

ROSE HILL  
SPECIAL UTILITY DISTRICT  
AUDITED FINANCIAL STATEMENTS  
DECEMBER 31, 2024

MCPA, PC  
Certified Public Accountants

Rose Hill Special Utility District  
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December 31, 2024

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# ANNUAL FILING AFFIDAVIT

STATE OF TEXAS COUNTY OF KAUFMAN

I, Kathy Dodd of the

(Name of Duly Authorized District Representative)

ROSE HILL SPECIAL UTILITY DISTRICT

(Name of District)

hereby swear, or affirm, that the district named above has reviewed and approved at a meeting of the Board of the Directors of the District on the 25th day of FEBRUARY its annual audit report for the fiscal year or period ended DECEMBER 31, 2024 and those copies of the annual audit report have been filed in the district office, located at:

1377 CR 274, TERRELL, TEXAS 75160

(Address of District)

The annual filing affidavit and the attached copy of the audit report are being submitted to the Texas Commission on Environmental Quality in satisfaction of the annual filing requirements of Texas Water Code Section 49.194.

Date: 2-25-2025

By: Kathy Dodd  
(Signature of District Representative)

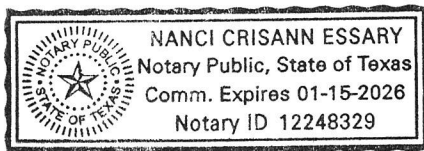
Kathy Dodd, President

(Typed Name & Title of above District Representative)

Sworn to and Subscribed to before me by this 25th day of February, 2025

(SEAL)

Nanci Crisann Essary  
(Signature of Notary)



My Commission Expires On: 01-15-2026

Notary Public in the State of Texas.

# MCPA, PC

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Certified Public Accountants

KYLE CAPERTON, CPA | ERIC PASCHALL, CPA | KYLE ALLIS, CPA

## INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners  
Rose Hill Special Utility District  
Terrell, Texas

### REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

#### OPINIONS

We have audited the accompanying financial statements of the business-type activities of the Rose Hill Special Utility District (“District”), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Rose Hill Special Utility District, as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### BASIS FOR OPINIONS

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

#### 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 Rose Hill Special Utility District' ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Rose Hill Special Utility District' 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 Rose Hill Special Utility District' ability to continue as a going concern for a reasonable period of time.

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

## REQUIRED SUPPLEMENTARY INFORMATION

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and budgetary comparison information on pages 6-9 and 21 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## SUPPLEMENTARY INFORMATION

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Supplementary Information (TSI) schedules on pages 23-30 are presented for purposes of additional analysis and are not a required part of the basic financial statements.

These schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 TSI schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*MCPA, PC*

MCPA, P.C.  
*Certified Public Accountants*  
Forney, Texas  
February 5, 2025

Rose Hill Special Utility District  
Schedule of Findings and Questioned Costs  
For the Year Ended December 31, 2024

Schedule  
Reference  
Number

Findings

(None noted)

Rose Hill Special Utility District  
Corrective Actions Planned  
For the Year Ended December 31, 2024

Schedule  
Reference  
Number

Actions Planned

(None)



Rose Hill Special Utility District  
Management's Discussion and Analysis  
December 31, 2024

This section of Rose Hill Special Utility District's (District) annual financial report presents our discussion and analysis of the District's financial performance during the fiscal year ended December 31, 2024. Please read it in conjunction with the District's basic financial statements.

## FINANCIAL HIGHLIGHTS

- The District's assets exceeded its liabilities by \$7,007,920 (net assets) for the fiscal year reported. This compares to the previous year when assets exceeded liabilities by \$7,098,110. Of the \$7,007,920 in net assets, \$1,818,098 (unrestricted net assets) may be used to meet the District's ongoing obligations to customers and creditors.
- During the year, the District's operating revenues of \$1,876,275 generated from charges for services, customer charges and fees and investments for business-type activities was surpassed by expenses in 2024 primarily due to attorney fees that the District is expecting to recoup upon settlement. This led to a total Change in Net Assets of (\$90,190).

## OVERVIEW OF THE FINANCIAL STATEMENTS

Three components of the District's annual financial report include: 1) management's discussion and analysis, 2) the basic financial statements, and 3) other supplementary information.

### *District-wide financial statements*

The District's annual report includes two district-wide financial statements.

The first of these financial statements is the *Statement of Net Assets*. This is a statement of financial position presenting information that includes all of the District's assets and liabilities, with the difference reported as *net assets*. Over time, the increases or decreases of net assets may serve as a useful indicator of whether the financial position of the District as a whole is improving or deteriorating.

The second financial statement is the *Statement of Activities and Changes in Net Assets*, which reports how the District's net assets changed during the current fiscal year. All current year revenue and expenses are included regardless of when cash is received or paid.

Both financial statements distinguish the functions of the District that are principally supported by functions that collect user fees and charges (business-type activities) used to recover all or a significant portion of their costs. The District's utility operations are the only business-type activities.

*Utility Funds* are reported in the fund financial statements and generally reports services for which the District charges customers a fee. The District maintains one utility fund.

*Notes to Financial Statements*

The accompanying notes to the financial statements provide information essential to a full understanding of the financial statements. The notes to the financial statements begin immediately following the basic financial statements.

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

As year-to-year financial information is accumulated on a consistent basis, changes in net assets may be observed and used to discuss the changing financial position of the District as a whole.

The District’s net assets at fiscal year-end are \$7,098,110. Of this amount, 64.55% reflects its investments in capital assets such as land, buildings, distribution system, improvements, machinery and equipment and construction in progress, less any debt used to acquire those assets that is still outstanding. These capital assets are used to provide services to customers and are therefore not available for future spending. Please note, however, that even though the investments in capital assets are reported net of their related debt, that the capital assets themselves cannot be used to liquidate this debt, those resources must be provided from other sources. The following table provides a summary of the District’s net assets at December 31:

SUMMARY OF NET ASSETS

Assets:	Business-Type Activities	
	<u>2024</u>	<u>2023</u>
Cash and Cash Equivalents	\$ 1,205,906	\$ 1,888,750
Other Current Assets	226,311	287,360
Non-Current Assets, net	<u>5,950,710</u>	<u>5,392,470</u>
Total assets	<u>\$ 7,382,928</u>	<u>\$ 7,568,580</u>
Liabilities:		
Current Liabilities	\$ 23,345	\$ 131,221
Long-term Liabilities	<u>351,663</u>	<u>339,250</u>
Total Liabilities	<u>375,008</u>	<u>470,471</u>
Net assets:		
Invested in capital assets, net of related debt	5,189,822	4,581,989
Unrestricted	<u>1,818,098</u>	<u>2,516,121</u>
Total net assets	<u>7,007,920</u>	<u>7,098,110</u>
Total Liabilities and Net Assets	<u>\$ 7,382,928</u>	<u>\$ 7,568,580</u>

## ANALYSIS OF THE DISTRICT'S OPERATIONS

Comparative data is accumulated and presented to assist analysis. The following table provides a summary of the District's changes in net assets for the year ended December 31, 2024. Business-type activities decreased the District's net assets by (\$90,362).

### SUMMARY OF CHANGES IN NET ASSETS

	<u>2024</u>	<u>2023</u>
<b>OPERATING REVENUES:</b>		
Water sales	\$ 1,715,509	\$ 1,786,585
Customer charges/fees	<u>160,766</u>	<u>231,778</u>
Total operating revenues	<u>\$ 1,876,275</u>	<u>\$ 2,018,363</u>
<b>OPERATING EXPENSES:</b>		
Payroll and benefits	391,441	355,501
Water purchased	470,454	473,072
Repairs and maintenance	127,088	152,786
Supplies & analysis	18,661	15,306
Professional and legal fees	468,773	249,033
Insurance	19,309	18,339
Other operating costs	158,047	157,619
Depreciation and amortization	<u>312,864</u>	<u>271,770</u>
Total operating expenses	<u>1,966,637</u>	<u>1,693,426</u>
Net operating revenue (expenses)	<u>(90,362)</u>	<u>324,937</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>		
Interest income	172	304
Interest expense	-	-
Developer Contributed Assets	-	-
Gain (Loss) on disposal of assets	<u>-</u>	<u>(94,269)</u>
Total nonoperating revenue (expenses):	<u>-</u>	<u>(93,965)</u>
<b>NET REVENUES (EXPENSES)</b>	<u><b>(90,190)</b></u>	<u><b>230,972</b></u>
<b>NET POSITION - BEGINNING</b>	<u><b>7,098,110</b></u>	<u><b>6,867,138</b></u>
<b>NET POSITION - ENDING</b>	<u><u><b>\$ 7,007,920</b></u></u>	<u><u><b>\$ 7,098,110</b></u></u>

## CAPITAL ASSETS

The District's investment in capital assets for its business-type activities, net of depreciation and related debt, as of December 31, 2024 is \$5,189,822. These include land, buildings, improvements, infrastructure, machinery and equipment.

	<u>2024</u>	<u>2023</u>
Land	\$ 189,813	\$ 189,813
Water Distribution System	7,714,544	6,834,049
Buildings	40,294	40,294
Vehicles	132,186	120,148
Machinery and Equipment	<u>251,803</u>	<u>262,966</u>
Total at Historical Cost	8,328,640	7,447,270
Total Accumulated Depreciation	<u>(3,138,818)</u>	<u>(2,865,281)</u>
Net Capital Assets	<u>\$ 5,189,822</u>	<u>\$ 4,581,989</u>

Capital assets are comprised of the various long-term assets through which the District receives, treats, and distributes the water to the residents and businesses of the area. Capital assets are depreciated over the estimated useful life of the assets and the District charges this depreciation as an operating expense. The District recognized \$310,954 of depreciation expense in 2024 compared to the prior year when depreciation was \$269,860. Capital asset items sold or deemed obsolete and any related accumulated depreciation are removed from the capital asset listing each year.

## ECONOMIC ENVIRONMENT AND NEXT YEAR'S BUDGETS AND RATES

At this time, Rose Hill Special Utility District is not aware of any decisions or conditions that would impact the District's operations through 2025.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the funds it receives. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to Nanci Essary, General Manager for the District.

Rose Hill Special Utility District  
Statement of Net Assets  
Utility Fund  
December 31, 2024

	Business-type Activities-Enterprise (Utility Fund)
<b>ASSETS</b>	
Current assets:	
Cash and cash equivalents	\$ 1,205,906
Accounts receivable (net)	141,965
Inventory field supplies	79,631
Prepaid and other assets	4,716
Total current assets	1,432,218
Non-current assets (Note 2)	
Capital assets (net)	5,189,822
Construction in progress	758,978
SUD conversion cost (net)	1,910
Total non-current assets	5,950,710
<b>TOTAL ASSETS</b>	<b>\$ 7,382,928</b>
<b>LIABILITIES</b>	
Current liabilities:	
Accounts payable	\$ -
Accrued expenses	5,983
Assessments collected and payable	17,362
Total current liabilities	23,345
Non-current liabilities:	
Customer deposits payable	351,663
Total non-current liabilities	351,663
<b>TOTAL LIABILITIES</b>	<b>375,008</b>
<b>NET ASSETS</b>	
Invested in capital assets, net of related debt	5,189,822
Unrestricted	1,818,098
<b>TOTAL NET ASSETS</b>	<b>7,007,920</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 7,382,928</b>

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

Rose Hill Special Utility District  
Statement of Activities and Changes in Net Assets  
Utility Fund  
For the Year Ended December 31, 2024

	Business-type Activities-Enterprise (Utility Fund)
<b>OPERATING REVENUES:</b>	
Water sales	\$ 1,715,509
Customer charges/fees	160,766
Total operating revenues	1,876,275
 <b>OPERATING EXPENSES:</b>	
Payroll and benefits	391,441
Water purchased	470,454
Repairs and maintenance	127,088
Supplies & analysis	18,661
Professional and legal fees	468,773
Insurance	19,309
Other operating costs	158,047
Depreciation and amortization	312,864
Total operating expenses	1,966,637
Net operating revenue (expenses)	(90,362)
 <b>NON-OPERATING REVENUES (EXPENSES)</b>	
Interest income	172
Interest expense	-
Developer Contributed Assets	-
Gain (Loss) on disposal of assets	-
Total nonoperating revenue (expenses):	172
CHANGE IN NET ASSETS:	(90,190)
TOTAL NET ASSETS - BEGINNING	7,098,110
TOTAL NET ASSETS - ENDING	\$ 7,007,920

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

Rose Hill Special Utility District  
Statement of Cash Flows  
Utility Fund  
For the Year Ended December 31, 2024

	Business-type Activities-Enterprise (Utility Fund)
Cash flows from operating activities:	
Receipts from customers and users	\$ 1,930,390
Payments to suppliers	(1,363,274)
Payments to employees	(391,441)
Net cash provided (used) by operating activities	175,675
Cash flows from noncapital financing activities:	
Cash provided (used) by noncapital financing activities	12,413
Net cash provided (used) by noncapital financing activities	12,413
Cash flows from capital and related financing activities:	
Cash received for capital asset disposals	-
Acquisition and construction of capital assets	(871,104)
Net cash provided (used) by capital and related financing activities	(871,104)
Cash flows from investing activities:	
Interest received	172
Net cash provided (used) by investing activities	172
Net increase (decrease) in cash and cash equivalents	(682,844)
Cash and cash equivalents at beginning of year	1,888,750
Cash and cash equivalents at end of year	\$ 1,205,906

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

Rose Hill Special Utility District  
Statement of Cash Flows - continued  
Utility Fund  
For the Year Ended December 31, 2024

Reconciliation of operating income (loss) to net cash provided by operating activities:

Operating income (loss)	\$	(90,362)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation and amortization		312,864
Change in assets and liabilities		
(Increase) decrease in accounts receivable		54,115
(Increase) decrease in inventory field supplies		6,934
(Increase) decrease in prepaid and other assets		-
Increase (decrease) in accounts payable		(108,579)
Increase (decrease) in accrued expenses		703
Total adjustments		<u>266,037</u>
Net cash provided by operating activities	\$	<u><u>175,675</u></u>

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



Rose Hill Special Utility District  
Notes to Financial Statements  
December 31, 2024

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Rose Hill Special Utility District (District) was approved by the voters within the District on September 20, 2005. The Rose Hill Special Utility District is an organization as set forth under the terms and conditions of Article XVI, Section 59 of the Texas Constitution and Chapter 65 of the Texas Water Code.

The financial statements of the District have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the standard setting body for establishing governmental accounting and financial reporting principles. Significant accounting principles of the District follow.

Reporting Entity

The Board of Directors (Board), a five member group constituting an on-going entity, is the level of government which has governance responsibilities over all activities related to providing water services within the jurisdiction of the Rose Hill Special Utility District. Members of the Board are elected by the public; have the authority to make decisions, appoint administrators and managers, and significantly influence operations; and have the primary accountability for fiscal matters. The District is not included in any other governmental "Reporting Entity" as defined by GASB in its Statement No. 14, "The Financial Reporting Entity." There are no component units presented.

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

The financial statements of the District are prepared in accordance with generally accepted accounting principles (GAAP). The District's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements and applicable Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless they conflict with GASB pronouncements. The District's reporting entity does not apply FASB pronouncements or APB opinions issued after November 30, 1989.

The proprietary financial statements use the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when they are both measurable and available. Revenues are considered available within the current period or soon enough thereafter to pay liabilities of the current period. The District considers revenues to be available if collected within sixty days after the current fiscal period. Expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. However, materials and supplies inventories are not considered expenditures until they are consumed. With this measurement focus, all assets and liabilities associated with the operation of these funds are included in the statement of net assets.

Operating income reported in proprietary fund financial statements includes revenues and expenses related to the primary, continuing operations of the fund. Principal operating revenues for proprietary funds are charges for customers for sales or services and fees charged with the intention

Rose Hill Special Utility District  
Notes to Financial Statements  
December 31, 2024

of recovering costs associated with connecting new customers. Principal operating expenses are the costs of providing the water services and include administrative expenses and depreciation of capital assets. All revenues and expenses not meeting these criteria are reported as general revenues and expenses.

*Budget*

The Board adopts an annual budget for the Utility Fund. It is prepared by the general manager of the District and adopted under a basis that is consistent with generally accepted accounting principles. Board approval is required for amendments, if any.

*Other Significant Accounting Policies*

**Cash and Cash Equivalents** – For purposes of the statement of cash flows, the District considers cash on hand, demand deposits and all highly liquid investments with a maturity of three months or less from the acquisition date to be cash and cash equivalents.

**Receivables** – Accounts receivable as presented in the statement of net assets reflect the amounts that management expects to collect from its customers net of allowance for uncollectible accounts. Based on collection history, management does not believe an allowance for loss is necessary.

**Inventory supplies and prepaid items** – Prepaid expenses consist of items paid for in the current period to be used in the following accounting period. Prepaid supplies and materials consist of supplies and repair parts for the distribution system, valued at cost. The cost of supplies and materials is recorded as an expense when consumed rather than when purchased.

**Amortization of Equity Fee and Organizational Costs** - The District has assets recorded in the basic financial statements entitled “SUD Conversion Costs, Net.” Generally accepted accounting principles require that the District capitalize the costs associated with these assets and amortize those costs over a period not less than 60 months, rather than expensing the entire amount in the year incurred. The expense associated with this amortization appears in the basic financial statements as “Amortization.” The amount expensed during the year was \$ 1,910. The amount recorded as an asset (net of amortization) in the basic financial statements at year end totaled \$1,911.

**Capital Assets** - The District’s capital assets include buildings, property and equipment, vehicles, improvements and distribution system. Additions are recorded at cost or, if contributed property, at its estimated fair value at the time of contribution. Repairs and maintenance are directly expensed in the period incurred; renewals and significant improvements are capitalized and depreciated. Sales or dispositions of capital assets are recorded by removing the historical cost and related accumulated depreciation from the statement of net assets and any resulting gain or loss recorded as appropriate to non-operating income or expense.

Outlays for major (normally over \$5,000) capital asset additions and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of

Rose Hill Special Utility District  
Notes to Financial Statements  
December 31, 2024

business-type activities is included as part of the capitalized value of the constructed assets less any interest earned on the invested proceeds over the same period.

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

	<u>Assets</u>	<u>Years</u>
Furniture and Fixtures		5-10
Vehicles		5-10
Land Improvements		5-10
Equipment		7-10
Buildings		30
Distribution System		15-40

Depreciation expense for the year ended December 31, 2024 was \$310,954.

Impairment of Long-lived Assets – The District reviews potential impairments of long-lived assets when there is evidence that events or changes in circumstances have made the recovery of an asset’s carrying value unlikely. An impairment loss is recognized if the sum of the expected, undiscounted future cash flows is less than the net book value of the asset. Generally, the amount of the impairment loss is measured as the excess of the net book value of the assets over the estimated fair value. As of December 31, 2024, no impairment of long-lived assets is necessary.

Estimates – The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reporting amounts and disclosures. Accordingly, actual results could vary from those estimates.

Retirement Plan – The District participates in a Simple IRA plan administered by Capital Group to provide retirement benefits for its employees. Employees may contribute up to the maximum annual amount as set periodically by the Internal Revenue Service. The District matches employee contributions dollar for dollar up to a maximum of 3% of the employee’s compensation as determined by the Board annually, or the limit set by the Internal Revenue Service, whichever is less. To be eligible to participate employees must be employed full time for three months and all matching contributions vest immediately. The District’s matching contributions to the Simple IRA plan during the fiscal year totaled approximately \$8,902.

Compensated Absences - District employees are entitled to certain compensated absences based on their length of employment.

Rose Hill Special Utility District  
Notes to Financial Statements  
December 31, 2024

NOTE 2 – CAPITAL ASSETS

The following is a summary of changes in capital assets for the year:

Business-Type Activities	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Land	\$ 189,813	\$ -	\$ -	\$ 189,813
Water Distribution System	6,834,049	891,749	(11,254)	7,714,544
Buildings	40,294	-	-	40,294
Vehicles	120,148	12,038	-	132,186
Machinery and Equipment	262,966	15,000	(26,163)	251,803
Construction in Progress	<u>806,660</u>	<u>556,397</u>	<u>(604,080)</u>	<u>758,978</u>
Total capital assets at historical cost	8,253,930	1,475,184	(641,497)	9,087,617
Less accumulated depreciation for:				
Total accumulated depreciation	<u>2,865,281</u>	<u>310,954</u>	<u>(37,417)</u>	<u>3,138,818</u>
Business-type activities capital assets, net	<u>\$ 5,388,649</u>	<u>\$ 1,164,230</u>	<u>\$ (604,080)</u>	<u>\$ 5,948,799</u>

*\*Significant additions/disposals (Chemical Feed and Sample Site project completed which totaled to \$735,858).*

*\*\*Construction in Progress (Other Long-term Assets included as Construction in progress) –Driveway project, Pump Station Expansion, and VFD3 expected to be completed in 2025.*

NOTE 3 - DEPOSITS, SECURITIES AND INVESTMENTS

The District’s funds appear to be deposited and invested under the loan agreement with the financial institution. The agreement requires the depository to pledge approved securities in an amount significant to protect the District’s day-to-day balances. The pledge is waived only to the extent of the dollar amount of Federal Deposit Insurance Corporation (FDIC) insurance. At December 31, 2024, it appears that District’s cash deposits were properly covered by FDIC insurance or by pledged collateral.

The District’s investment policies and types of investments are governed by the Public Funds Investment Act. The Act requires specific training, reporting and establishment of local policies. The District appears to be in compliance with the requirements of the Act.

State statutes and local policy authorize the District to invest in the following types of investment goods:

- a. obligations of the U.S. or its agencies or instrumentalities,
- b. obligations of the State of Texas or its agencies,
- c. obligations guaranteed by the U.S. or State of Texas or their agencies or instrumentalities,
- d. obligations of states or agencies having a national investment rating of “A” or greater,
- e. guaranteed or securitized certificates of deposit issued by a bank domiciled in the State of TX, or
- f. fully collateralized repurchase agreements.

Rose Hill Special Utility District  
Notes to Financial Statements  
December 31, 2024

District investments include deposits in money market accounts at the local depository. All money market accounts are reported at share price (fair value) and are presented as cash and cash equivalents. As of December 31, 2024, Money Market Accounts rated AAAM valued \$1,139,841.

GASB Statement No. 40 requires determination as to whether the District was exposed to the following specific investment risks at year end and if necessary, certain related disclosures:

- **Credit Risk**  
Credit risk is related to the risk that an issuer or other party to an investment will not fulfill its obligations. The ratings of securities by nationally recognized agencies are designed to give an indication of credit risk. At December 31, 2024, the District was not significantly exposed to credit risk.
  
- **Custodial Credit Risk**  
Deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the District's name.

Investment securities are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the government, and are held by either the counterparty or the counterparty's trust department or agent but not in the District's name. At December 31, 2024, the District was not exposed to custodial credit risk.

- **Concentration of Credit Risk**  
This risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. At December 31, 2024, the District was not exposed to concentrations of credit risk.
  
- **Interest Rate Risk**  
This is the risk that changing interest rates will have an adverse effect on the fair value of an investment. At December 31, 2024, the District was not significantly exposed to interest rate risk
  
- **Foreign Currency Risk**  
This is the risk that is associated with exchange rates and the possibility that they will adversely affect the fair value of an investment. At December 31, 2024, the District was not exposed to foreign currency risk.

Rose Hill Special Utility District  
Notes to Financial Statements  
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NOTE 4 – OTHER INFORMATION

A. Risk management

At any given time, the District is exposed to risks of loss related to torts; theft of, physical damage to, or destruction of its assets; errors and omissions; injuries to employees; and natural disasters. Commercial insurance coverage in an amount that management believes is sufficient to cover these risks is maintained.

B. Commitments

The District has a contract with the North Texas Municipal Water District in which the District purchases water for distribution to its customers. The agreement notes that each year new purchase rates are provided by NTMWD. As of December 2024, the monthly rate was \$55,326\*\*.

\*\* In January 2022, the District sold its ownership interest in the Kaufman 4-1 Joint Venture as the City of Crandall and Gastonia-Scurry SUD were in need of additional water capacity. As such, each month beginning in February 2022, both Crandall and Gastonia-Scurry SUD reimbursed Rose Hill for their portion of the monthly NTMWD invoice. Therefore, of the December 2024 monthly total invoice of \$55,326, Rose Hill is receiving \$11,002 in reimbursements.

C. Customer Deposits

Each new customer of the District is required to pay \$275 (or \$400 for renters), representing a refundable deposit to secure payment of the customer's water bill. At December 31, 2024, the District was obliged to its customers in the amount of \$351,663.

D. Litigation

As of December 31, 2024, Rose Hill SUD is involved in a lawsuit filed by the City of Terrell against the United States Department of Agriculture (USDA), the Rural Utilities Service (RUS), and Rose Hill SUD. The lawsuit seeks the reversal of a USDA/RUS decision to approve a loan for Rose Hill SUD and includes requests for declaratory and injunctive relief, as well as attorney's fees. On October 16, 2024, the Court issued an order staying the case and requiring the filing of 60-day status reports. Should the stay be lifted, Rose Hill SUD intends to vigorously defend against the claims. At this time, the likelihood of an unfavorable outcome that would require Rose Hill SUD to pay any portion of the City of Terrell's attorney's fees is considered remote. No estimate can be made regarding the potential attorney's fees the City of Terrell may seek.

Another lawsuit involves four landowners, part of a large-scale, multi-use development within the District's service area, that have filed petitions with the Texas Public Utilities Commission (PUC) to decertify their respective acreages from the District's water certification. In response, the District has taken multiple actions and invested substantial resources to fulfill its obligations to provide water service to these areas. Despite these efforts, the PUC has granted the decertification. The District is currently engaged in several lawsuits in state court to prevent the decertification or, if unavoidable, to secure just and adequate compensation. The ultimate outcome of these legal proceedings remains uncertain. Should decertification occur, there would be no impairment to the District's previously recorded net position, nor would it affect the District's ability to continue as a

Rose Hill Special Utility District  
Notes to Financial Statements  
December 31, 2024

going concern. However, the loss of future revenues would diminish the economies of scale that benefit both the District's existing customer base and its future net position.

NOTE 5 – SUBSEQUENT EVENTS

Rose Hill Special Utility District has evaluated subsequent events through February 5, 2025, the date which the financial statements were available to be issued. There do not appear to be any events occurring after year end that could have a material effect on the financial statements at year end as presented.

REQUIRED SUPPLEMENTARY INFORMATION



Rose Hill Special Utility District  
 Budgetary Comparison Schedule  
 Utility Fund  
 For the Year Ended December 31, 2024

	Final Budget	Actual	Variance
Operating revenues:			
Water sales	\$ 1,704,000	\$ 1,715,509	\$ 11,509
Customer charges/fees	<u>199,920</u>	<u>160,766</u>	<u>(39,154)</u>
Total operating revenues	<u>1,903,920</u>	<u>1,876,275</u>	<u>(27,645)</u>
Operating expenses:			
Payroll and benefits	362,100	391,441	(29,341)
Water purchased	535,020	470,454	64,566
Repairs and maintenance	151,620	127,088	24,532
Supplies & analysis	17,040	18,661	(1,621)
Professional and legal fees	350,750	468,773	(118,023)
Insurance	18,800	19,309	(509)
Other operating costs	175,080	158,047	17,033
Depreciation and amortization	<u>-</u>	<u>312,864</u>	<u>(312,864)</u>
Total operating expenses	<u>1,610,410</u>	<u>1,966,637</u>	<u>(356,227)</u>
Non-operating revenue (expenses):			
Interest income	240	172	(68)
Interest expense	-	-	-
Developer Contributed Assets	-	-	-
Gain (Loss) on disposal of assets	<u>-</u>	<u>-</u>	<u>-</u>
Total nonoperating revenue (expenses):	<u>240</u>	<u>172</u>	<u>(68)</u>
Change in net assets	293,750	(90,190)	(383,940)
Total net assets-beginning	<u>6,798,873</u>	<u>7,098,110</u>	<u>299,237</u>
Total net assets-ending	<u>\$ 7,092,623</u>	<u>\$ 7,007,920</u>	<u>\$ (84,703)</u>
Supplemental Information			
Exclude non-cash depreciation:	-	312,864	(312,864)
Capital purchases	(300,000)	(871,104)	(571,104)
Exclude non-cash nonoperating revenue	<u>-</u>	<u>-</u>	<u>-</u>
Cash budget changes:	<u>(6,250)</u>	<u>(648,430)</u>	<u>(1,267,908)</u>

See independent auditor's report.

TEXAS SUPPLEMENTARY INFORMATION (TSI)  
(Other Supplementary Information)

Rose Hill Special Utility District  
 Services and Rates  
 December 31, 2024

1. Services provided by the District:

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

2. Retail Rates Based on 5/8" Meter:

Most prevalent type of meter (if not a 5/8"): \_\_\_\_\_

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1000 Gallons over Minimum	Usage Levels
WATER:	\$ 39.00	0	N	\$ 6.75	0 up-to
				\$ 9.00	4,001 up-to
				\$ 11.25	7,001 up-to
				\$ 12.00	10,001 up-to
				\$ 13.00	15,001 up

District employs winter averaging for wastewater usage?  Yes  No  
 Total charges per 10,000 gallons usage: Water: \$126.75

Water Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFCs
Unmetered	-	-	x 1.0	-
≤ 3/4"	1,770	1,624	x 1.0	1,624
1"	1	1	x 2.5	2.5
1 1/2"	1	1	x 5.0	5
2"	3	3	x 8.0	24
3"	-	-	x 15.0	-
Total Water	1,775	1,629		1,655.5
Total Wastewater	-	-	x 1.0	-

See independent auditor's report.

Rose Hill Special Utility District  
 Services and Rates (continued)  
 December 31, 2024

3. Total water consumption (rounded to the nearest 1,000) during the fiscal year:

Gallons pumped into system:	123,040,639
Gallons billed to customers:	109,727,597*
Water Accountability Ratio:	89.18%

*\*excludes District auto flushed gallons*

4. Standby Fees: District does not levy standby fees.

5. Location of District: 1377 CR 274, Terrell, TX 75160

County(ies) in which district is located.     Kaufman    

Is the District located entirely in one county?   X   Yes      No

City(ies) in which District is located: Post Oak Bend (Fully) and Terrell (Partially)

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

ETJs in which District is located.     Terrell, Kaufman, Post Oak Bend    

Is the general membership of the Board appointed by an office outside the District?  
     Yes   X   No

If yes, by whom?   n/a  

See independent auditor's report.

Rose Hill Special Utility District  
 Enterprise Fund Expenditures  
 December 31, 2024

Personnel Expenditures (including benefits)*	\$ 391,441
Professional Fees:	
Auditing	10,500
Legal	382,342
Engineering	75,932
Purchased Services For Resale:	
Bulk Water	470,454
Utilities	30,355
Repairs and Maintenance	
Field and Equipment	38,716
Repairs	124,957
Truck/Machine Maintenance	18,333
Administrative Expenditures:	
Operating Insurance	19,309
Office and Administrative	91,434
Other Expenditures	
Depreciation & Amortization	<u>312,864</u>
<b>TOTAL OPERATING EXPENDITURES</b>	<b><u>\$ 1,966,637</u></b>
 NON-OPERATING EXPENDITURES	
Interest Expense	<u>          -</u>

\* Number of persons employed by the District: 4 Full-Time 0 Part-Time

See independent auditor's report.

Rose Hill Special Utility District  
 Temporary Investments  
 December 31, 2024

<u>Fund</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at Year End</u>
American National Bank MM:				
Customer Deposits Reserve	0.00%	Monthly	\$ 339,250	\$ -
Construction Reserve	0.00%	Monthly	202,000	-
Sweep Acct Reserve	0.02%	Monthly	<u>598,591</u>	<u>-</u>
	Total		<u>\$ 1,139,841</u>	<u>\$ -</u>

See independent auditor's report.

Rose Hill Special Utility District  
Long-Term Debt Service Requirements  
December 31, 2024

The district has no outstanding bonding indebtedness.

See independent auditor's report.

Rose Hill Special Utility District  
Change in Long-Term Bonded Debt  
December 31, 2024

The district has no outstanding bonding indebtedness.

See independent auditor's report.



Rose Hill Special Utility District  
Comparative Schedule of Revenues and Expenses  
Utility Fund  
For the Three Years Ended December 31, 2024

	AMOUNTS		PERCENT OF FUND TOTAL REVENUE	
	2024	2023	2024	2023
<b>OPERATING REVENUES:</b>				
Water sales	\$ 1,715,509	\$ 1,786,585	91.43%	88.52%
Customer charges/fees	160,766	231,778	8.57%	11.48%
Total operating revenues	1,876,275	2,018,363	100.00%	100.00%
<b>OPERATING EXPENSES:</b>				
Payroll and benefits	391,441	355,501	20.86%	17.61%
Water purchased	470,454	473,072	25.07%	23.44%
Repairs and maintenance	127,088	152,786	6.77%	7.57%
Supplies & analysis	18,661	15,306	0.99%	0.76%
Professional and legal fees	468,773	249,033	24.98%	12.34%
Insurance	19,309	18,339	1.03%	0.91%
Other operating costs	158,047	157,619	8.42%	7.81%
Depreciation and amortization	312,864	271,770	16.67%	13.46%
Total operating expenses	1,966,637	1,693,426	104.82%	83.90%
Net operating revenue (expenses)	(90,362)	324,937	-4.82%	16.10%
<b>NON-OPERATING REVENUES (EXPENSES)</b>				
Interest income	172	304	0.01%	0.02%
Interest expense	-	-	0.00%	0.00%
Developer Contributed Assets	-	-	0.00%	0.00%
Gain (Loss) on disposal of assets	-	(94,269)	0.00%	-4.67%
Total nonoperating revenue (expenses):	172	(93,965)	0.01%	-4.66%
<b>NET REVENUES (EXPENSES)</b>	\$ (90,190)	\$ 230,972	-4.81%	11.44%
				68.17%

See independent auditor's report

Rose Hill Special Utility District  
Board Members, Key Personnel and Consultants  
December 31, 2024

Complete District Mailing Address: 1377 County Road 274, Terrell, TX 75160

District Telephone Number: 972-932-3077

Submission Date of the most recent District Registration Form: February 4, 2024

Limit on Fees of Office that a Director may receive during a fiscal year: \$ \*

Names:	Term of Office (Elected or Appointed or <u>Date Hired</u> )	Fees of Office Paid <u>12/31/24</u>	Expense Reimbursements <u>12/31/24</u>	Title at <u>Year End</u>
Board Members*:				
Kathy Dodd	2023-2026	\$ -	\$ -	President
Alex Rossler	2024-2027	-	-	Vice President
Janette Simons	2024-2027	-	-	Secretary/Treasurer
Jay Schenkel	2023-2026	-	-	Director
John Harris	2022-2025	-	-	Director

*\*Note – The District does not pay Directors for service on the Board.*

Key Administrative  
Personnel:

Nanci Essary	January 2018	88,077	-	General Manager
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Consultants:

Kemp Smith Law		389,087	-	Attorney
MCPA, P.C.		10,500	-	CPA - Auditor
Atkins North America, Inc.		149,976		Engineer

See independent auditor’s report.