2020	9,833	57,939	46.3	1,575	6.3%
2021	10,505	57,939	46.3	1,586	4.5%
2022	10,505	75,205	45.5	1,605	3.5%

## Sources:

(1) Population, per capita income and median age provided by the United States Census Bureau and World Population Review. Population figures for 2021 and 2022 are estimates.

(2) Boerne Independent School District

(3) United States Bureau of Labor/TWC

**CITY OF FAIR OAKS RANCH, TEXAS**

**OPERATING INDICATORS BY FUNCTION**

**For the fiscal year ended September 30, 2022**

TABLE 17

Function	2022	2021	2020	2019	2018	2017
<b>Police</b>						
Incidents/offenses	856	666	589	504	501	444
Arrests	289	199	157	207	224	191
Calls for service	4,031	3,955	3,482	3,913	3,716	3,664
Traffic stops	4,708	4,026	2,924	4,893	5,271	4,217
<b>Public Works</b>						
Street resurfacing (square yards)	254,422	107,108	80,557	155,468	64,496	118,827
Preventative street maintenance (square yards)	1,337	999	211,529	49,477	65,244	101,646
<b>Building Codes</b>						
Permits issued	133	247	157	118	190	142
Permits issued - other	645	692	734	506	416	376
Inspections/reinspections conducted	2,732	2,751	2,297	1,898	1,586	1,679
<b>Utilities</b>						
Account service orders						
Meter install / change	111	217	86	252	222	288
Occupancy change	261	370	320	288	330	322
Customer service inquiry	199	401	338	297	247	291
Billing (water, sewer, fees, all charges)	\$ 5,862,105	\$ 4,758,791	\$ 5,002,084	\$ 4,550,072	\$ 4,683,010	\$ 4,632,435
<b>Water</b>						
Service connections	3,201	3,157	3,083	3,002	2,948	2,929
Purchased (gallons)	328,996,000	324,549,963	337,047,000	318,044,000	276,418,000	296,164,000
Pumped (gallons)	323,937,547	217,061,572	231,668,112	174,702,326	168,328,487	241,088,931
Billed consumption (gallons)	594,010,700	485,043,800	523,698,900	436,094,700	457,611,000	502,639,000
Non-billed & bulk water sold (gallons)	2,873,400	2,310,900	3,192,400	3,350,000	3,476,900	5,182,505
<b>Wastewater/Sewer</b>						
Service connections	1,979	1,943	1,886	1,820	1,775	1,733
Average daily treatment in gallons	249,076	256,037	242,174	225,255	235,917	224,046

Source: Various City departments.

Note: Schedule to be built over the next 10 fiscal years.



**CITY OF FAIR OAKS RANCH, TEXAS**

**CAPITAL ASSET STATISTICS BY FUNCTION**

**For the fiscal year ended September 30, 2022**

TABLE 18

Function	2022	2021	2020	2019	2018	2017
Administration						
Vehicles	2	2	1	1	1	1
Police						
Stations	1	1	1	1	1	1
Patrol units	13	15	14	14	13	15
Animal Control						
Control vehicle	1	1	1	1	1	1
Building Inspections						
Vehicles	2	2	2	2	2	2
Public Works						
Vehicles	14	12	12	12	10	9
Other equipment	17	16	16	16	12	10
Utilities						
Vehicles	12	11	11	11	11	11
Other equipment	18	18	18	18	16	16
Streets						
Paved streets (in miles)	81.6	81.6	81.6	81.6	81.6	81.6
Paved streets maintained by the City	60	60	60	68.1	68.1	68.1
Water						
Water mains (in miles)	76	76	76	76	76	76
Wells	40	40	40	40	40	40
Treatment plants	5	5	5	5	5	5
Number of hydrants	266	266	266	266	266	228
Sewer						
Lift stations	6	6	6	6	6	6
Sewer lines (in miles)	33	33	33	33	33	33
Treatment plants	1	1	1	1	1	1

Note: Schedule to be built over the next 10 fiscal years.

## CITY OF FAIR OAKS RANCH, TEXAS

## FULL-TIME EQUIVALENTS CITY GOVERNMENT EMPLOYEES BY FUNCTION

For the fiscal year ended September 30, 2022

TABLE 19

Function	2022	2021	2020	2019	2018	2017	2016
General Government							
City Manager	1	1	1	1	1	1	1
Assistant City Manager	2	2	1	1	1	1	1
City Secretary	2	2	2	2	1	1	1
Human Resources and Communications	3	2	2	2	1	1	1
Finance	5	5	5	5	3	3	2
Municipal Court	2	2	2	2	2	1	1
Information Technology	2	2	1	1	0	0	0
Customer Service	2	2	3	3	2	1	1
Public Safety							
Police	23	23	23	23	21	20	19
Animal control	1	1	1	1	1	1	1
Code enforcement	4	4	4	4	1.5	1.5	1.5
Administration	4	4	4	4	3	2	2
Public Works	16	14	14	14	13	9	9
Water and Sewer							
Customer Service	1	1	1	1	1	1	1
Water and Sewer	10	10	10	10	10	9	9
	<u>78</u>	<u>75</u>	<u>74</u>	<u>74</u>	<u>61.5</u>	<u>52.5</u>	<u>50.5</u>

Note: Schedule to be built over the next 10 fiscal years.



## **COMPLIANCE SECTION**



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS  
PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and  
Members of the City Council  
City of Fair Oaks Ranch, Texas

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fair Oaks Ranch, Texas (the "City") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 16, 2023.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

## Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

ABIP, PC

San Antonio, Texas  
March 16, 2023

INDEPENDENT ACCOUNTANT’S REPORT ON COMPLIANCE FOR THE U.S. DEPARTMENT OF TREASURY  
CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS PROGRAM (CSLFRF) REQUIREMENTS FOR  
AN ALTERNATIVE CSLFRF COMPLIANCE EXAMINATION ENGAGEMENT

To the Honorable Mayor and  
Members of the City Council  
City of Fair Oaks Ranch, Texas

We have examined of the City of Fair Oaks Ranch, Texas (the “City”) compliance with the compliance requirements “activities allowed or unallowed” and “allowable cost/cost principles” (the specified requirements) as described in Part IV “Requirements for an Alternative Compliance Examination Engagement for Recipients That Would Otherwise be Required to Undergo a Single Audit or Program-Specific Audit as a Result of Receiving Coronavirus State and Local Fiscal Recovery Funds” of the CSLFRF section of the 2022 OMB Compliance Supplement (referred to herein as “Requirements for an Alternative CSLFRF Compliance Examination Engagement”) during the year ended September 30, 2022. Management of the City is responsible for the City’s compliance with the specified requirements. Our responsibility is to express an opinion on the City’s compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA; the standards applicable to attestation engagements contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and in the “Requirements for an Alternative CSLFRF Compliance Examination Engagement.” Those standards and requirements require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City’s compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the specified requirements referenced above during the year ended September 30, 2022.



**Other Reporting Required by *Government Auditing Standards***

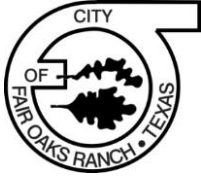
In accordance with *Government Auditing Standards*, we are required to report all deficiencies that are considered to be significant deficiencies or material weaknesses in internal control; fraud, and noncompliance with provisions of laws, regulations, contracts, or grant agreements that have a material effect on the City's compliance with the specified requirements and any other instances that warrant the attention of those charged with governance. We are also required to obtain and report the views of responsible officials concerning the findings, conclusions, and recommendations, as well as any planned corrective actions. We performed our examination to express an opinion on the City's compliance with the specified requirements and not for the purpose of expressing an opinion on the internal control over the specified requirements or on compliance and other matters; accordingly, we express no such opinions. The results of our tests disclosed no matters that are required to be reported under *Government Auditing Standards*.

**Intended Purpose**

The purpose of this examination report is solely to express an opinion on whether the City of Fair Oaks Ranch, Texas complied, in all material respects with the specified requirements referenced above during the year ended September 30, 2022. Accordingly, this report is not suitable for any other purpose.

ABIP, PC

San Antonio, Texas  
March 16, 2023



**CITY COUNCIL CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**March 16, 2023**

AGENDA TOPIC: Consideration and possible action authorizing the City Manager to negotiate and execute agreements for the annual July 4<sup>th</sup> Celebration

DATE: March 16, 2023

DEPARTMENT: Finance

PRESENTED BY: Rosie G. Vela, Finance Director

**INTRODUCTION/BACKGROUND:**

The City budgeted \$35,000 for a 4th of July celebration. At the Mayor's request, potential options were researched to find the cost and feasibility for different types of celebrations. The following options were researched and discussed at the City Council Meeting on February 16, 2023, and on March 2, 2023.

- Traditional fireworks
- Laser show
- Combination of lasers and fireworks
- Drone show

By way of background, the rationale for exploring alternatives to a traditional firework show include but are not limited to the following:

- Exploring options to mitigate fire risk associated with localized drought conditions. Exercising an abundance of caution, the City canceled the 2022 fireworks show due to severe drought conditions. Similar drought conditions may evolve this year.
- Exploring options that address the concerns of our veteran community.
- Exploring options less intrusive to pets and wildlife.

City staff pursued options for a laser show, fireworks show, and combination show based on initial City Council feedback and the discussion at the March 2<sup>nd</sup> meeting.

If the City Council approves having a Laser Show, the City will execute an agreement for an amount not to exceed \$12,667.

If the City Council approves having a Fireworks Show, the City will execute an agreement for an amount not to exceed \$20,000.

The City Council also may approve a combination show by approving agreements for both options for a total amount of \$32,667 as proposed.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:**

- The City has \$35,000 budgeted in Account 01-613-354.
- An agreement for a Laser Show is expected to cost \$12,667.
- An agreement for a Fireworks Show is expected to cost \$20,000.

**LEGAL ANALYSIS:**

The City Attorney will assist staff with finalizing the agreements.

**RECOMMENDATION/PROPOSED MOTION:**

I move to authorize the City Manager to negotiate and execute agreements for a July 4<sup>th</sup> Celebration in an amount not to exceed \$35,000.



## CITY COUNCIL CONSIDERATION ITEM

### CITY OF FAIR OAKS RANCH, TEXAS

March 16, 2023

AGENDA TOPIC: Discussion and possible action to shape and frame the Q2 Town Hall meeting

DATE: March 16, 2023

DEPARTMENT: Administration

PRESENTED BY: Gregory C. Maxton, Mayor

### **INTRODUCTION/BACKGROUND:**

Service delivery in a comprehensive planning model begins with an understanding of how developing and administering policies and controls reflect the values of the community. Effective public engagement requires proactive leadership through the communication of information, seeking clarity of issues to address, ensuring familiarity with city operations, and a committed approach to discover the City's capacities and assets. A public engagement component that provides local leaders with some level of comfort for their policy decisions and ensures stakeholders (citizens) are satisfied with delivery and outcomes. The intent of this planning model is to facilitate Planning *with* the citizenry rather than Planning *for* the citizenry. In this vein, the City Council has committed to leading one Town Hall meeting *per* quarter during FY 22-23.

Q1 - A Transportation Town Hall was held on January 24, 2023, at Spring Creek United Methodist Church, and was attended by approximately 110 citizens.

Q2 - City Council has since submitted the following potential topics for the Q2 town hall meeting:

- Strategic Plan
- Budget
- Drainage
- Wastewater Treatment Plant
- Public Safety
- Communications and Citizen Outreach
- Disaster response

The above list is not comprehensive but rather a starting point for Council discussion.

City staff has reached out to Spring Creek United Methodist Church. Assuming City Council would like another evening meeting, the following dates are available: March 27<sup>th</sup>, 28<sup>th</sup>, and 30<sup>th</sup>, and April 10<sup>th</sup>, 13<sup>th</sup>, 17<sup>th</sup>, and 18<sup>th</sup>. Staff will need to dedicate resources to develop materials for the Town Hall. Please note that depending on the topic selected, the March dates may not be feasible.

The purpose of this agenda item is to discuss and if possible, select the topic and date for the next town hall meeting. Once the topic and date are determined, staff will begin to devote resources to shape and frame the town hall meeting and to develop the necessary supportive materials.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

Town hall events encourage communication between its citizens and their elected officials.

**LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

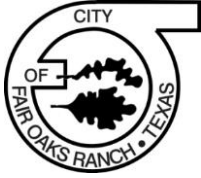
TBD

**LEGAL ANALYSIS:**

No Legal analysis was required for his agenda item.

**RECOMMENDATION/PROPOSED MOTION:**

I move that the next town hall topic to be \_\_\_\_\_ and for the town hall to be held on \_\_\_\_\_.



**CITY COUNCIL CONSIDERATION ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**March 16, 2023**

AGENDA TOPIC: Consideration and possible action regarding requirements or expenditures associated with the Local Disaster

DATE: March 16, 2023

DEPARTMENT: Administration

PRESENTED BY: Gregory C. Maxton, Mayor

**INTRODUCTION/BACKGROUND:**

As a result of the damaging ice storm in February, leaving behind approximately 35,000 cubic yards of downed tree limbs, Mayor Maxton's submitted a declaration of local disaster to the state on February 17, 2023. At the February 23, 2023, Special City Council meeting Council approved extending the declaration through Resolution 2023-07. Council also approved budgeting \$300,000.00 in unallocated funds towards efforts to remove the debris from city streets while staff determines the best course of action and contracts with the appropriate vendor. As this is a fluid situation which might require prompt, regular City Council direction, this will be a standing agenda item until the situation is resolved.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

Routinely presenting this agenda item will allow for timely decision by City Council. This benefits residents by expediting the removal of the debris, potentially lowering overall costs, and minimizing health and safety issues.

**LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

TBD

**LEGAL ANALYSIS:**

N/A

**RECOMMENDATION/PROPOSED MOTION:**

As determined:



## CITY COUNCIL WORKSHOP

### CITY OF FAIR OAKS RANCH, TEXAS

March 16, 2023

AGENDA TOPIC: Drainage CIP Update

DATE: March 16, 2023

DEPARTMENT: Public Works Department

PRESENTED BY: Grant Watanabe, P.E., Director of Public Works & Engineering Services  
 Troy Dorman, P.E., Director of Water Resources, Halff Associates, Inc.  
 Byron Sanderfer, P.E., Central Region Public Works Director, Ardurra Group, Inc.  
 Steven Dean, P.E., Vice President for Water Resources, Pape-Dawson Engineers, Inc.

### **PURPOSE:**

The purpose of this workshop is to provide an update on current drainage CIP projects and to obtain guidance on way ahead. Several level-of-service alternatives (i.e. 5-yr, 10-yr, 25-yr storm) were evaluated for each project and estimated costs are significantly higher than current budget amounts. Staff seeks guidance on preferred options/alternatives before proceeding with full design and bid package preparation.

### **INTRODUCTION/BACKGROUND:**

In 2019, the City approved a Master Drainage Plan that included 46 projects prioritized by a stakeholders committee. Top priority projects were included as part of the 5-yr Drainage Capital Improvements Plan and funds were budgeted in FY21-22 (design) and FY22-23 (design/construction). This workshop will focus primarily on the following ongoing projects:

- Silver Spur Low Water Crossing (CIP#17)
- Rolling Acres Trail Low Water Crossing (CIP#5)
- Tivoli Way (CIP#34)

The presentation tonight will provide a summary of the drainage area analysis, scenario modeling results, estimated construction costs for various options/alternatives, and consultant recommendations. Several level-of-service alternatives (i.e. 5-yr, 10-yr, 25-yr storm) were evaluated for each project. Due to recent updates to design storm frequency and depths by the National Oceanic and Atmospheric Administration and current market conditions, estimated construction costs are significantly higher than current budget amounts. A summary of current budget vs estimated cost is included as part of this presentation. Staff will be seeking guidance on preferred options/alternatives for each project before proceeding with full design and bid package preparation.

Depending on the guidance provided, funds may be reallocated between SAP projects without taking formal Council action. If additional SAP funds are necessary, staff will bring back a budget amendment for future Council consideration along with potential funding options.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

- Supports Strategic Action Plan items for Responsible Growth Management and Reliable and Sustainable Infrastructure.
- Enhances the health, safety, and welfare of Fair Oaks Ranch residents by reducing the risk of overtopped roadways, flooding of homes and ensuring emergency vehicle access during storm events.

**LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

Depends on guidance provided. Funds may be reallocated between SAP projects without formal Council action. If additional SAP funds are necessary, staff will bring back a budget amendment for future Council consideration along with potential funding options.

**LEGAL ANALYSIS:**

NA

**RECOMMENDATION/PROPOSED MOTION:**

NA



# **City Council Workshop Drainage CIP Update**

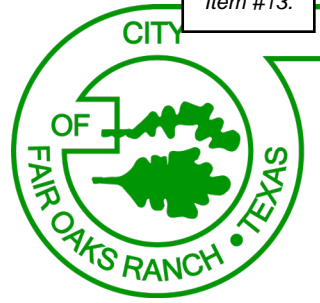
**March 16, 2023**

**Grant Watanabe, P.E., Director of Public Works & Engineering Services**

**Troy Dorman, P.E., Director of Water Resources, Halff Associates, Inc.**

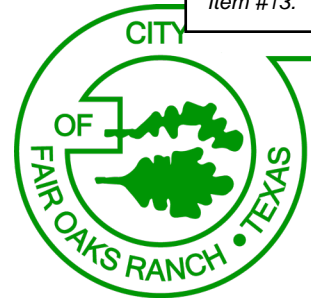
**Byron Sanderfer, P.E., Central Region Public Works Director, Ardurra Group, Inc.**

**Steven Dean, P.E., Vice President for Water Resources, Pape-Dawson Engineers, Inc.**



# Agenda

- Purpose
- Background
- Drainage Project Updates
  - CIP#37 Turf Paradise Lane
  - CIP#17 Silver Spur Low Water Crossing
  - CIP#5 Rolling Acres Trail Low Water Crossing
  - CIP#34 Tivoli Way
- Summary of Budget vs Estimated Cost
- Next Steps
- Questions

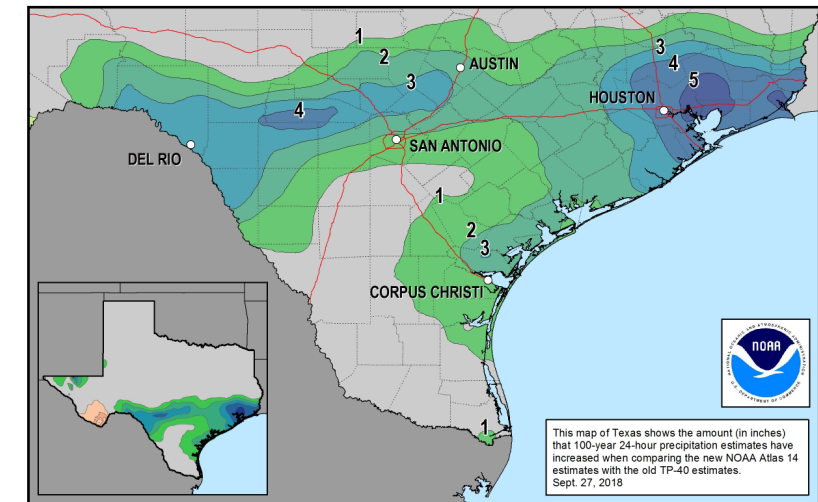
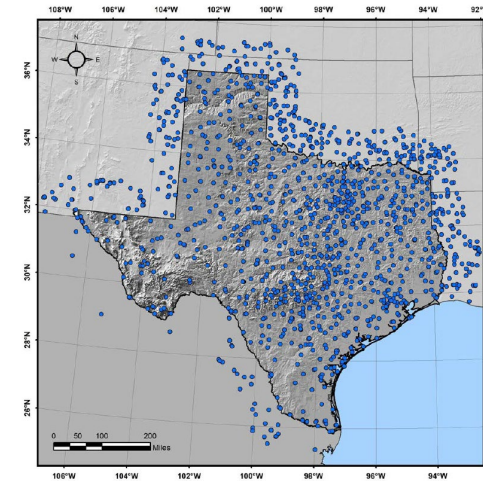


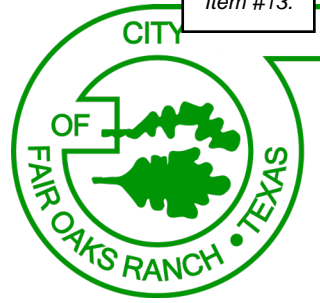
# Background

- Since Master Drainage Plan adopted, NOAA's Atlas 14, Volume 11 (Texas) was released and adopted by COSA
  - Now serves as the official government source of precipitation frequency values
  - Replaced Technical Paper 40 (1961), TP-49 (1964), NWS Hydro-35 (1977)
  - Rainfall data from over 2000 stations across TX used to generate frequency estimates
  - Comparison of 24-hr design storm depths (in.) for COSA

	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Pre Atlas 14	4.44"	5.36"	6.00"	7.50"	9.00"	10.00"
Atlas 14	4.10"	5.49"	6.85"	8.93"	10.76"	12.88"

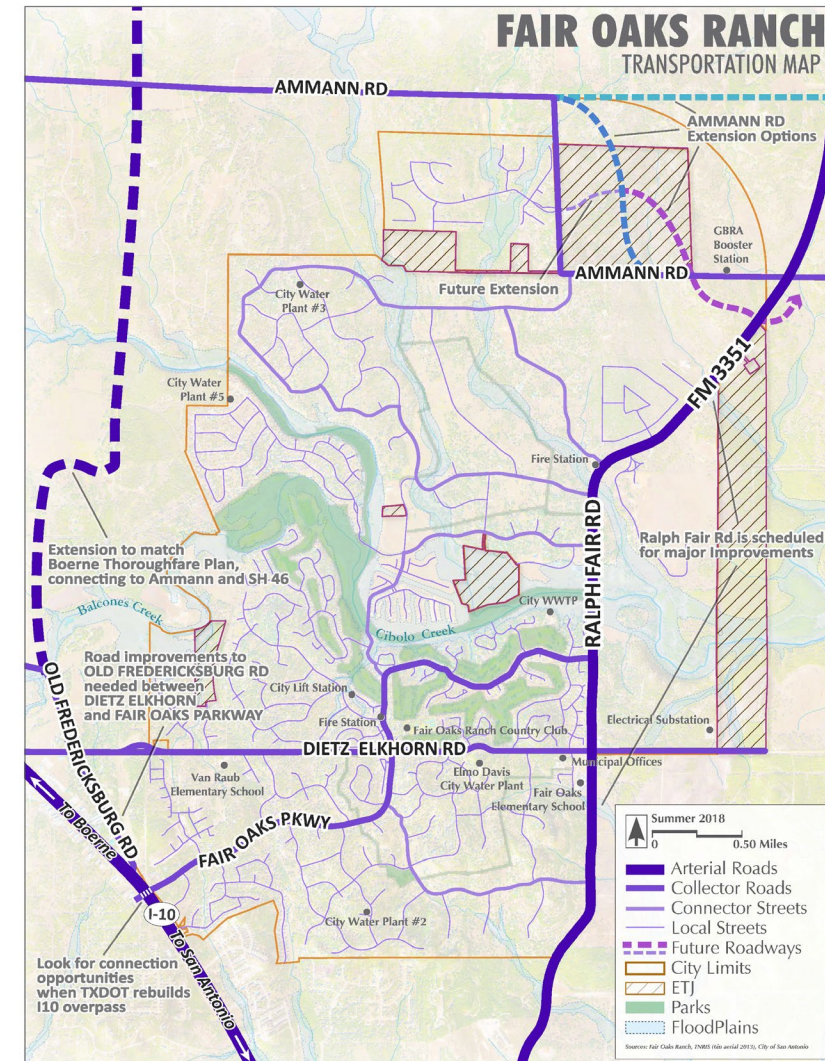
- Impacts size and cost of drainage infrastructure going forward since our UDC adopts the COSA Stormwater Design Criteria Manual until such time we create our own



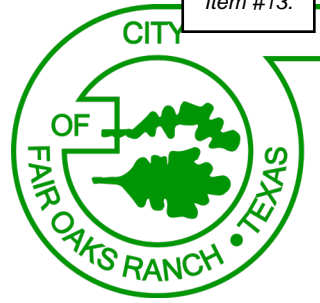


# Background

- UDC Section 9.7 Drainage and Erosion Control Standards
  - Para 1(c) Street Crossings. Concentrated flow will be conveyed under streets by roadway classification as detailed below:
    - Arterial: min design storm capacity = 50-yr
    - Collector: min design storm capacity = 25-yr
    - Local: min design storm capacity = 10-yr
- Silver Spur and Rolling Acres Trail are classified as Connector Streets



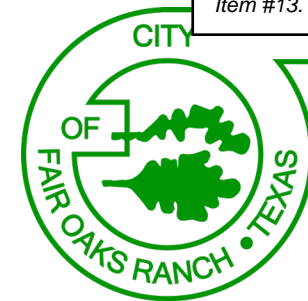




# CIP#37 Turf Paradise Lane

- Purpose: Contain 10-yr flows within drainage system to minimize runoff across street and adjacent lots
- Scope: Replacement of undersized culverts, driveway repair, bar ditch restoration, grading and erosion mat installation
- Status: 80% complete. Final grading, vegetation and erosion mat installation to occur after brush pile removal.





# CIP#17 Silver Spur LWC

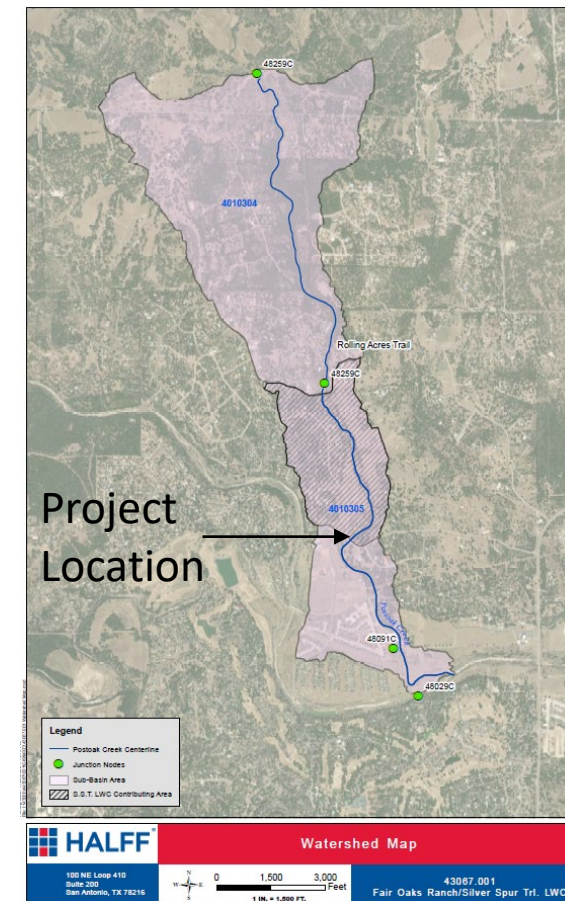
- Scope: Provide surveying and engineering services to upgrade the Silver Spur LWC to convey the 10 or 25-yr storm event without overtopping the roadway
- Comparison between Pre-Atlas 14 and Atlas 14 flows

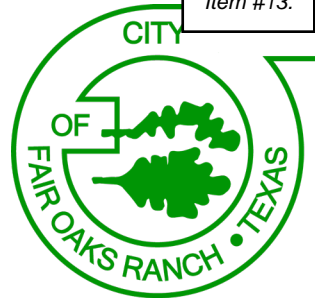
Table 2.0: Comparison between Pre Atlas 14 and Atlas 14 flows

	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	500-Yr
Pre-Atlas 14: Q (cfs)	405.20	2,433.00	4,167.20	6,109.00	7,412.70	8,623.30	*DNA
Atlas 14: Q (cfs)	3,358.89	*DNA	6,608.17	8,747.97	10,320.50	12,004.71	16,565.71

\*Data not available

- Scenarios evaluated:
  - 1) Existing condition (4 x 94-in CMP culverts)
  - 2) Addition of two culverts (6 x 94-in CMP culverts)
  - 3) Slab-span bridge (40 ft overall length)
  - 4) Long span bridge (160 ft overall length)





# CIP#17 Silver Spur LWC

## Scenario 1: Existing Condition

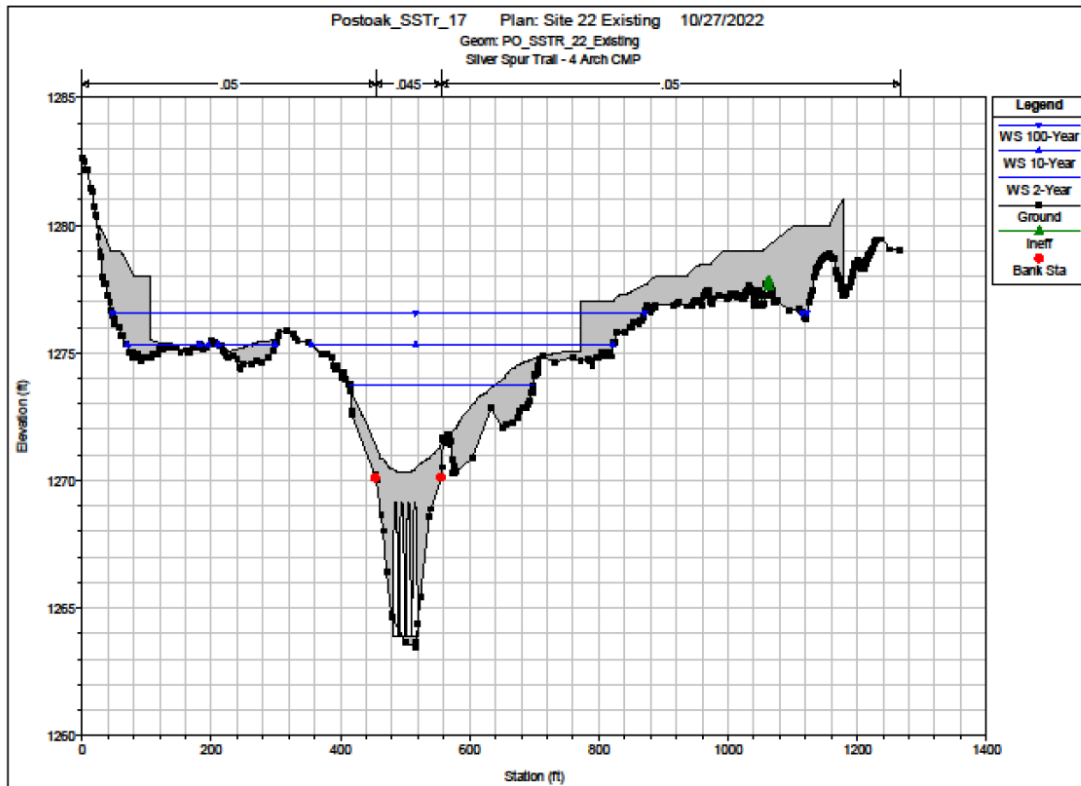


Figure 1: Cross-section of existing conditions structure with water surface elevations.

## Scenario 2: Addition of two culverts

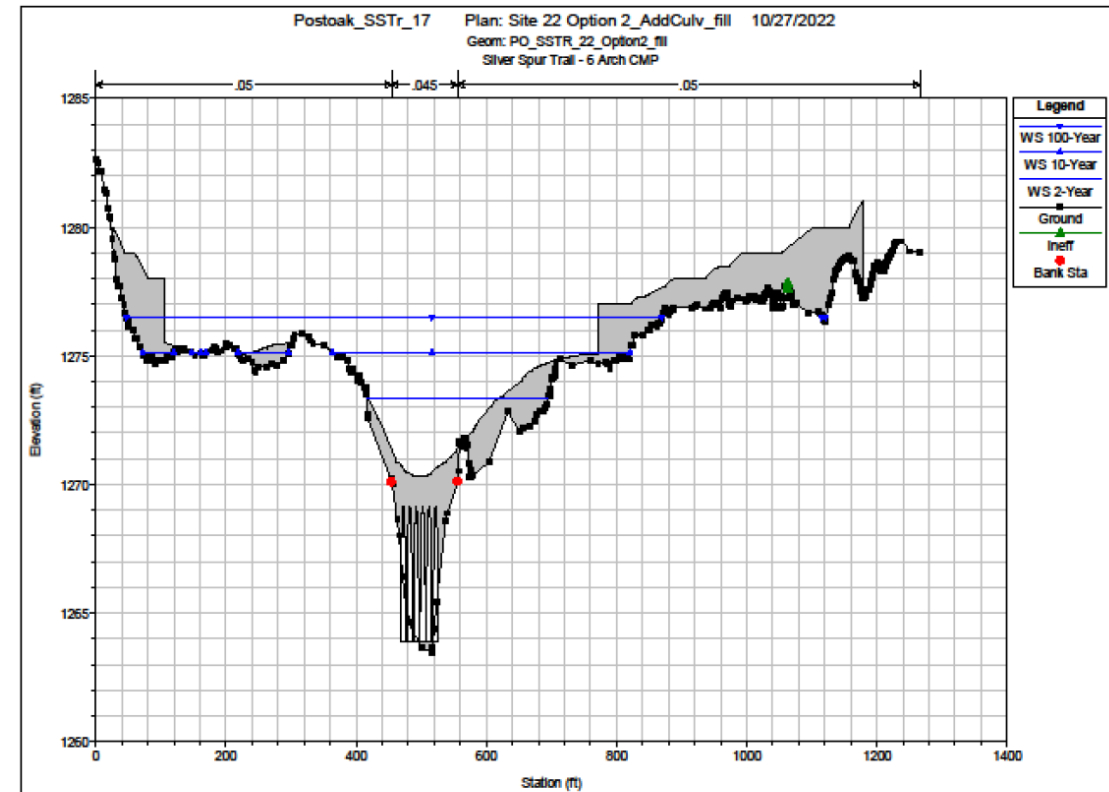
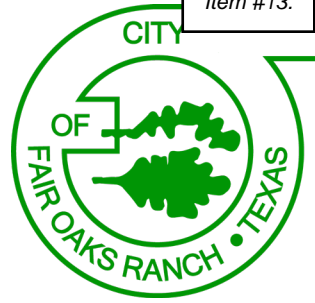


Figure 2: Cross-section of existing conditions with additional 96-inch pipes structure with water surface elevations.



# CIP#17 Silver Spur LWC

## Scenario 3: Slab Span Bridge

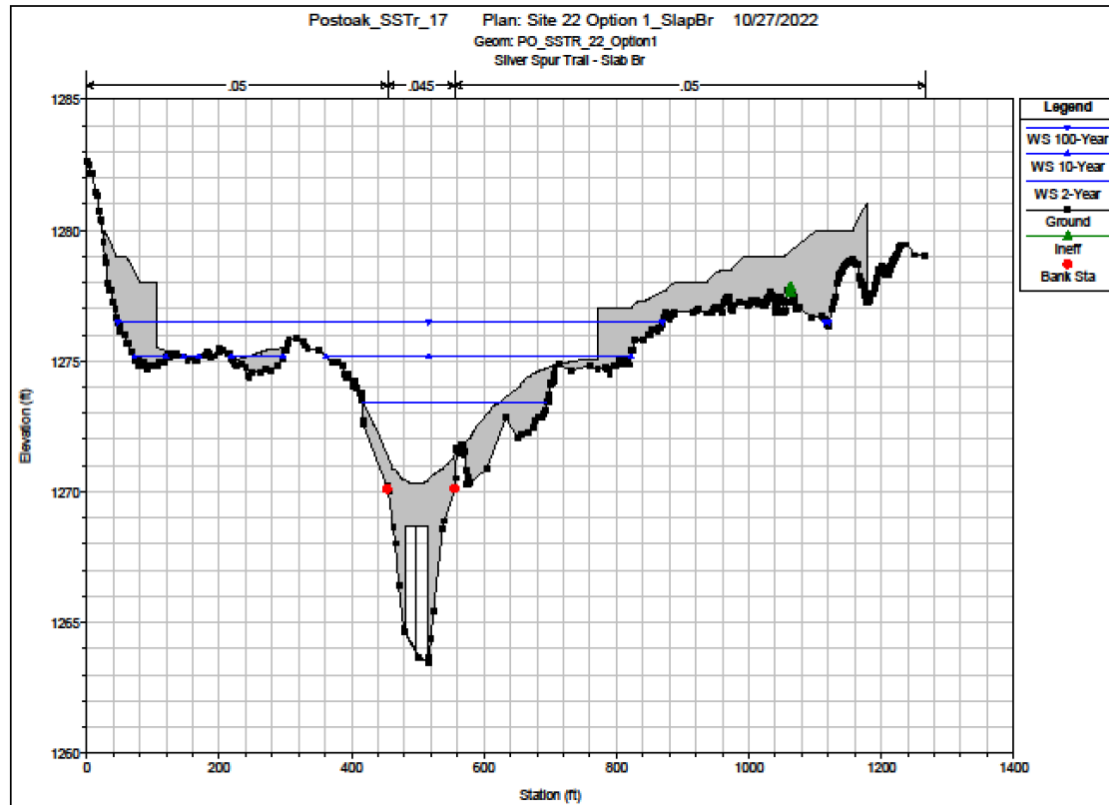


Figure 3: Cross-section of slab span bridge structure with water surface elevations.

## Scenario 4: Long Span Bridge

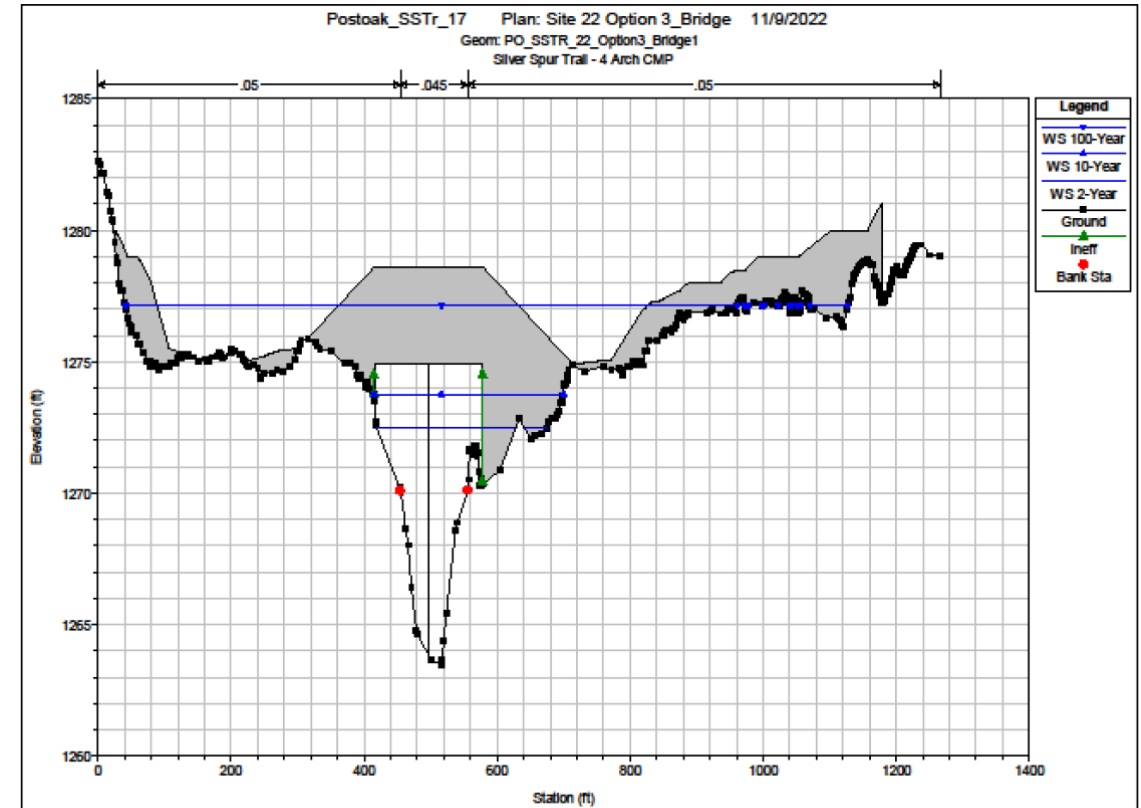
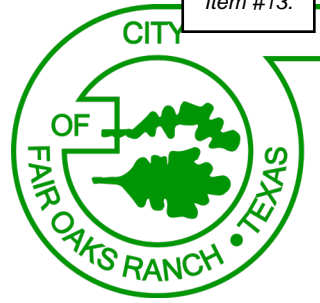


Figure 4: Cross-section of long 160-ft span bridge structure with water surface elevations.





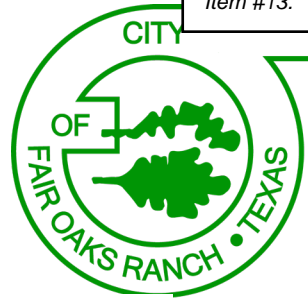
# CIP#17 Silver Spur LWC

- Results: Only Scenario 4 is capable of conveying the 10-yr storm event flows. Scenarios 2 and 3 do not mitigate 2-yr flows. Staff suspect several recharge features exist within the LWC contributing area; however, these are difficult to quantify and typically not considered during the design process.

- Cost Estimates:

	Storm Event	Cost Est.
Scenario 1: Existing Condition	<2-yr	NA
Scenario 2: Additional Culverts	<2-yr	\$ 466,500
Scenario 3: Slab Span Bridge	<2-yr	\$ 866,900
Scenario 4: Long Span Bridge	10-yr	\$2,353,020

- Consultant Recommendation: Since this LWC is not frequently closed (2x in past 15 years) and emergency vehicles will still have access to all parts of the city if closed (once FM3351 bridge raised), no action is recommended at this time.



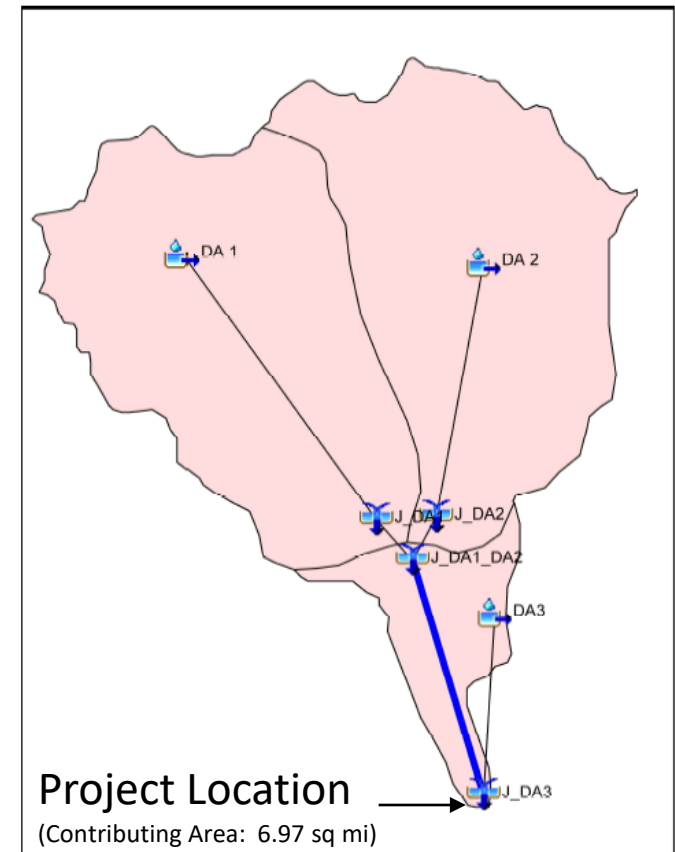
# CIP#5 Rolling Acres Trail LWC

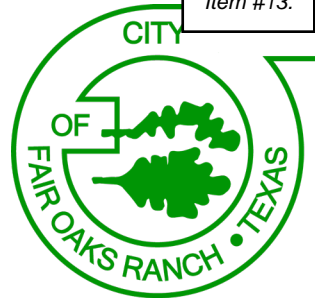
- Scope: Provide surveying and engineering services to upgrade the Rolling Acres Trail LWC to convey the 10 or 25-yr storm event without overtopping the roadway
- Atlas 14 flows:

Storm Event	Flow (CFS)
1 Year	3,987
2 Year	5,607
5 Year	8,069
10 Year	10,258
25 Year	13,309
50 Year	15,670
100 Year	18,175

- Options evaluated:
  - 1) 5-yr Multiple Box Culvert Bridge (110' overall length, raised 6')
  - 2) 25-yr Span Bridge (300 ft overall length, raised 7-8')
  - 3) 2-yr Multiple Box Culvert Bridge (106' overall length, raised 4')
  - 4) High-Water Alert Lifesaving Technology (HALT) system

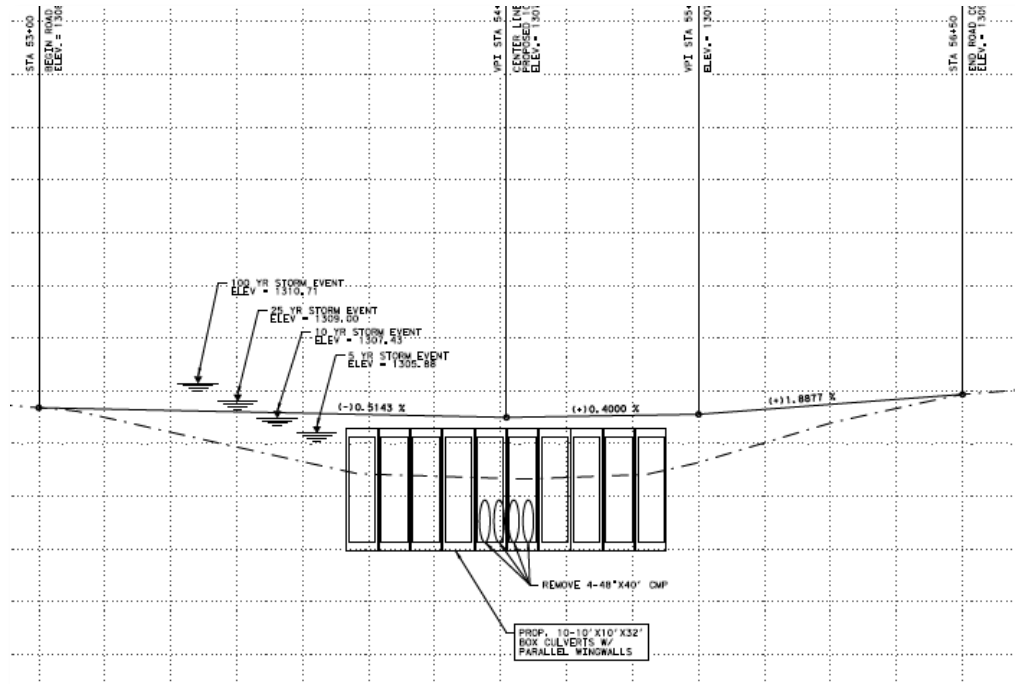
Rolling Acres Trail at Post Oak Creek Drainage Area Map



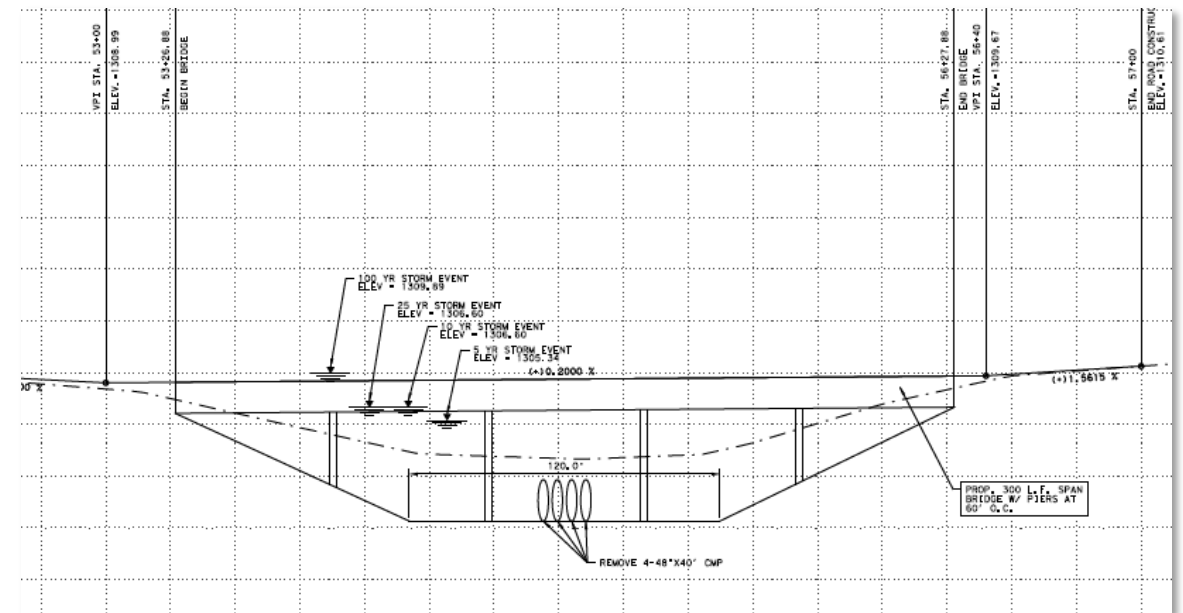


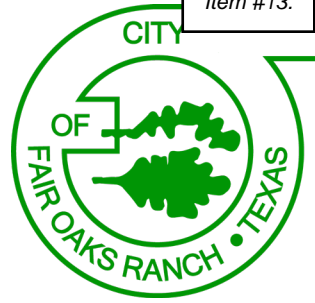
# CIP#5 Rolling Acres Trail LWC

Option 1: Multiple Box Culvert Bridge (5-yr)



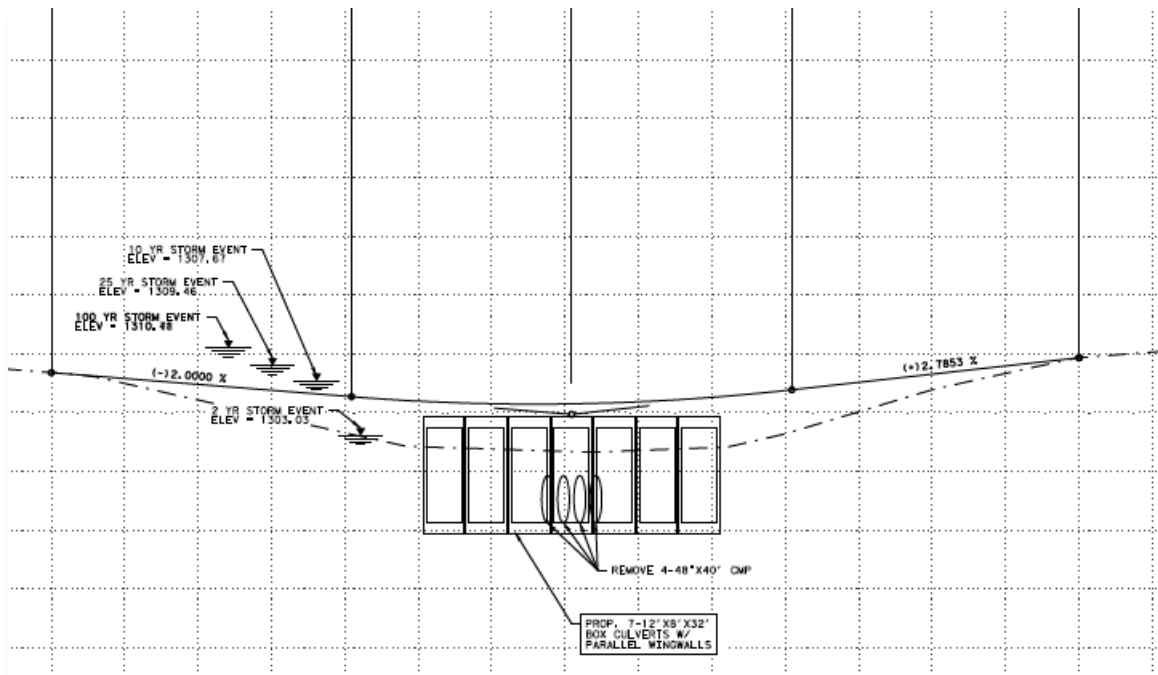
Option 2: 300' Span Bridge (25-yr)





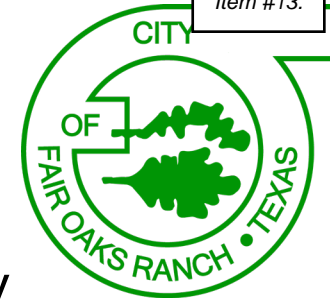
# CIP#5 Rolling Acres Trail LWC

Option 3: Multiple Box Culvert Bridge (2-yr)



Option 4: HALT System





# CIP#5 Rolling Acres Trail LWC

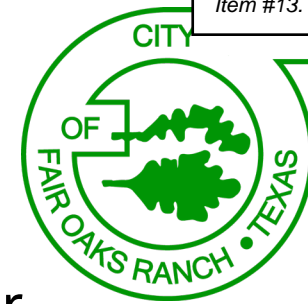
- Results: Any option to mitigate the 2, 5, or 25-yr storm event is extremely costly and requires removal of 25-30 trees. Staff suspect several recharge features exist within the LWC contributing area; however, these are difficult to quantify and typically not considered during the design process.

- Cost Estimates:

	Storm Event	Cost Est.
Option 1: 110' Multiple Box Culvert Bridge	5-yr	\$1,935,570
Option 2: 300' Span Bridge	25-yr	\$3,046,410
Option 3: 106' Multiple Box Culvert Bridge	2-yr	\$1,868,310
Option 4: HALT System	NA	\$ 100,000

- Consultant Recommendation: Since emergency vehicles will still have access all parts of the city if this LWC is closed (once FM3351 bridge is raised), Option 4: HALT System is recommended to automatically send alerts, open/close gates and collect actual flow data. This system is used extensively throughout Bexar County.





# CIP#34 Tivoli Way

- Scope: Provide surveying and engineering services to manage stormwater generated in public ROW and redirect stormwater around The Fountains subdivision.

- Atlas 14 flows:

Storm Event	Flow (CFS)
2-yr	74
10-yr	108
25-yr	131
100-yr	167

- Alternatives evaluated:

- 1) Underground Stormwater System (25-yr)
- 2) Underground Stormwater System (all from Windermere)
- 3) Underground Stormwater System (10-yr)

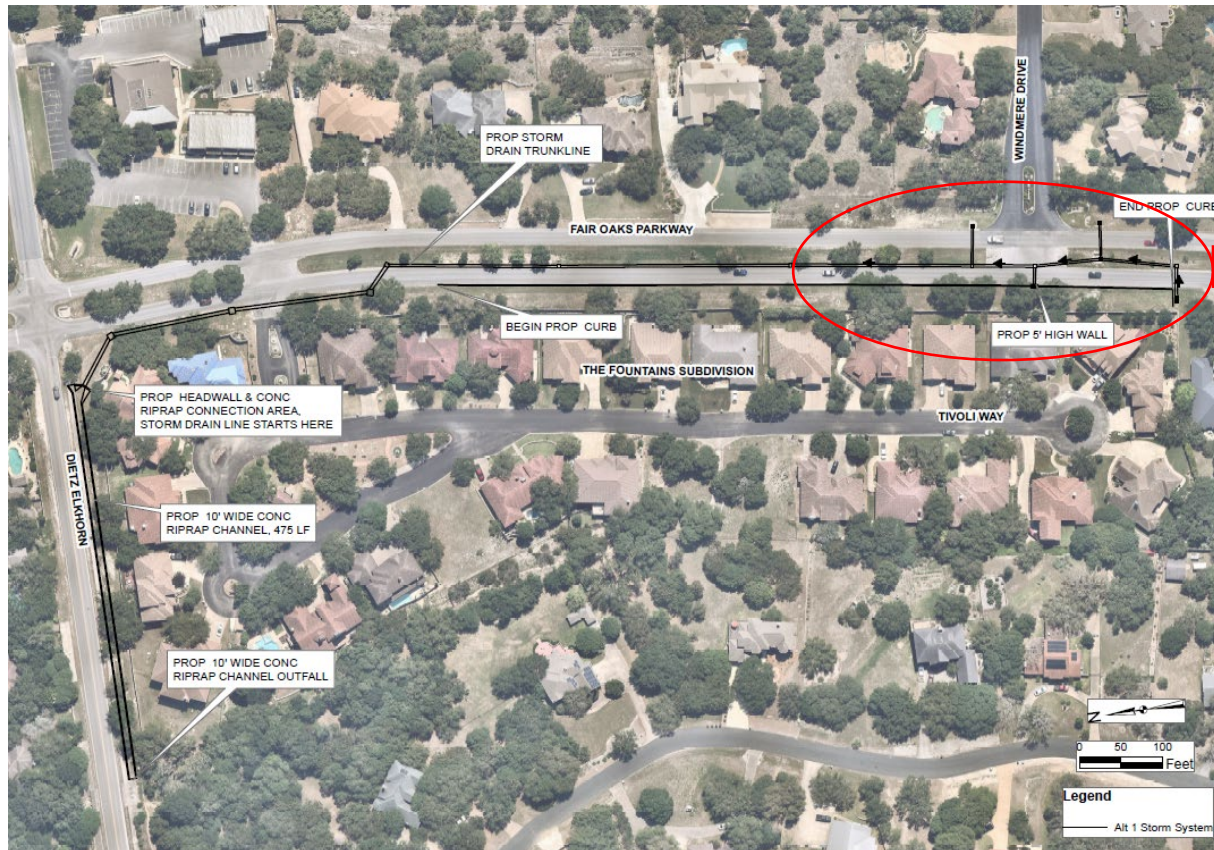






# CIP#34 Tivoli Way

Alternative 1: Underground Stormwater System (25-yr)

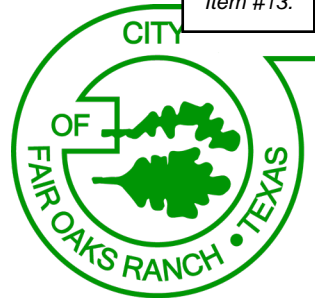


Overview



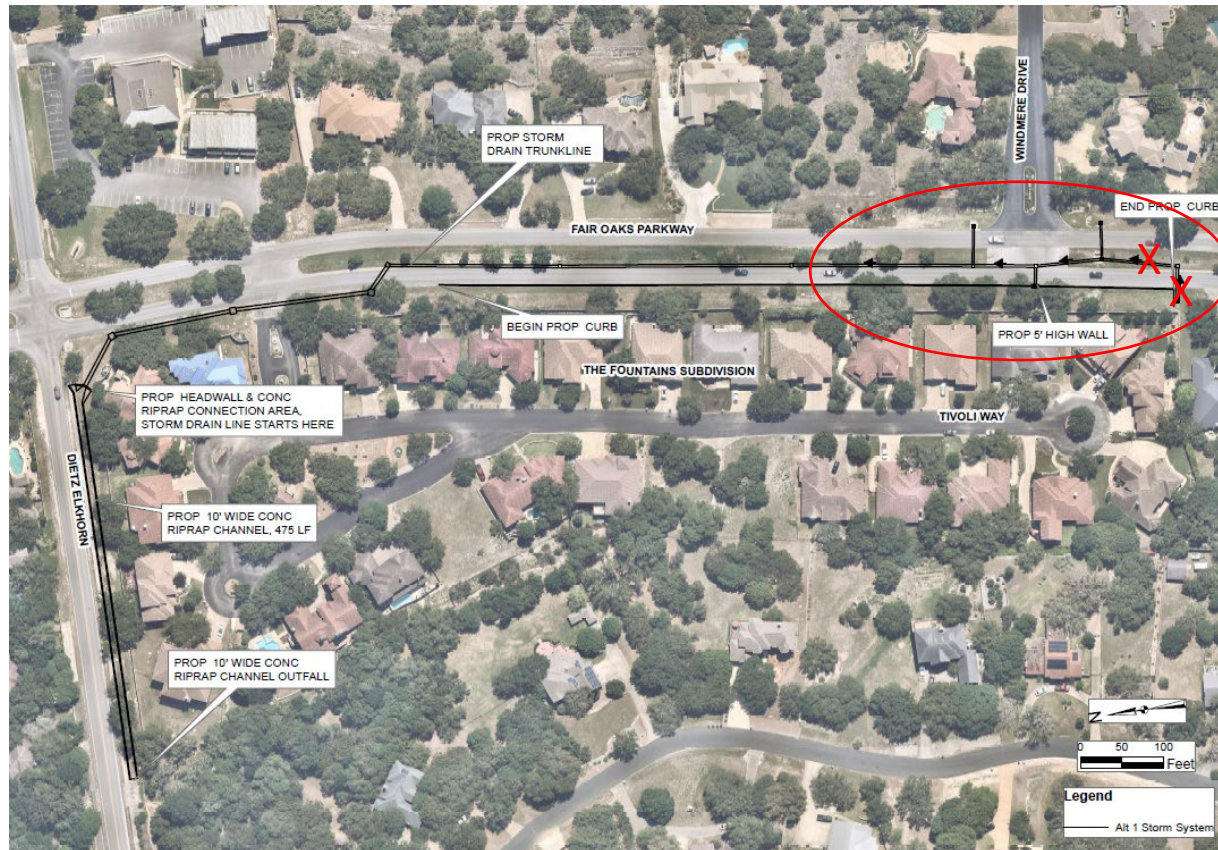
Detail





# CIP#34 Tivoli Way

Alternative 2: Underground Stormwater System (all from Windermere)

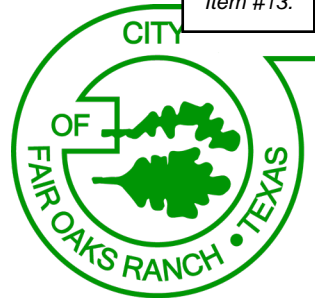


Overview



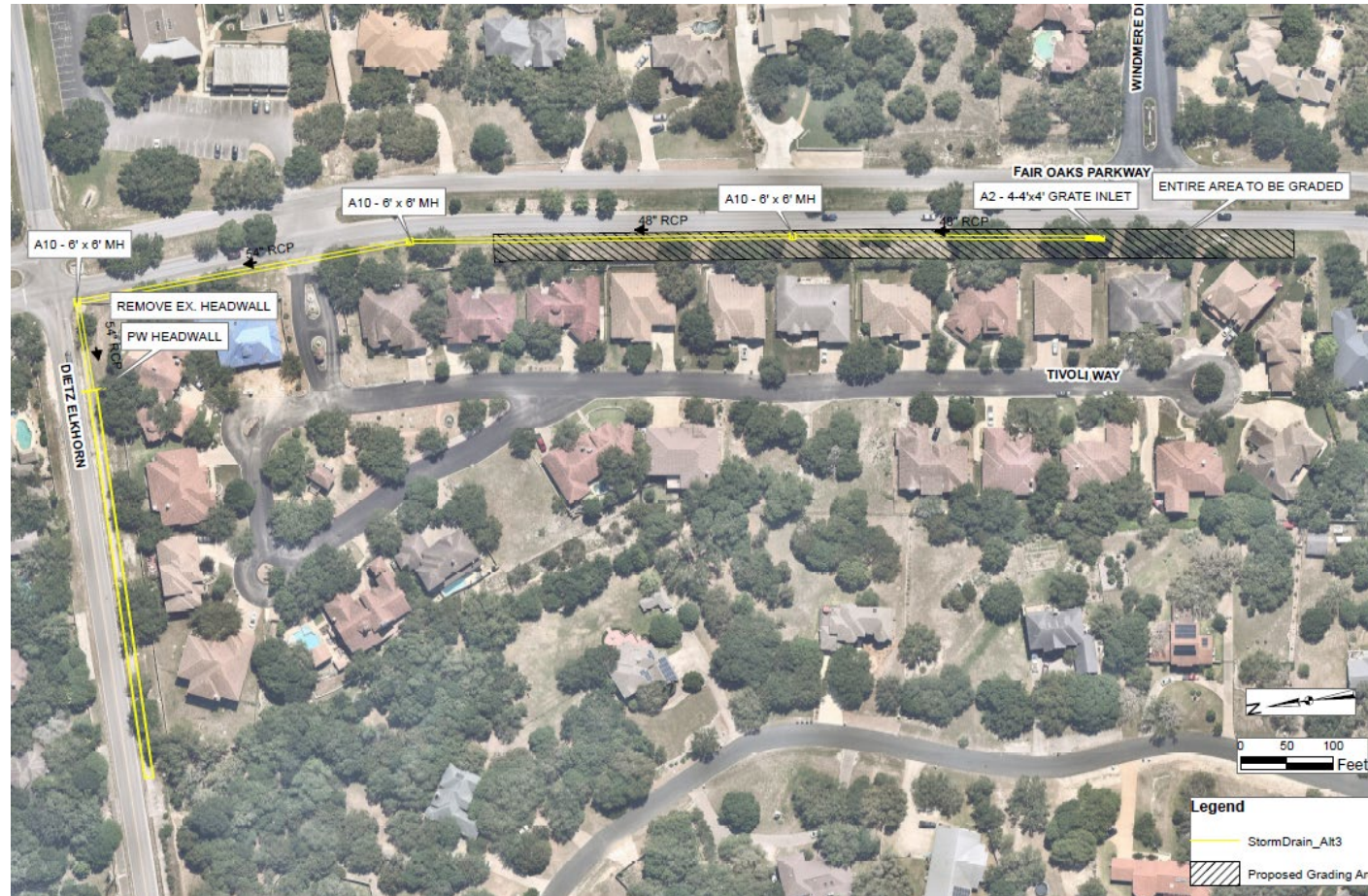
Detail

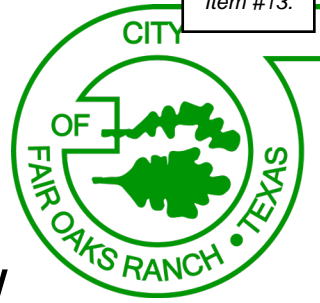




# CIP#34 Tivoli Way

Alternative 3: Underground Stormwater System (10-yr)





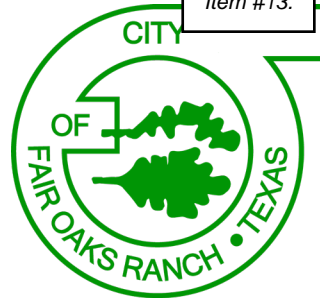
# CIP#34 Tivoli Way

- Results: All alternatives will reduce stormwater runoff from public ROW into The Fountains subdivision to a manageable level (minimal risk of flooding homes); however, all are above current budget amounts.

- Cost Estimates:

	Storm Event	Cost Est.
Alt 1: Underground Storm System	25-yr	\$1,610,580
Alt 2: Underground Storm System	All Windermere	\$1,030,980
Alt 3: Underground Storm System	10-yr	\$ 997,050

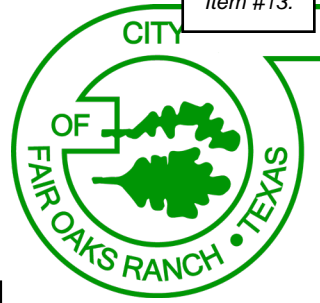
- Consultant Recommendation: Alternative 2 is recommended due to relatively lower cost, preservation of large trees near the subdivision and minimal impact to HOA common space.



# Summary of Budget vs Estimated Cost

Project	Current Budget	Est. Cost to Mitigate 10-yr Storm	Est. Cost to Mitigate 25-yr Storm	Est. Cost of Recommended Option
Silver Spur LWC	\$683,159	\$2.6M	\$3.1M	No Action
Rolling Acres Trail LWC	\$676,738	\$2.7M	\$3.2M	\$100k (HALT system)
Tivoli Way	\$482,572	\$1.2M	\$1.7M	\$1.2M (Option 2)
<b>TOTAL</b>	<b>\$1,842,469*</b>	<b>\$6.5M</b>	<b>\$8.0M</b>	<b>\$1.3M</b>

\* Approx. \$144k awarded for surveying and engineering services to date



# Proposed Next Steps

- Staff provides additional info or analysis (if requested by Council)
- Council provides guidance on preferred options/alternatives
- City Manager reallocates funds between SAP projects or Council appropriates additional SAP funds
- Staff/consultants prepare PS&E (FY23)
- Bid advertisement and construction award (FY24)

# Questions?



**CITY COUNCIL WORKSHOP ITEM**  
**CITY OF FAIR OAKS RANCH, TEXAS**  
**March 16, 2023**

AGENDA TOPIC: Discussion on Process for Yearly Review of the City's Planning Tools  
 DATE: March 16, 2023  
 DEPARTMENT: City Council  
 PRESENTED BY: Gregory C. Maxton, Mayor

**INTRODUCTION/BACKGROUND:**

This presentation describes a proposal where City Council would conduct a yearly review of the City's major planning tools.

Purpose of the presentation:

1. Describe the overall concept to City Council
2. Obtain City Council feedback on methods to complete the overall process
3. Obtain City Council feedback on methods to complete reviews of each planning tool

The planning tools identified for this process are:

1. Comprehensive Plan
2. Unified Development Code
3. Future Land Use Map and Zoning Map
4. Capital Improvement Plans (Water, Wastewater, Roads and Stormwater)
5. Strategic Action Plan

A yearly review process would start in October each year, right after adoption of the budget and finish just prior to the yearly review process of the 5-year budgeting model.

Goal for this presentation:

1. Is Council interested in developing a yearly review model?
2. To obtain enough feedback from City Council to further develop the yearly review methodology in order to bring back to City Council at a later date for refinement.
3. Ultimately develop a model that could be used starting in October 2023.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

1. By reviewing each product, keeps City Council better informed on what is in each tool.
2. A yearly review process is an information build that better informs Council heading into the 5-year planning model and budget preparation.
3. As our City develops, some changes may be needed to the planning tools.

**LONGTERM FINANCIAL & BUDGETARY IMPACT:** N/A

**LEGAL ANALYSIS:** N/A

**RECOMMENDATION/PROPOSED MOTION:**

This presentation is a workshop item, and no Council action is required.