

Departments

Government

Residents

Businesses

Visitors

About Us



# Fiscal Year 2022 Budget

August 25, 2021

[www.thewoodlandstownship-tx.gov](http://www.thewoodlandstownship-tx.gov)

The Woodlands Township • 2801 Technology Forest Boulevard • The Woodlands, Texas 77381

# Certified Tax Rates

Tax Rate Type	Rate
Current Rate	<b>\$0.2231</b>
No-new-revenue Rate	<b>\$0.2169</b>
Voter-approval Rate	$\$0.2242 + \$0.0072 =$ <b>\$0.2314</b>

Tax Rate Component	Preliminary Rate
M&O Rate	\$0.2085
Debt Service Tax Rate	\$0.0146
Total Tax Rate	\$0.2231

**Each \$0.01 of tax rate = \$2.183 million in revenue**

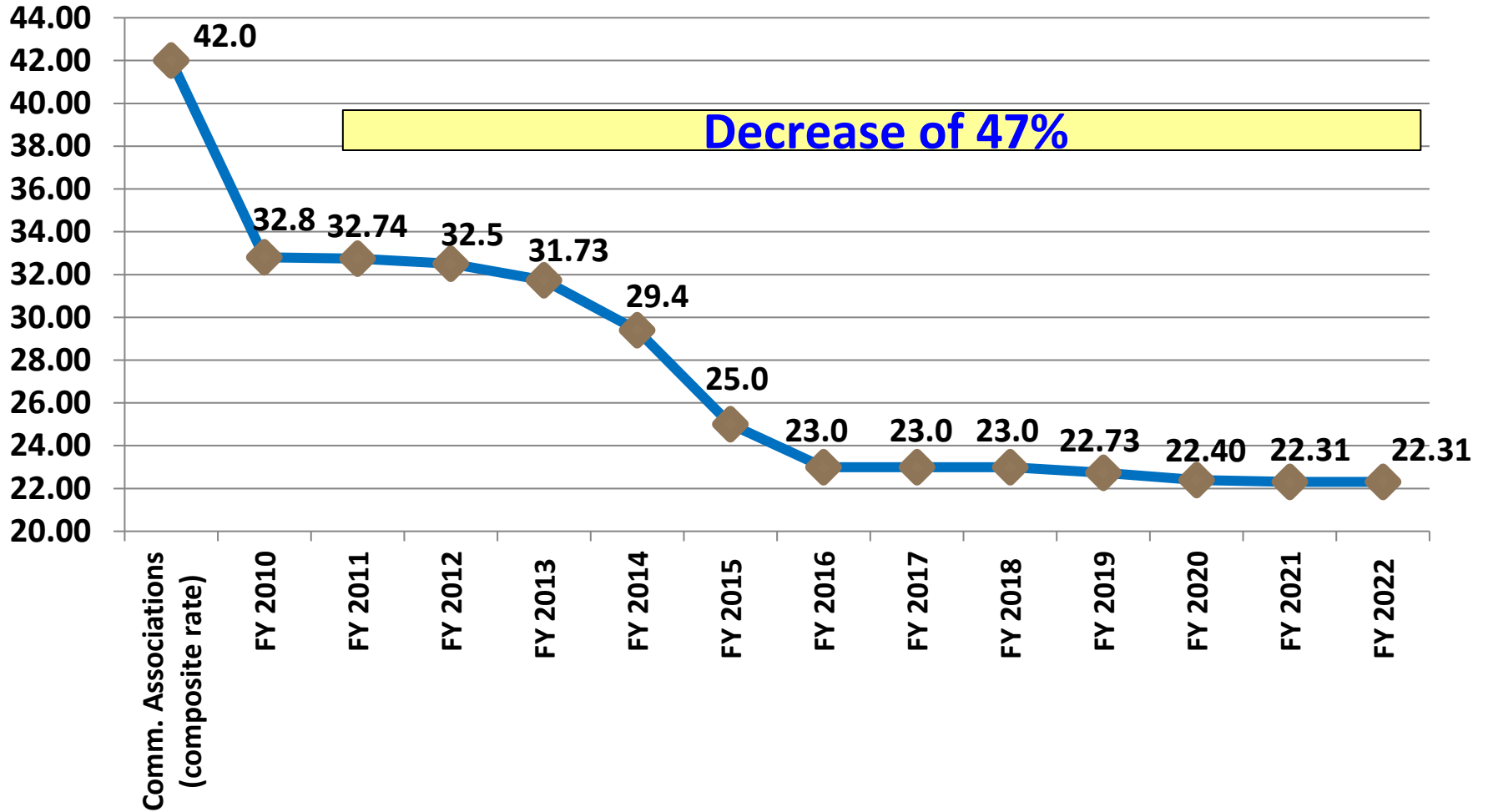
	Rate
Current Tax Rate	\$0.2231
No-new-revenue Rate	\$0.2169
Difference	\$0.0062

<b>Average Value Home</b>	<b>\$459,000</b>
<i>Annual</i> reduction in tax with no-new-revenue rate	(\$28.46)
<i>Monthly</i> reduction in tax with no-new-revenue rate	(\$2.37)

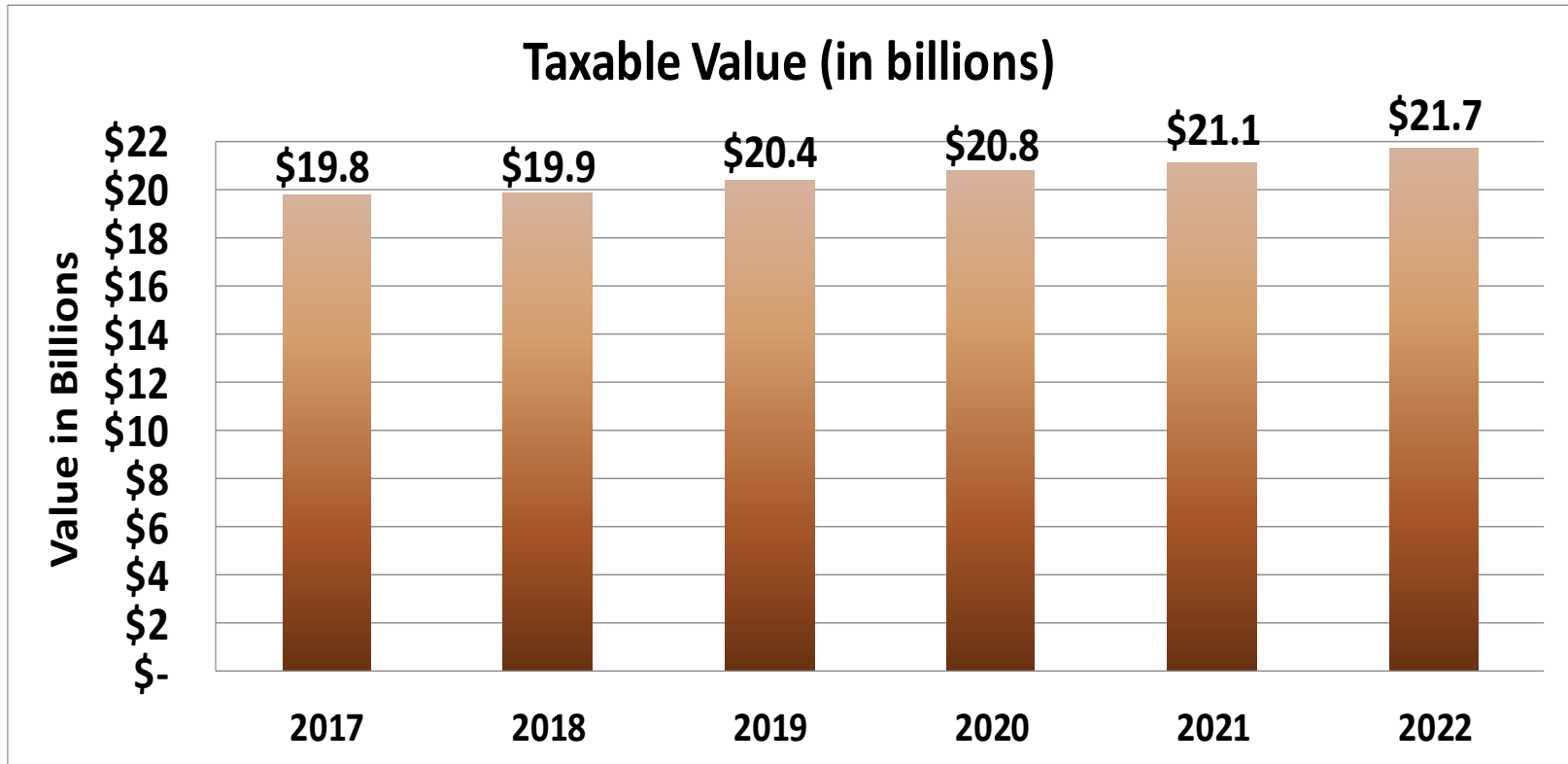
<b>Reduction in Township Revenue</b>	<b>(\$1,353,836)</b>
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# Property Tax Rate

Tax Rate Per \$100 valuation



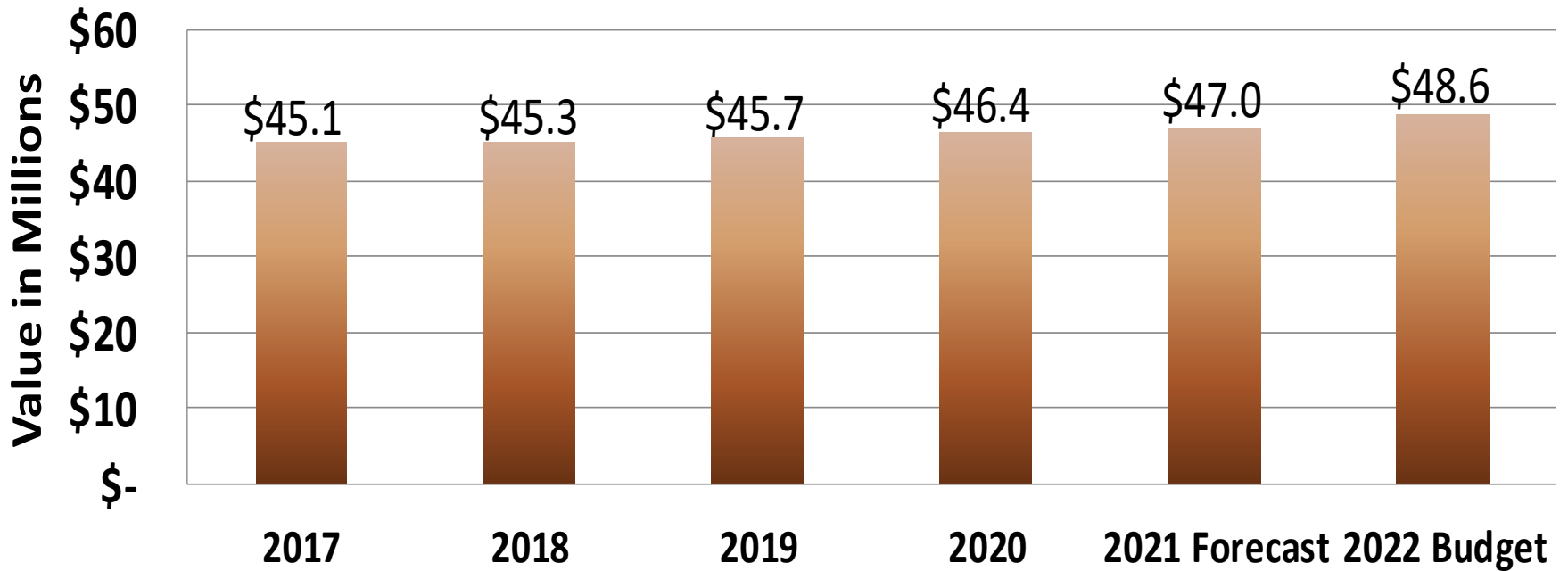
# Taxable Property Values 2017 - 2022



Increase due to revaluation	2.3%
Increase due to new property	1.1%
<b>Total</b>	<b>3.4%</b>

# Property Tax Revenues 2017 - 2022

## Property Tax Revenues



# **Overview of Consolidated Budget**

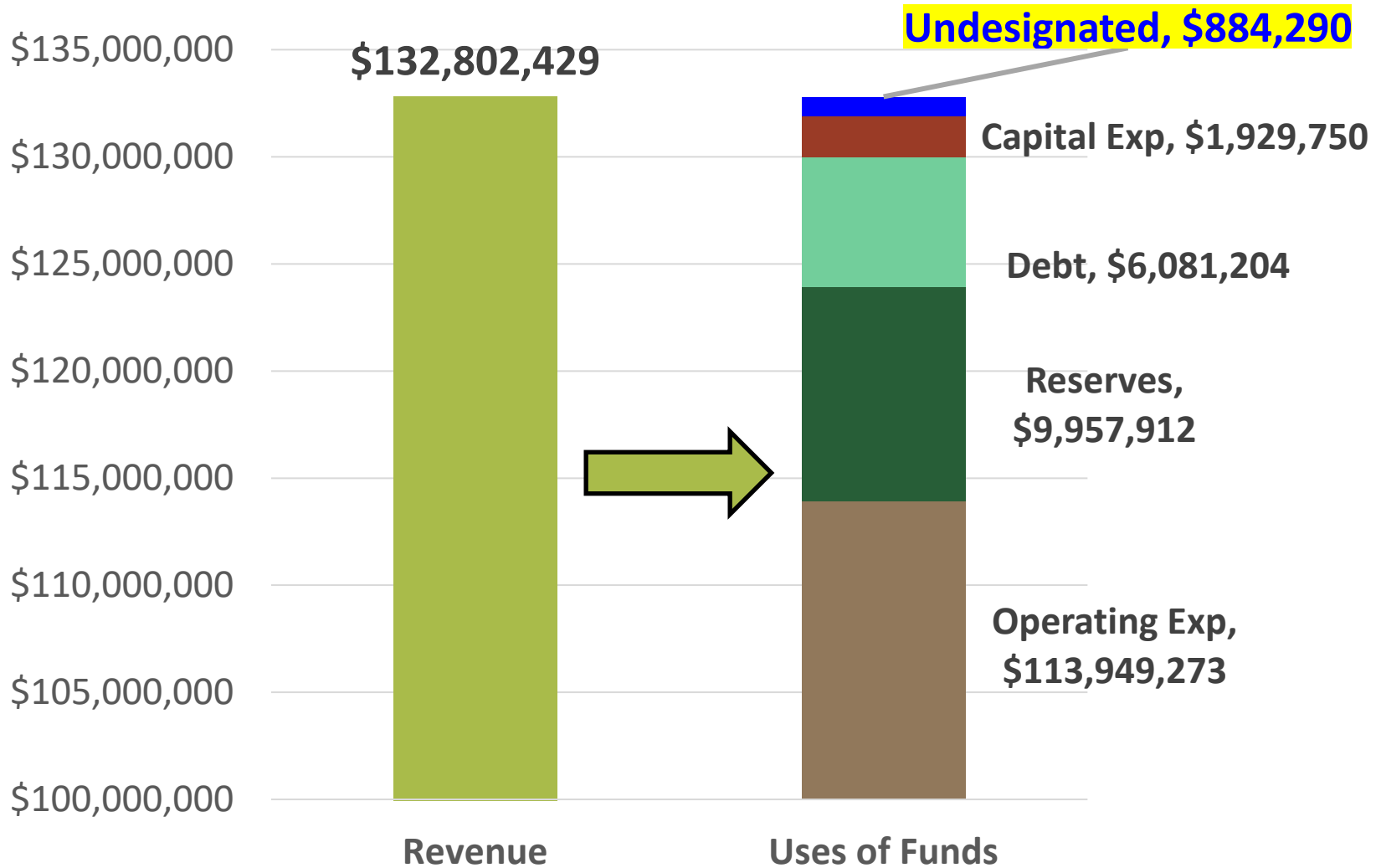
# Consolidated Budget

- The Consolidated Budget includes the combined operating revenues and expenditures of the:
  - General Fund
  - Capital Projects Fund
  - Debt Service Fund
  - Special Revenue Fund (Economic Development Zone)
  - Visit The Woodlands
  - Transportation Fund



# 2022 Consolidated Budget

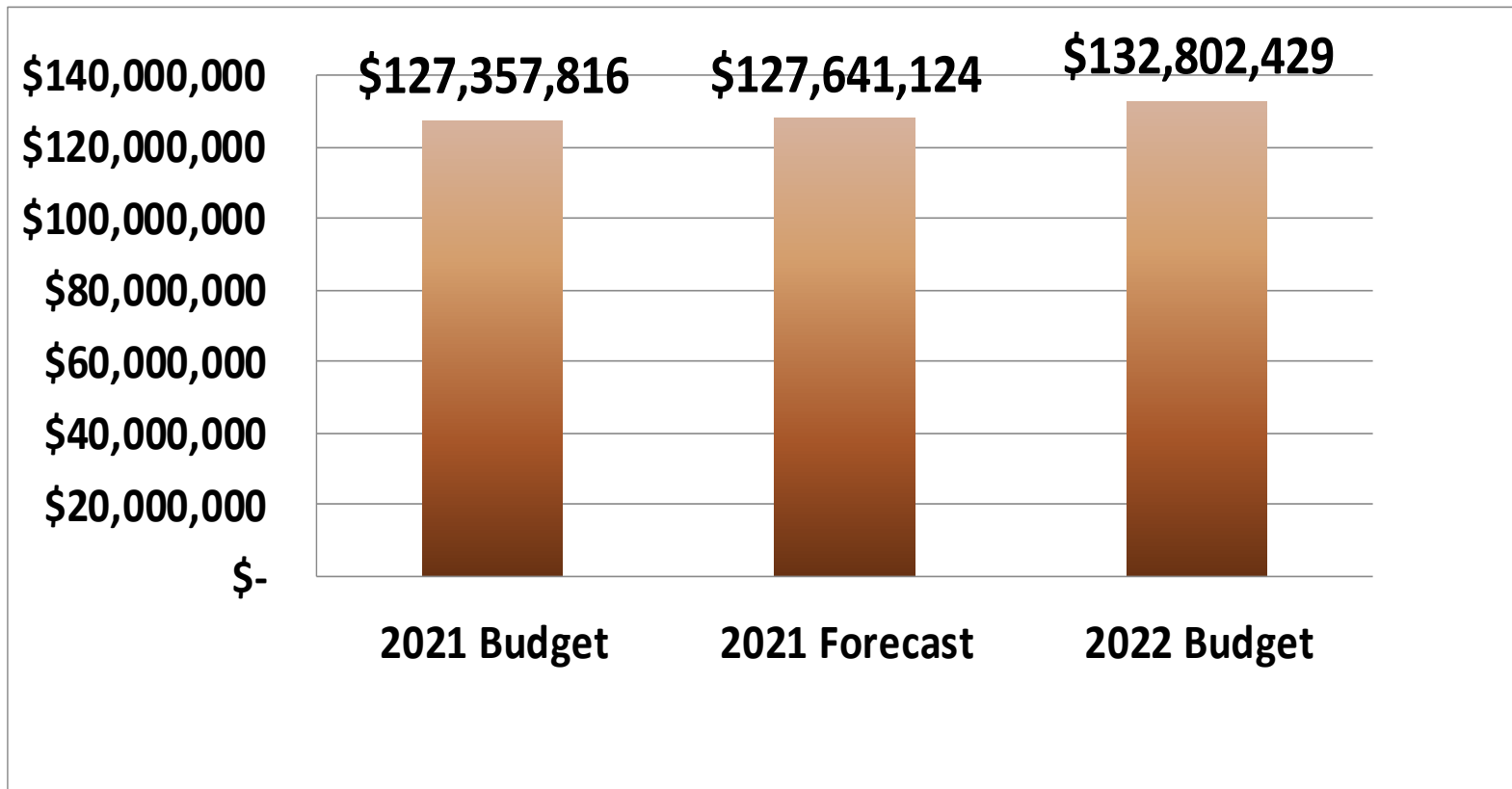
## Allocation of Operating Revenues



# Revenue Sources

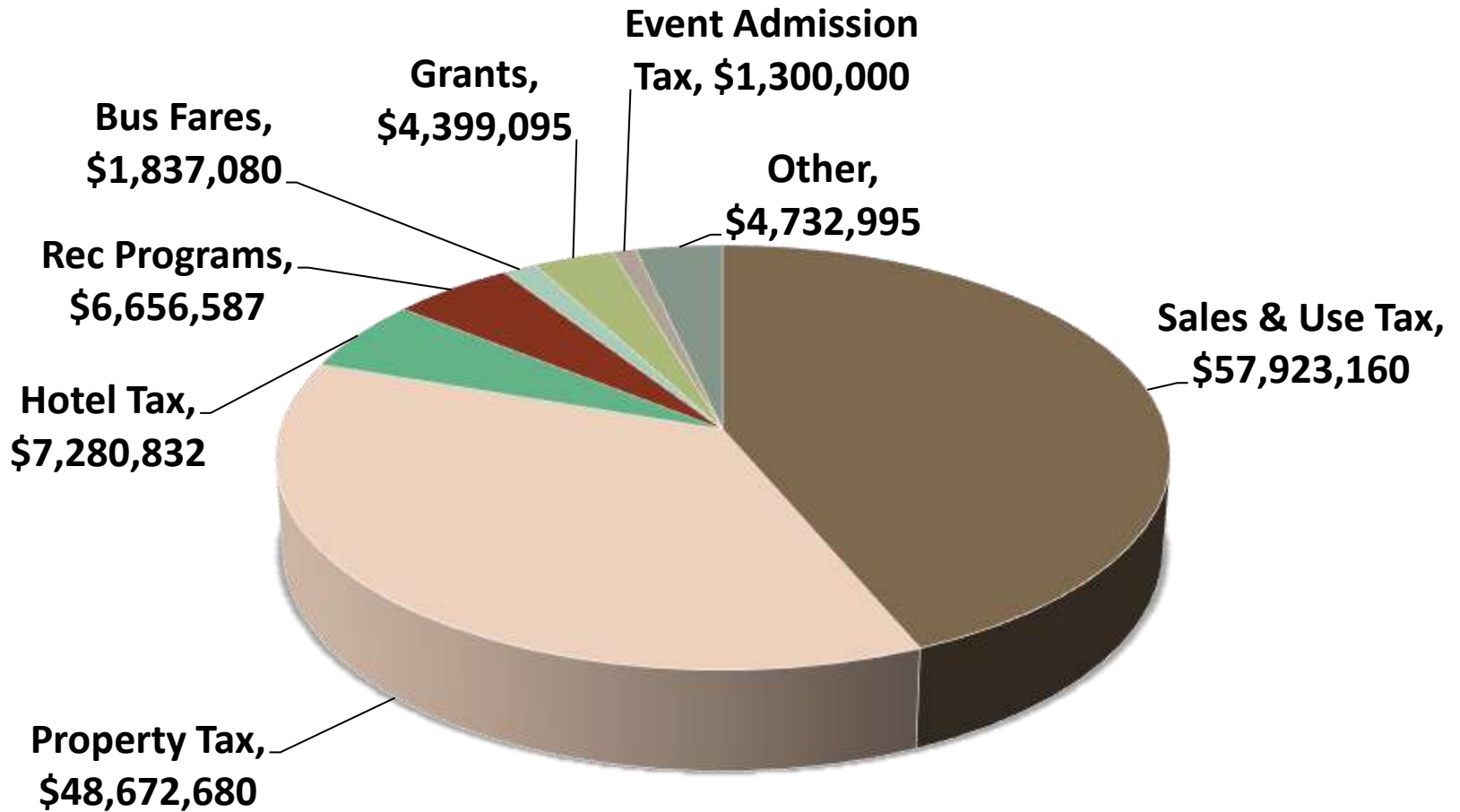
# Total Operating Revenues

2021 Budget	2021 Forecast	2022 Budget	\$ Change (2021 Budget to 2022 Budget)	% Change (2021 Budget to 2022 Budget)
\$127,357,816	\$127,641,124	\$132,802,429	\$5.4 million	4.3%



# Revenues by Type

2022 Revenues - \$132,802,429

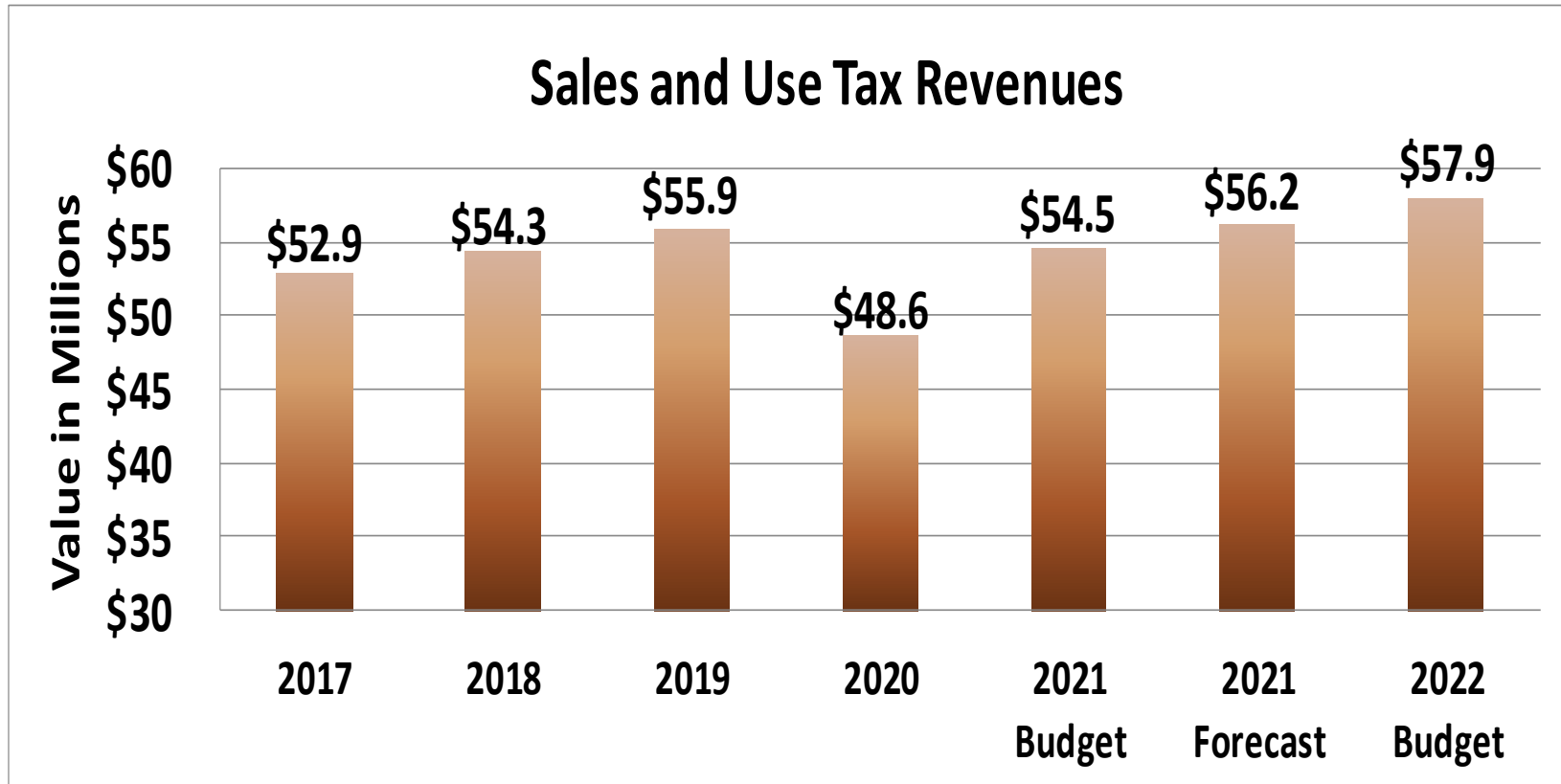


# Percent of Total Revenues 2022 Budget

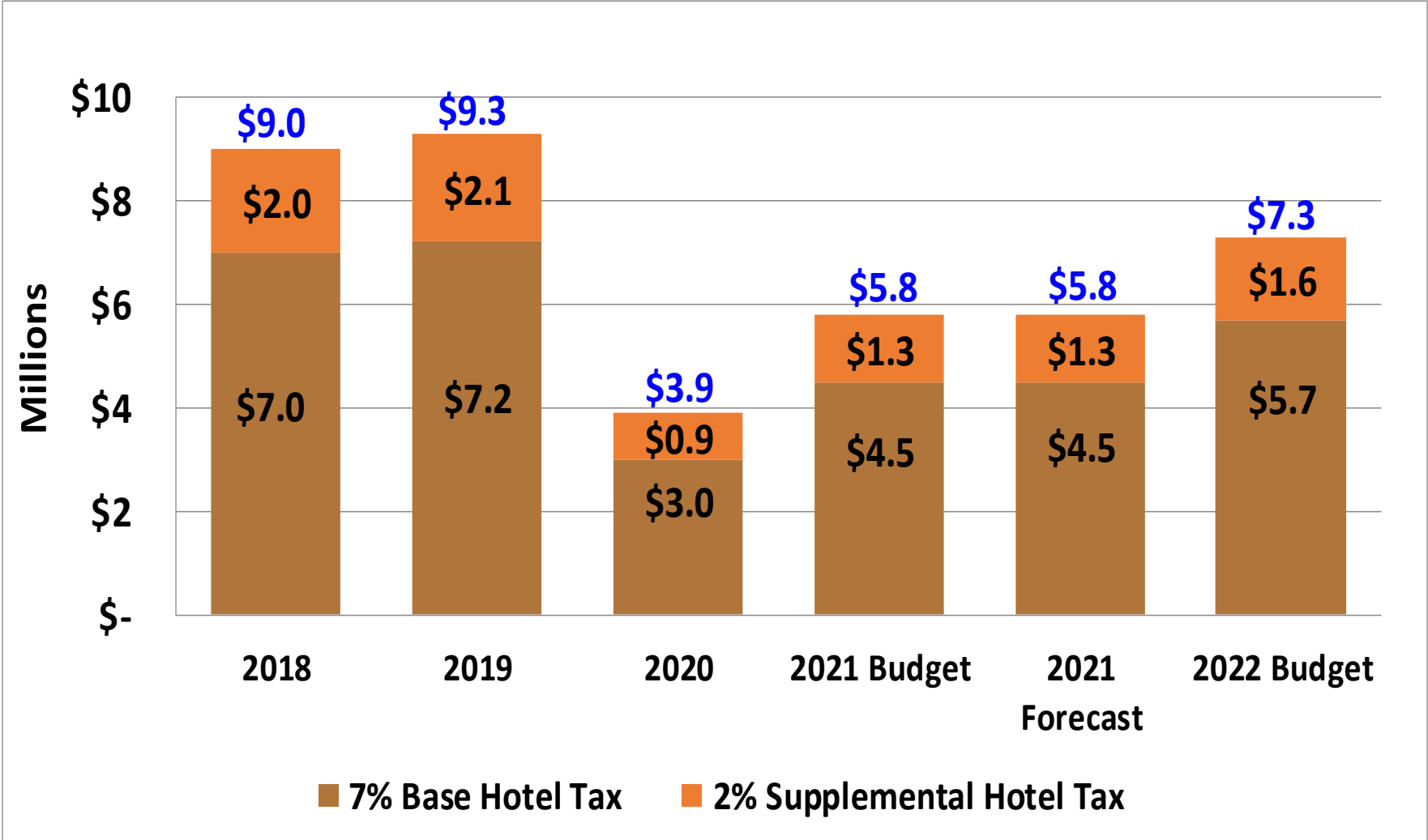
Revenue Type	Percentage
Sales Tax	44%
Hotel Tax	5%
Property Tax	37%
Other Revenues	14%
<b>Total</b>	<b>100%</b>

*According to the State Comptroller, local governments raise about \$1 in sales tax revenue for every \$7 in property tax revenue.*

# Sales and Use Tax Revenues 2017 - 2022



# Hotel Tax Revenues 2018 - 2022

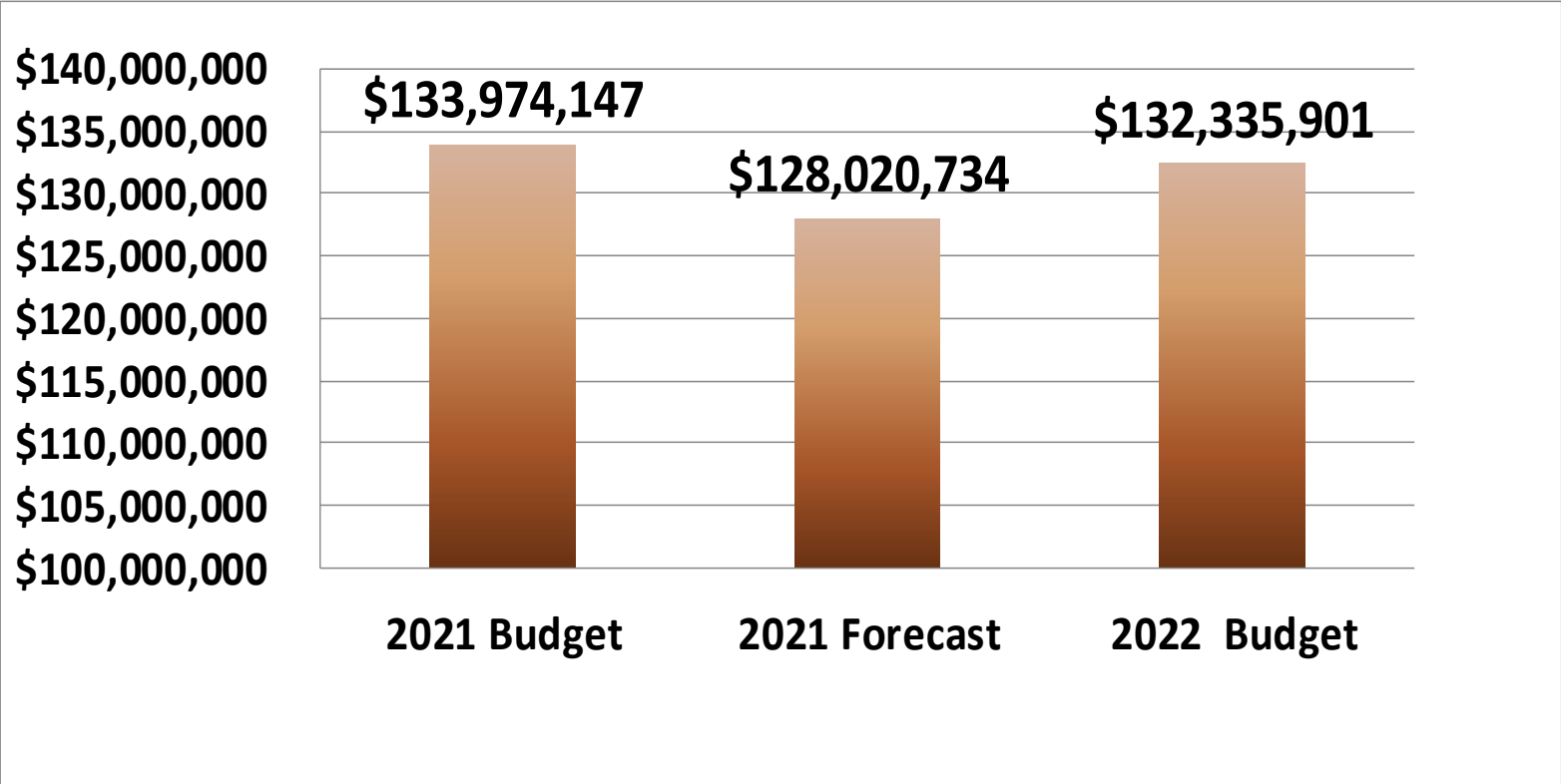


# Expenditures



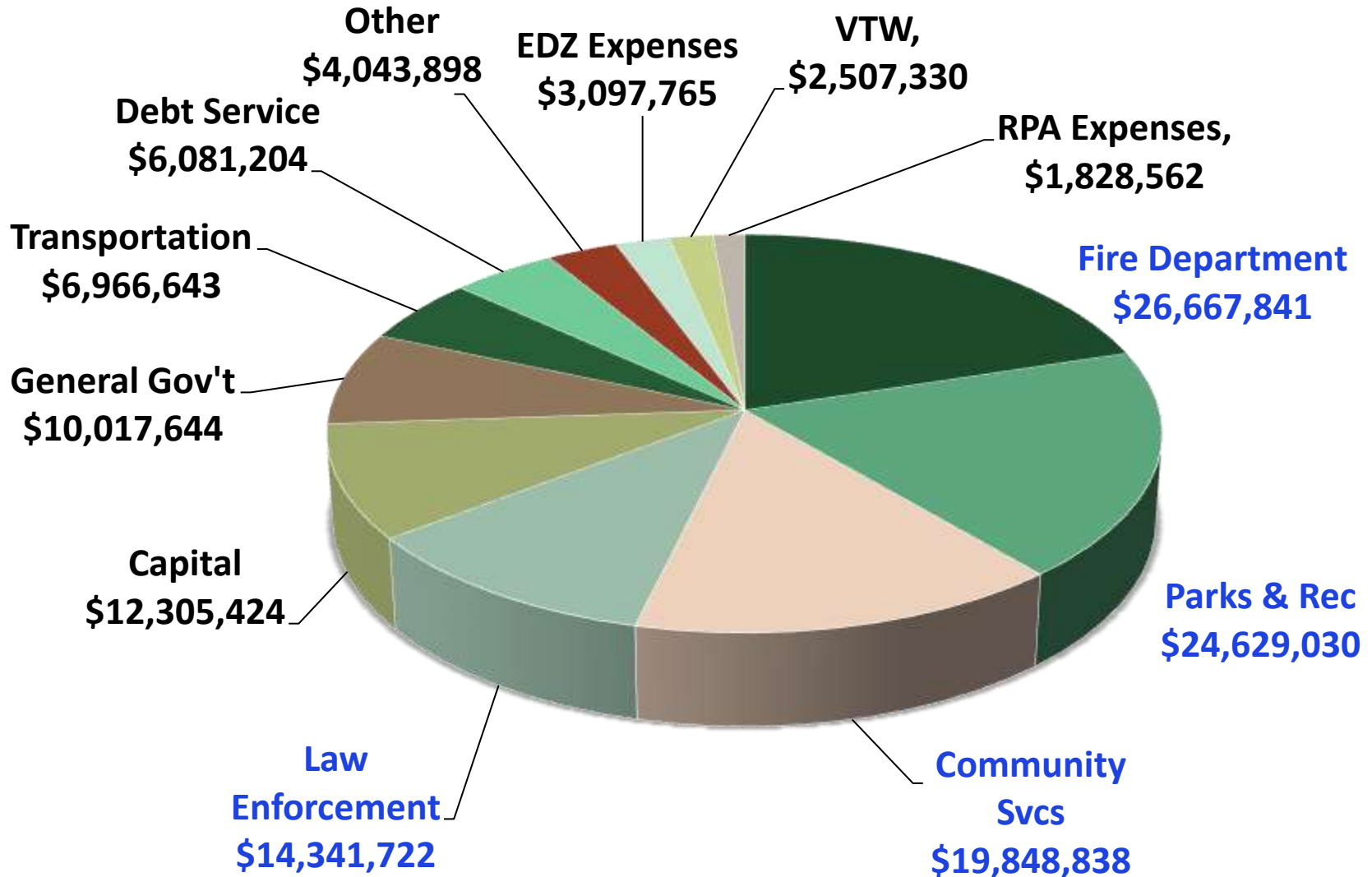
# Consolidated Expenditures

2021 Budget	2021 Forecast	2022 Budget	\$ Change (2021 Budget to 2022 Budget)	% Change (2021 Budget to 2022 Budget)
\$133,974,147	\$128,020,734	\$132,335,901	(\$1.6 million)	(1.2%)



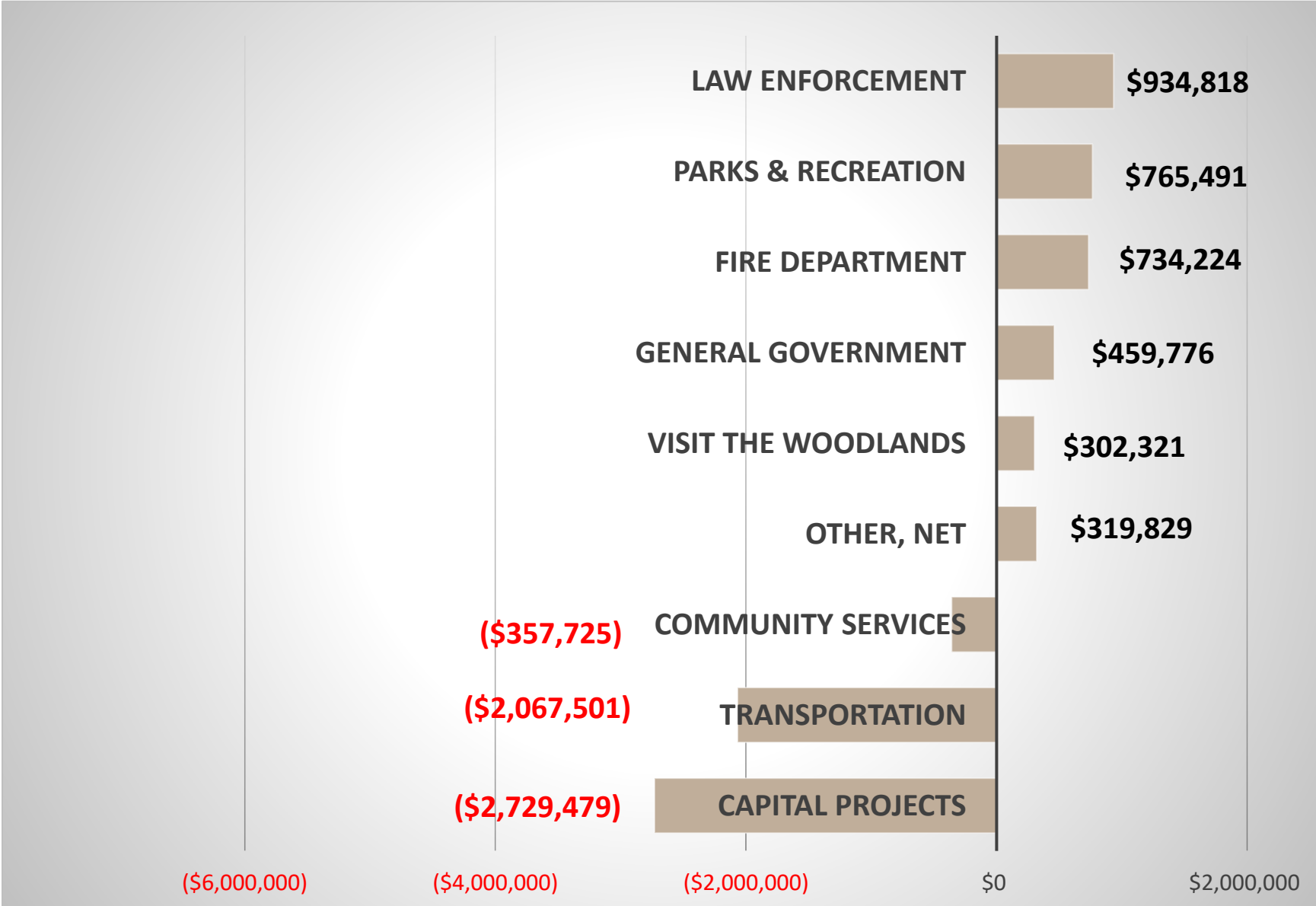
# Consolidated Expenditures by Department

## 2022 Expenditures = \$132,335,901



# Expenditures Increases/(Decreases)

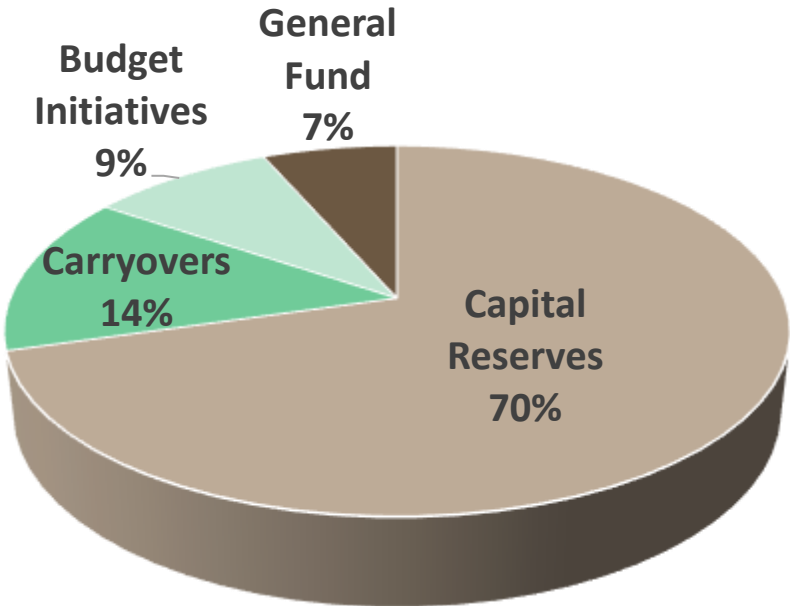
## 2022 Budget = (\$1.6 million), (1.2%)



# Capital Projects

# Capital Projects Fund

Department	Amount
Parks & Recreation	\$6.7 million
Fire Department	3.7 million
Information Technology	1.7 million
Other – Town Hall	0.1 million
<b>Total Capital Projects</b>	<b>\$12.2 million</b>



Funding Source	Amount
Capital Reserve	\$8.6 million
Carryovers	\$1.7 million
Budget Initiatives	\$1.1 million
General Fund	\$0.8 million

# Debt Profile

# Financial Assessment

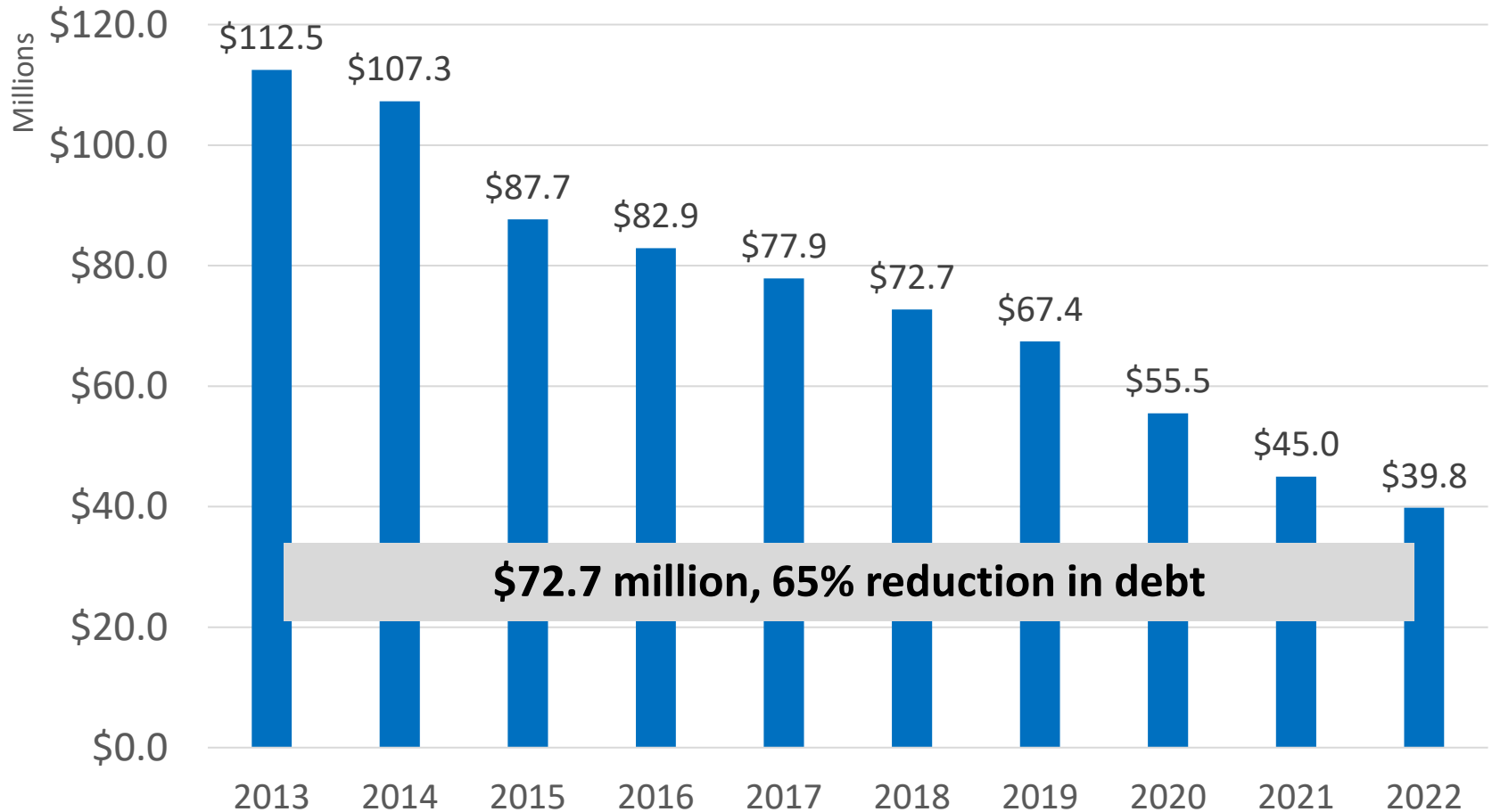
- **The Woodlands Township continues to effectively manage its long-term debt plan:**
  - Recent upgrade to “AA+” bond rating from Standard & Poor’s
  - Maintains an “AA” bond rating from Moody’s
- **Highlights of recent credit agency comments regarding The Woodlands Township include:**
  - The Township has a history of strong fiscal management with maintenance of healthy fund balances and liquidity.
  - Credit strengths include a large and diverse tax base and stable financial operations with sound reserves and low debt burdens.
  - The Township benefits from conservative budgeting and careful expense management that has contributed to stable financial reserves.

# Debt Service Fund

Bond Issuance	Bond Type	Outstanding Debt (1/1/22)	Annual Debt Service
Convention Center	Revenue Bond – Hotel Tax/Sales Tax	\$14.75 million	\$2.8 million
Parks & Rec / Fire Dept.	Unlimited Tax Bond – Property Tax	\$25.05 million	\$3.3 million
<b>Total</b>		<b>\$39.8 million</b>	<b>\$6.1 million</b>

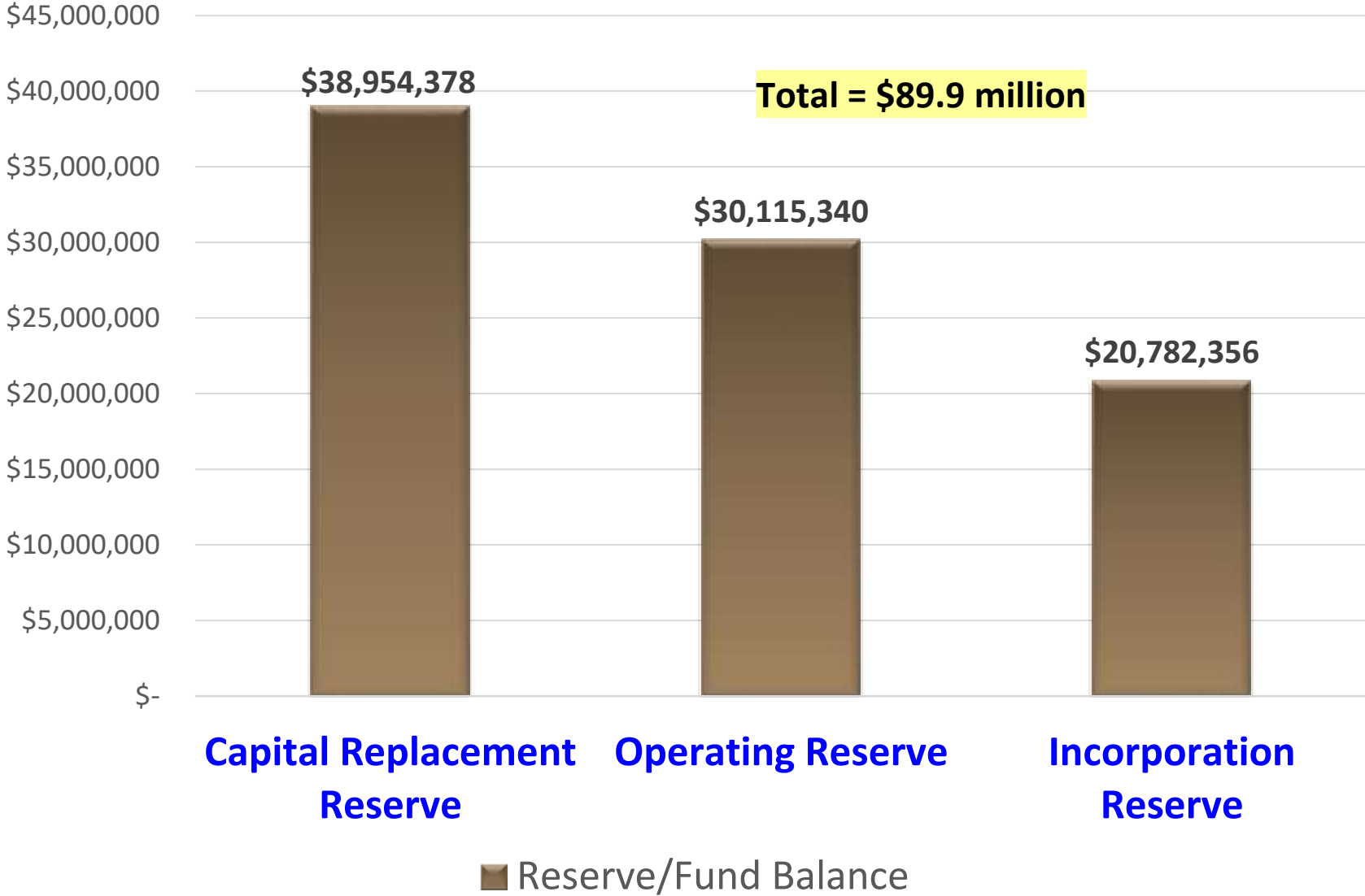


# Outstanding Debt



# Fund Balances

# Reserve/Fund Balances at Year-End 2022



# Other Reserves

Reserve	Balance @ 12/31/21	Balance @ 12/31/22	Change
Health Insurance Reserve	\$849,588	\$849,588	\$0
Flood and Drainage Reserve	\$151,135	\$151,135	\$0
Cultural Education Reserve	\$870,301	\$1,000,301	\$130,000
CCSA Projects Reserve	\$2,000,000	\$1,000,000	(\$1,000,000)
Debt Service Reserve	\$111,430	\$111,430	\$0
Debt Service Fund	\$3,239,243	\$3,239,243	\$0
Hotel Tax Reserve	\$1,242,843	\$3,063,921	\$1,821,078
Capital Contingency Reserve	\$2,194,567	\$0	(\$2,194,567)
Total	\$10,659,107	\$9,415,618	(\$1,243,489)

# Transportation Initiatives – Available Balances

Projects	Beginning 2022 Balance	Funded in 2022	Ending 2022 Balance
Pedestrian/Bicycle	\$1,811,820	(\$1,711,820)	\$100,000
George Mitchell Preserve/Spring Creek	\$492,250	4,507,750	\$5,000,000
Mountain Bike Trails	\$10,000	-	\$10,000
San Jacinto Easements	\$10,000	-	\$10,000
<b>Totals</b>	<b>\$2,324,070</b>	<b>\$2,795,930</b>	<b>\$5,120,000</b>

# 2022 Undesignated Fund Balance

