

PORT O'CONNOR IMPROVEMENT DISTRICT
CALHOUN COUNTY, TEXAS
ANNUAL FINANCIAL REPORT
SEPTEMBER 30, 2025

McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC
Certified Public Accountants

TABLE OF CONTENTS

	<u>PAGE</u>
INDEPENDENT AUDITOR'S REPORT	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-8
BASIC FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET	9-10
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION	11
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES	12-13
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES	14
NOTES TO FINANCIAL STATEMENTS	15-29
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE- BUDGET AND ACTUAL-GENERAL FUND	31
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE- BUDGET AND ACTUAL-SPECIAL REVENUE FUND	32
SUPPLEMENTARY INFORMATION REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE	
NOTES REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AS PUBLISHED IN THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE (Included in the notes to the financial statements)	
SERVICES AND RATES	34-36
GENERAL FUND EXPENDITURES	37-38
INVESTMENTS	39
TAXES LEVIED AND RECEIVABLE	40-41
LONG-TERM DEBT SERVICE REQUIREMENTS	42-47
CHANGES IN LONG-TERM BOND DEBT	48-49
COMPARATIVE SCHEDULES OF REVENUES AND EXPENDITURES GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS	50-53
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS	54-55

McCall Gibson Swedlund Barfoot Ellis PLLC

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Port O'Connor Improvement District
Calhoun County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Port O'Connor Improvement District (the "District") as of and for the year ended September 30, 2025, 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 governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedules of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund and Special Revenue Fund 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.

Board of Directors
Port O'Connor Improvement District

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 supplementary information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide an assurance, 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 information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McCall Gibson Swedlund Barfoot Ellis PLLC

McCall Gibson Swedlund Barfoot Ellis PLLC
Certified Public Accountants
Houston, Texas

February 5, 2026

**PORT O’CONNOR IMPROVEMENT DISTRICT
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Management’s discussion and analysis of the financial performance of Port O’Connor Improvement District (the “District”) provides an overview of the District’s financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District’s financial statements.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances. This report also includes required and other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The District’s annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide financial statements provide both long-term and short-term information about the District’s overall status. Financial reporting at this level uses a perspective like that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The Statement of Net Position includes all the District’s assets and liabilities with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating. Evaluation of the overall health of the District would extend to other non-financial factors.

The Statement of Activities reports how the District’s net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has four governmental fund types. The General Fund accounts for resources not accounted for in another fund, customer service revenues, operating costs, and administrative expenditures. The Special Revenue Fund accounts for the revenues and expenditures associated with the Defined Area No. 1.

**PORT O’CONNOR IMPROVEMENT DISTRICT
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

FUND FINANCIAL STATEMENTS (Continued)

The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

Governmental funds are reported in each of the financial statements. The focus in the fund financial statements provides a distinctive view of the District’s governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the District and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

NOTES TO FINANCIAL STATEMENTS

The accompanying notes to financial statements provide information essential to a full understanding of the government-wide and fund financial statements.

OTHER INFORMATION

In addition to the financial statements and accompanying notes, this report also presents certain required supplementary information (“RSI”) and other supplementary information. Budgetary comparison schedules are included as RSI for the General Fund and the Special Revenue Fund.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the District’s financial position. In the case of the District, assets exceeded liabilities by \$26,776,236 as of September 30, 2025. A portion of the District’s net position reflects its net investment in capital assets which include land, buildings and equipment as well as water and wastewater systems less any debt used to acquire those assets that is still outstanding.

**PORT O'CONNOR IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The following is a comparative analysis of government-wide changes in net position:

	<u>Summary of Changes in the Statement of Net Position</u>		
	<u>2025</u>	<u>2024</u>	<u>Change Positive (Negative)</u>
Current and Other Assets	\$ 16,179,086	\$ 18,575,460	\$ (2,396,374)
Capital Assets (Net of Accumulated Depreciation)	47,218,498	37,881,184	9,337,314
Total Assets	\$ 63,397,584	\$ 56,456,644	\$ 6,940,940
Bonds Payable	\$ 33,962,519	\$ 27,230,263	\$ (6,732,256)
Other Liabilities	2,658,829	3,014,870	356,041
Total Liabilities	\$ 36,621,348	\$ 30,245,133	\$ (6,376,215)
Net Position:			
Net Investment in Capital Assets	\$ 15,342,797	\$ 16,698,308	\$ (1,355,511)
Restricted	1,734,762	1,718,761	16,001
Unrestricted	9,698,677	7,794,442	1,904,235
Total Net Position	\$ 26,776,236	\$ 26,211,511	\$ 564,725

The following table provides a summary of the District's operations for the years ended September 30, 2025, and September 30, 2024.

	<u>Summary of Changes in the Statement of Activities</u>		
	<u>2025</u>	<u>2024</u>	<u>Change Positive (Negative)</u>
Revenues:			
Property Taxes	\$ 3,836,476	\$ 3,390,346	\$ 446,130
Charges for Services	2,920,429	2,756,375	164,054
Other Revenues	1,303,686	1,395,246	(91,560)
Total Revenues	\$ 8,060,591	\$ 7,541,967	\$ 518,624
Expenses for Services	7,495,866	6,034,673	(1,461,193)
Change in Net Position	\$ 564,725	\$ 1,507,294	(942,569)
Net Position, Beginning of Year	26,211,511	24,704,217	1,507,294
Net Position, End of Year	\$ 26,776,236	\$ 26,211,511	\$ 564,725

**PORT O’CONNOR IMPROVEMENT DISTRICT
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

FINANCIAL ANALYSIS OF THE DISTRICT’S GOVERNMENTAL FUNDS

The District’s combined fund balances as of September 30, 2025, were \$13,523,375, a decrease of \$2,038,371 from the prior year.

The General Fund fund balance increased by \$1,894,389 primarily due to property tax revenues, service revenues and sales tax revenues exceeding operating and capital expenditures.

The Special Revenue Fund fund balance increased by \$125,425. Property tax collections levied on the Defined Area No. 1 exceeded operating and administrative costs.

The Debt Service Fund fund balance decreased by \$97,616, primarily due to the structure of the District’s debt service requirements.

The Capital Projects Fund fund balance decreased by \$3,960,569, primarily due to capital outlays exceeding proceeds from the Series 2025 Unlimited Tax Bonds.

BUDGETARY HIGHLIGHTS

The Board of Directors adopted budgets for both the General Fund and the Special Revenue Fund for the current fiscal year. For the General Fund, actual revenues were \$982,660 more than budgeted revenues and actual expenditures were \$110,479 less than budgeted expenditures. After taking into account \$801,250 budgeted for transfers and contingencies that were not realized in the current year, the result was a positive variance of \$1,894,389. The Special Revenue Fund budget to actual comparison reflects a positive variance of \$125,425. See the budget comparison schedules for more detailed information.

LONG-TERM DEBT ACTIVITY

The District’s Series 2023 Bonds and Series 2025 Bonds carry an underlying rating of “A3” by Moody’s Investors Service while the other bonds were not rated. At year end, the District recorded bonds payable of \$34,105,000. The changes in the debt position of the District during the fiscal year ended September 30, 2025, are summarized as follows:

Bond Debt Payable, October 1, 2024	\$ 27,295,000
Add: Bond Sale	7,390,000
Less: Bond Principal Paid	<u>(580,000)</u>
Bond Debt Payable, September 30, 2025	<u>\$ 34,105,000</u>

**PORT O’CONNOR IMPROVEMENT DISTRICT
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

CAPITAL ASSETS

Capital assets as of September 30, 2025, total \$47,218,498 (net of accumulated depreciation) and include land, buildings and equipment as well as the water and wastewater systems. Significant capital asset activity during the current year consisted of Vacuum Station No. 1B and 2B expansion, Water Well No. 3-7 construction, and miscellaneous water and sewer improvements. See Note 6 for additional information.

Capital Assets At Year-End			
	2025	2024	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 661,569	\$ 661,569	\$
Construction in Progress	2,290,240	13,924,667	(11,634,427)
Capital Assets Subject to Depreciation:			
Water System	29,945,907	15,540,897	14,405,010
Wastewater System	23,124,227	15,032,460	8,091,767
Buildings, Equipment and Other	4,292,278	4,315,119	(22,841)
Less Accumulated Depreciation	(13,095,723)	(11,593,528)	(1,502,195)
Total Net Capital Assets	\$ 47,218,498	\$ 37,881,184	\$ 9,337,314

CONTACTING THE DISTRICT’S MANAGEMENT

This financial report is designed to provide a general overview of the District’s finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Port O’Connor Improvement District, P.O. Box 375, Port O’Connor, TX 77982.

PORT O'CONNOR IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2025

	General Fund	Special Revenue Fund
ASSETS		
Cash	\$ 3,605,748	\$ 493,646
Investments	6,365,759	
Receivables:		
Property Taxes	56,706	426
Penalty and Interest on Delinquent Taxes		
Service Accounts (Net of Allowance of \$28,045)	249,279	
Accrued Interest	53,773	
Due from Other Funds	106,389	
Prepaid Costs	36,991	
Due from Other Governments	76,211	
Inventory (Net of Allowance of \$16,165)	145,486	
Land		
Construction in Progress		
Capital Assets (Net of Accumulated Depreciation)		
TOTAL ASSETS	\$ 10,696,342	\$ 494,072
LIABILITIES		
Accounts Payable	\$ 393,644	\$ 124
Accrued Interest Payable		
Retainage Payable		
Due to Other Funds	1,094	
Security Deposits	408,500	
Long-Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
TOTAL LIABILITIES	\$ 803,238	\$ 124
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	\$ 56,706	\$ 426
FUND BALANCES		
Nonspendable: Inventory and Prepaid Costs	\$ 182,477	\$
Restricted for Authorized Construction		
Restricted for Debt Service	194,427	
Restricted for Defined Area No. 1 Operations		493,522
Unassigned	9,459,494	
TOTAL FUND BALANCES	\$ 9,836,398	\$ 493,522
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 10,696,342	\$ 494,072
NET POSITION		
Net Investment in Capital Assets		
Restricted for Debt Service		
Restricted for Defined Area No. 1 Operations		
Unrestricted		
TOTAL NET POSITION		

The accompanying notes to financial
statements are an integral part of this report.

Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 1,105,543	\$ 3,934,911	\$ 9,139,848	\$	\$ 9,139,848
		6,365,759		6,365,759
38,436		95,568		95,568
			16,171	16,171
		249,279		249,279
		53,773		53,773
1,094		107,483	(107,483)	
		36,991		36,991
		76,211		76,211
		145,486		145,486
			661,569	661,569
			2,290,240	2,290,240
			44,266,689	44,266,689
<u>\$ 1,145,073</u>	<u>\$ 3,934,911</u>	<u>\$ 16,270,398</u>	<u>\$ 47,127,186</u>	<u>\$ 63,397,584</u>
\$	\$ 769,864	\$ 1,163,632	\$	\$ 1,163,632
			114,857	114,857
	971,840	971,840		971,840
	106,389	107,483	(107,483)	
		408,500		408,500
			755,000	755,000
			33,207,519	33,207,519
<u>\$ -0-</u>	<u>\$ 1,848,093</u>	<u>\$ 2,651,455</u>	<u>\$ 33,969,893</u>	<u>\$ 36,621,348</u>
<u>\$ 38,436</u>	<u>\$ -0-</u>	<u>\$ 95,568</u>	<u>\$ (95,568)</u>	<u>\$ -0-</u>
\$	\$	\$ 182,477	\$ (182,477)	\$
	2,086,818	2,086,818	(2,086,818)	
1,106,637		1,301,064	(1,301,064)	
		493,522	(493,522)	
		9,459,494	(9,459,494)	
<u>\$ 1,106,637</u>	<u>\$ 2,086,818</u>	<u>\$ 13,523,375</u>	<u>\$ (13,523,375)</u>	<u>\$ -0-</u>
<u>\$ 1,145,073</u>	<u>\$ 3,934,911</u>	<u>\$ 16,270,398</u>		
			\$ 15,342,797	\$ 15,342,797
			1,240,814	1,240,814
			493,948	493,948
			9,698,677	9,698,677
			<u>\$ 26,776,236</u>	<u>\$ 26,776,236</u>

The accompanying notes to financial statements are an integral part of this report.

PORT O’CONNOR IMPROVEMENT DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS
BALANCE SHEET TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Total Fund Balances - Governmental Funds	\$	13,523,375
<p>Amounts reported for governmental activities in the Statement of Net Position are different because:</p>		
<p>Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds.</p>		47,218,498
<p>Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2024 and prior tax levies became part of recognized revenue in the governmental activities of the District.</p>		111,739
<p>Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:</p>		
Accrued Interest Payable	\$ (114,857)	
Bonds Payable	<u>(33,962,519)</u>	<u>(34,077,376)</u>
Total Net Position - Governmental Activities	\$	<u>26,776,236</u>

The accompanying notes to financial statements are an integral part of this report.

PORT O'CONNOR IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Special Revenue Fund
REVENUES		
Property Taxes	\$ 2,238,814	\$ 119,759
Water Service	1,376,608	
Wastewater Service	748,831	
Penalty and Interest	51,544	
Connection and Inspection Fees	128,034	
Sales and Use Tax Revenues	416,633	
Solid Waste Service	596,401	
Investment and Miscellaneous Revenues	616,495	16,880
TOTAL REVENUES	\$ 6,173,360	\$ 136,639
EXPENDITURES/EXPENSES		
Service Operations:		
Professional Fees	\$ 513,766	\$ 2,841
Personnel	934,899	
Contracted Services	686,447	1,490
Purchased Water Service	224,444	
Utilities	246,646	
Repairs and Maintenance	560,535	
Depreciation		
Other	410,037	6,883
Capital Outlay	492,082	
Loss on Disposal of Assets		
Debt Service:		
Bond Principal	130,000	
Bond Interest	59,959	
Interest on Line of Credit	20,156	
TOTAL EXPENDITURES/EXPENSES	\$ 4,278,971	\$ 11,214
EXCESS (DEFICIENCY) OF REVENUES OVER		
EXPENDITURES/EXPENSES	\$ 1,894,389	\$ 125,425
OTHER FINANCING SOURCES (USES)		
Proceeds from Issuance of Long-Term Debt	\$	\$
Bond Discount		
Bond Premium		
TOTAL OTHER FINANCING SOURCES (USES)	\$ -0-	\$ -0-
NET CHANGE IN FUND BALANCES	\$ 1,894,389	\$ 125,425
CHANGE IN NET POSITION		
FUND BALANCES/NET POSITION - OCTOBER 1, 2024	7,942,009	368,097
FUND BALANCES/NET POSITION - SEPTEMBER 30, 2025	\$ 9,836,398	\$ 493,522

The accompanying notes to financial statements are an integral part of this report.

Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
\$ 1,458,829	\$	\$ 3,817,402	\$ 19,074	\$ 3,836,476
		1,376,608		1,376,608
		748,831		748,831
16,154		67,698	2,857	70,555
		128,034		128,034
		416,633		416,633
		596,401		596,401
<u>65,626</u>	<u>188,052</u>	<u>887,053</u>		<u>887,053</u>
\$ <u>1,540,609</u>	\$ <u>188,052</u>	\$ <u>8,038,660</u>	\$ <u>21,931</u>	\$ <u>8,060,591</u>
\$	\$	\$ 516,607	\$	\$ 516,607
		934,899		934,899
		687,937		687,937
		224,444		224,444
		246,646		246,646
		560,535		560,535
			1,759,668	1,759,668
24,132	10,057	451,109		451,109
	10,912,458	11,404,540	(11,404,540)	
			307,558	307,558
450,000		580,000	(580,000)	
1,164,093		1,224,052	27,450	1,251,502
	<u>534,805</u>	<u>554,961</u>		<u>554,961</u>
\$ <u>1,638,225</u>	\$ <u>11,457,320</u>	\$ <u>17,385,730</u>	\$ <u>(9,889,864)</u>	\$ <u>7,495,866</u>
\$ (97,616)	\$ (11,269,268)	\$ (9,347,070)	\$ 9,911,795	\$ 564,725
\$	\$ 7,390,000	\$ 7,390,000	\$ (7,390,000)	\$
	(127,113)	(127,113)	127,113	
	45,812	45,812	(45,812)	
\$ -0-	\$ <u>7,308,699</u>	\$ <u>7,308,699</u>	\$ <u>(7,308,699)</u>	\$ -0-
\$ (97,616)	\$ (3,960,569)	\$ (2,038,371)	\$ 2,038,371	\$
			564,725	564,725
<u>1,204,253</u>	<u>6,047,387</u>	<u>15,561,746</u>	<u>10,649,765</u>	<u>26,211,511</u>
\$ <u>1,106,637</u>	\$ <u>2,086,818</u>	\$ <u>13,523,375</u>	\$ <u>13,252,861</u>	\$ <u>26,776,236</u>

The accompanying notes to financial
statements are an integral part of this report.

**PORT O'CONNOR IMPROVEMENT DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Net Change in Fund Balances - Governmental Funds	\$ (2,038,371)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied.	19,074
Governmental funds report penalty and interest on delinquent property taxes when collected. However, in the government-wide financial statements, revenues are recorded when the penalty and interest are assessed.	2,857
Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(1,759,668)
Governmental funds report capital expenditures as expenditures in the period purchased. However, in the Statement of Net Position, capital assets are increased by new purchases and the Statement of Activities is not affected.	11,096,982
Governmental funds report principal payments on long-term debt as expenditures. However, in the government-wide financial statements, principal payments decrease long-term liabilities and the Statement of Activities is not affected.	580,000
Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.	(27,450)
Governmental funds report bond proceeds as other financing sources. Issued bonds increase long-term liabilities in the government-wide financial statements and the Statement of Activities is not affected.	(7,390,000)
Governmental funds report bond discounts and premiums as other financing uses and sources in the year bonds are sold. However, in the government-wide statements, bond discounts and premiums are amortized over the life of the bonds and the current year amortized portion is recorded in the Statement of Activities.	81,301
Change in Net Position - Governmental Activities	<u>\$ 564,725</u>

The accompanying notes to financial statements are an integral part of this report.

PORT O'CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 1. CREATION OF DISTRICT

The District was legislatively created in 1977 as a political subdivision of the State of Texas, organized and established in accordance with Article XVI, Section 59 of the Texas Constitution, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. Effective June 14, 2013, pursuant to the passage of Texas Senate Bill 1822 in the 83rd Regular Session of the Texas Legislature, the District's name was changed from Port O'Connor Municipal Utility District to Port O'Connor Improvement District. The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plans necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; the control and diversion of storm water; and the navigation of its inland and coastal water. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities. The District is also authorized to develop parks and recreation facilities from operating revenue only. The District is authorized to collect a sales and use tax within the District. The District is also empowered to establish, operate, and maintain fire-fighting facilities, independently or to contract with an entity providing such services. Fire protection in the District is provided by the Port O'Connor Volunteer Fire Department.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board ("GASB"). In addition, the accounting records of the District are maintained generally in accordance with the requirements of the Texas Commission on Environmental Quality ("TCEQ") as published in the *Water District Financial Management Guide*.

The District is a political subdivision of the State of Texas governed by an elected board. GASB has established the criteria for determining whether an entity is a primary government or a component unit of a primary government. The primary criteria are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District's financial statement as component units.

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting ("GASB Codification"). The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities.

PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (Continued)

- * Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- * Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- * Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

When both restricted and unrestricted resources are available for use, generally it is the District’s policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. The District’s Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The District is viewed as a special-purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenues and expenses in the government-wide Statement of Activities.

Fund Financial Statements

The District’s fund financial statements are combined with the government-wide financial statements. The fund financial statements include a Governmental Funds Balance Sheet and a Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances.

PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental Funds

The District has four governmental funds and considers these funds to be major funds.

General Fund - To account for resources not required to be accounted for in another fund, customer service revenues, operating costs and administrative expenditures.

Special Revenue Fund - To account for the revenues and expenditures associated with the Defined Area No. 1.

Debt Service Fund - To account for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes.

Capital Projects Fund - To account for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both “measurable and available.” Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The District considers revenues reported in governmental funds to be available if they are collectable within 60 days after year-end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Property taxes considered available by the District and included in revenue include taxes collected during the year and taxes collected after year-end, which were considered available to defray the expenditures of the current year. Deferred inflows of resources related to property tax revenues are those taxes which the District does not reasonably expect to be collected soon enough in the subsequent period to finance current expenditures.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis.

PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Accounting (Continued)

As of September 30, 2025, the Capital Projects Fund owed the General Fund \$106,389 for costs associated with the Water Well #3-7 construction and the General Fund owed the Debt Service Fund \$1,094 for tax collections.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Repairs and maintenance are recorded as an expenditure in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Engineering fees and certain other costs are capitalized as part of the asset. Assets are capitalized if they have an original cost above the amounts listed below and a useful life of at least one year.

- 1) Land;
- 2) Land Improvements and Infrastructure, Line Extensions, and System Upgrades costing \$20,000 or more;
- 3) Buildings (acquisitions, renovations or rehabilitation) costing \$10,000 or more;
- 4) Equipment (other than computer or software) costing \$3,000 or more;
- 5) Computer and Computer Software Equipment costing \$750 or more;
- 6) Construction/Development in progress costing \$7,000 or more;
- 7) Intangible assets costing/valued at \$7,000 or more.

Depreciation is calculated on each class of depreciable property using no salvage value and the straight-line method of depreciation. Estimated useful lives are as follows:

	Years
Buildings	10-50
Water/Wastewater Systems	5-50
Other Assets	5-40

Inventory

Inventory is recorded on the average cost basis, less a 10% allowance for loss. Average cost is calculated on the average cost of each specific item purchased during the current fiscal year. The District’s inventory balance as of September 30, 2025, was \$145,486.

PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgeting

Budgets are adopted each year for both the General Fund and the Special Revenue Fund by the District’s Board of Directors. The budgets are prepared using the same method of accounting as for financial reporting. Neither the General Fund or Special Revenue Fund budgets were amended during the current fiscal year. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund and the Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Special Revenue Fund present the original and amended budget amounts, if amended, compared to the actual amounts of revenues and expenditures for the current year.

Pensions

A pension plan has not been established. The District has 11 employees consisting of 10 full-time and 1 part-time. The Internal Revenue Service has determined that directors are considered employees for federal payroll tax purposes only.

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets, liabilities, and deferred inflows and outflows of resources associated with the activities are reported. Fund equity is classified as net position. Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the Governmental Funds Balance Sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources. Fund balances in governmental funds are classified using the following hierarchy:

Nonspendable: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

Restricted: amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally.

Committed: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The District does not have any committed funds at this time.

PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus (Continued)

Assigned: amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The District has not adopted a formal policy regarding the assignment of fund balances and does not have any assigned fund balances.

Unassigned: all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount 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 expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3. LONG-TERM DEBT

	<u>Series 2015</u>
Amount Outstanding – September 30, 2025	\$ 1,580,000
Interest Rates	2.83% - 4.02%
Maturity Dates – Beginning/Ending	September 1, 2026/2035
Interest Payment Dates	March 1/ September 1
Callable Dates	March 1, 2026*

* On any date thereafter, at a price equal to the principal amount thereof plus accrued interest to the date fixed for redemption, in whole or in part, at the option of the District, in such manner as the District may determine. The Series 2015 bonds are callable in inverse order of maturity.

PORT O'CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 3. LONG-TERM DEBT (Continued)

	Series 2018	Series 2022 Private Placement
Amount Outstanding – September 30, 2025	\$ 4,350,000	\$ 5,555,000
Interest Rates	4.00% - 5.00%	1.56% - 2.60%
Maturity Dates – Beginning/Ending	September 1, 2026/2038	September 1, 2026/2052
Interest Payment Dates	March 1/ September 1	March 1/ September 1
Callable Dates	September 1, 2026*	September 1, 2032*
	Series 2023	Series 2025
Amount Outstanding – September 30, 2025	\$ 15,230,000	\$ 7,390,000
Interest Rates	4.375% - 6.875%	4.00% - 4.375%
Maturity Dates – Beginning/Ending	September 1, 2026/2057	September 1, 2026/2051
Interest Payment Dates	March 1/ September 1	March 1/ September 1
Callable Dates	September 1, 2029*	September 1, 2031*

* On any date thereafter, at a price equal to the principal amount thereof plus accrued interest to the date fixed for redemption, in whole or in part, at the option of the District, in such manner as the District may determine. The Series 2018 term bonds maturing on September 1, 2031 and September 1, 2038 are subject to mandatory redemption by lot or other customary random selection method beginning September 1, 2029 and September 1, 2032, respectively. The Series 2023 term bonds maturing on September 1, 2039, September 1, 2053 and September 1, 2057 are subject to mandatory redemption by lot or other customary random selection method beginning September 1, 2036, September 1, 2051 and September 1, 2054, respectively.

PORT O'CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 3. LONG-TERM DEBT (Continued)

The following table summarizes changes in bonds payable for the current fiscal year:

	October 1, 2024	Additions	Retirements	September 30, 2025
Bonds Payable	\$ 27,295,000	\$ 7,390,000	\$ 580,000	\$ 34,105,000
Unamortized Discounts	(110,663)	(127,113)	(5,847)	(231,929)
Unamortized Premiums	45,926	45,812	2,290	89,448
Bonds Payable, Net	<u>\$ 27,230,263</u>	<u>\$ 7,308,699</u>	<u>\$ 576,443</u>	<u>\$ 33,962,519</u>
			Amount Due Within One Year	\$ 755,000
			Amount Due After One Year	<u>33,207,519</u>
			Bonds Payable, Net	<u>\$ 33,962,519</u>

As of September 30, 2025, the District had authorized but unissued unlimited tax bonds of \$17,330,000 and refunding bonds in the amount of \$45,300,000. The Defined Area No. 1 has authorized but unissued tax bonds in the amount of \$20,000,000.

As of September 30, 2025, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2026	\$ 755,000	\$ 1,378,288	\$ 2,133,288
2027	780,000	1,352,011	2,132,011
2028	805,000	1,324,272	2,129,272
2029	825,000	1,295,195	2,120,195
2030	850,000	1,263,379	2,113,379
2031-2035	4,770,000	5,796,247	10,566,247
2036-2040	4,655,000	4,835,581	9,490,581
2041-2045	5,660,000	3,847,698	9,507,698
2046-2050	7,015,000	2,617,984	9,632,984
2051-2055	5,745,000	1,206,912	6,951,912
2056-2057	2,245,000	152,775	2,397,775
	<u>\$ 34,105,000</u>	<u>\$ 25,070,342</u>	<u>\$ 59,175,342</u>

PORT O'CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 3. LONG-TERM DEBT (Continued)

During the year ended September 30, 2025, the District levied a District-wide ad valorem debt service tax at the rate of \$0.1875 per \$100 of assessed valuation, which resulted in a tax levy of \$1,444,164 on the adjusted taxable valuation of \$781,502,377 for the 2024 tax year. See Note 7 for the maintenance tax levy and Note 8 for the Defined Area levy.

All property values and exempt status, if any, are determined by the appraisal district. Assessed values are determined as of January 1 of each year, at which time a tax lien attaches to the related property. Taxes levied around October/November, are due upon receipt and are delinquent the following February 1. Penalty and interest attach thereafter.

During the current fiscal year, the District utilized its line of credit with a local bank to finance construction projects. The loan balance of \$2,150,000, including accrued interest of \$20,156 which accrued at the rate of 6.75%, was retired using proceeds from the Series 2025 bond sale.

NOTE 4. SIGNIFICANT BOND RESOLUTION AND LEGAL REQUIREMENTS

The Series 2015 bond resolution requires the Series 2015 bonds to be secured by and payable solely from the net revenues of the District's water, sewer and drainage system and are not secured by District tax revenues. The Series 2015 bond resolution requires the District to establish a Reserve Fund in the amount of \$194,427. These provisions have been met, and the cash allocated for these purposes was sufficient to meet debt requirements through the fiscal year ended September 30, 2025.

The bond resolutions state that the District is required by the Securities and Exchange Commission to provide annual continuing disclosure of certain general financial information and operating data to the Municipal Securities Rulemaking Board through its Electronic Municipal Market Access system. This information, along with the audited annual financial statements, is to be provided within six months after the end of each fiscal year.

The District has covenanted that it will take all necessary steps to comply with the requirement that rebatable arbitrage earnings on the investment of the gross proceeds of the bonds, within the meaning of section 148(f) of the Internal Revenue Code, be rebated to the federal government. The minimum requirement for determination of the rebatable amount is on each 5th year anniversary of the bonds.

**PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025**

NOTE 5. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District’s deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes. Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year-end, the carrying amount of the District’s bank deposits was \$9,139,848 and the bank balance was \$9,424,734. The District was not exposed to custodial credit risk at year-end.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at September 30, 2025, as listed below:

	Cash
GENERAL FUND	\$ 3,605,748
SPECIAL REVENUE FUND	493,646
DEBT SERVICE FUND	1,105,543
CAPITAL PROJECTS FUND	3,934,911
TOTAL DEPOSITS	\$ 9,139,848

Investments

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District’s financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The District’s investments must be made “with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.”

PORT O'CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

No person may invest District funds without express written authority from the Board of Directors. Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act. The District has adopted a written investment policy to establish the guidelines by which it may invest which is reviewed annually and which may be more restrictive than the Public Funds Investment Act.

The District invests in United States Treasury Notes, United States Treasury Bills, money market mutual funds, and Federal Home Loan Bank bonds. The District measures these investments at fair market value. Net unrealized gains on these investments as of September 30, 2025, totaled \$20,371.

As of September 30, 2025, the District had the following investments and maturities:

Funds and Investment Type	Fair Market Value	Maturities in Years	
		Less Than 1 Year	1-5
<u>GENERAL FUND</u>			
United States Treasury Notes	\$ 2,248,291		\$ 2,248,291
Federal Home Loan Bank Bonds	1,000,100	500,085	500,015
Federal Farm Credit Bank Bond	499,680	499,680	
Federal Agric Mtg Corp Medium Term	500,750	500,750	
Money Market Funds	<u>2,116,938</u>	<u>2,116,938</u>	
TOTAL INVESTMENTS	<u>\$ 6,365,759</u>	<u>\$ 3,617,453</u>	<u>\$ 2,748,306</u>

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. The District's investment policy permits the investment in high grade obligations of the United States and certain money market funds. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District's investments generally have maturities of less than five years to address interest rate risk concerns.

PORT O'CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Restrictions

All cash of the Special Revenue Fund is restricted for the payment of costs associated with the Defined Area No. 1.

All cash of the Debt Service Fund is restricted for the payment of debt service and the cost of assessing and collecting taxes.

All cash and investments of the Capital Projects Fund are restricted for the purchase or construction of capital assets.

NOTE 6. CAPITAL ASSETS

Changes in capital assets during the current fiscal year are summarized in the following table:

	October 1, 2024	Increases	Decreases	September 30, 2025
Capital Assets Not Being Depreciated				
Land and Land Improvements	\$ 661,569	\$	\$	\$ 661,569
Construction in Progress	<u>13,924,667</u>	<u>11,404,540</u>	<u>23,038,967</u>	<u>2,290,240</u>
Total Capital Assets Not Being Depreciated	<u>\$ 14,586,236</u>	<u>\$ 11,404,540</u>	<u>\$ 23,038,967</u>	<u>\$ 2,951,809</u>
Capital Assets Subject to Depreciation				
Water System	\$ 15,540,897	\$ 14,947,200	\$ 542,190	\$ 29,945,907
Wastewater System	15,032,460	8,091,767		23,124,227
Buildings, Equipment and Other	<u>4,315,119</u>	<u></u>	<u>22,841</u>	<u>4,292,278</u>
Total Capital Assets Subject to Depreciation	<u>\$ 34,888,476</u>	<u>\$ 23,038,967</u>	<u>\$ 565,031</u>	<u>\$ 57,362,412</u>
Less Accumulated Depreciation				
Water System	\$ 5,182,070	\$ 1,039,071	\$ 240,597	\$ 5,980,544
Wastewater System	5,310,106	598,880		5,908,986
Buildings, Equipment and Other	<u>1,101,352</u>	<u>121,717</u>	<u>16,876</u>	<u>1,206,193</u>
Total Accumulated Depreciation	<u>\$ 11,593,528</u>	<u>\$ 1,759,668</u>	<u>\$ 257,473</u>	<u>\$ 13,095,723</u>
Total Depreciable Capital Assets, Net of Accumulated Depreciation	<u>\$ 23,294,948</u>	<u>\$ 21,279,299</u>	<u>\$ 307,558</u>	<u>\$ 44,266,689</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 37,881,184</u>	<u>\$ 32,683,839</u>	<u>\$ 23,346,525</u>	<u>\$ 47,218,498</u>

PORT O'CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 7. MAINTENANCE TAX

During the fiscal year ended September 30, 2025, the District levied an ad valorem maintenance tax rate of \$0.2925 per \$100 of assessed valuation, which resulted in a tax levy of \$2,252,894 on the adjusted taxable valuation of \$781,502,377 for the 2024 tax year. The maintenance tax is to be used by the General Fund to pay expenditures of operating the District's waterworks and wastewater system and for any other lawful purpose.

NOTE 8. DEFINED AREA NO. 1

Pursuant to a resolution adopted by the District's Board of Directors on February 11, 2008, and an election held on May 10, 2008, approximately 41 acres within the boundaries of the District were designated as Defined Area No. 1 and are being developed as "Caracol". Pursuant to an Agreement for Maintenance and Operation for Port O'Connor Defined Area No. 1 Facilities entered into between the District and Caracol Community Association, Inc. ("Caracol Community") on October 23, 2018, the District is responsible for operating and maintaining the water and wastewater facilities within Defined Area No. 1. The District collects and retains all District-wide maintenance tax and all tap fees and monthly water and wastewater revenue within Defined Area No. 1 to use in connection with the District's operation and maintenance costs. Caracol Community manages the maintenance and operations needed for improvements within Defined Area No. 1 and is reimbursed by the District for its costs related to such operations and maintenance solely from the Defined Area No. 1 operations and maintenance tax. The financial activity of the Defined Area No. 1 is accounted for in the Special Revenue Fund.

Pursuant to an election held within the Defined Area No. 1 on May 20, 2008, the Board is authorized to levy a maintenance and operation tax within the Defined Area No. 1 at a rate not to exceed \$0.80 per \$100 of assessed valuation. The February 11, 2008, Taxation Plan for Defined Area No. 1 Within Port O'Connor Municipal Utility District provided for the levy of both a debt service tax and an operation and maintenance tax on property within the boundaries of the defined area, such taxes being in addition to the taxes levied by the District over all property in the District. Therefore, property owners in Defined Area No. 1 are subject to the District wide tax rate in addition to an operation and maintenance tax levied exclusively on property within the Defined Area No. 1. As of this date, the District has not levied an additional Defined Area No. 1 debt service tax. The purpose of the Defined Area tax is to pay for the improvements contemplated by the Plan of Improvements that was approved by voters in the election for the creation of the Defined Area No. 1. The improvements included in this plan are navigable canals and certain water, sanitary sewer, and drainage improvements, as well as related land acquisition and environmental costs and expenses related to all of these improvements. During the fiscal year ended September 30, 2025, the Defined Area levied an ad valorem maintenance tax rate of \$0.52 per \$100 of assessed valuation, which resulted in a tax levy of \$120,185 on the adjusted taxable valuation of \$23,112,619 for the 2024 tax year.

PORT O'CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 9. RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, and natural disasters. The District participates in the Texas Municipal League Intergovernmental Risk Pool ("TML") to provide automobile liability, automobile physical damage coverage and workers compensation coverage. The District, along with other participating entities, contributes annual amounts determined by TML's management. As claims arise they are submitted and paid by TML. The District purchased commercial insurance for all other coverage.

Hurricanes can cause flooding, particularly in coastal areas such as the area where the District is located. Hurricanes can also cause windstorm and other damage and hurricane induced flooding can submerge roadways connecting coastal areas with inland areas, thus preventing the evacuation of people and/or property. If a hurricane (or other natural disaster) destroyed all or part of the area in which the District operates, the assessed value of property within the District could be substantially reduced, with a corresponding decrease in tax revenues or increase in the tax rate. Further, there can be no assurance that a casualty loss will be covered by insurance (certain casualties, including flood, are usually excluded unless specific insurance is purchased), that any insurance company will fulfill its obligation to provide insurance proceeds or that insurance proceeds will be used to rebuild or repair damaged District property. Even if insurance proceeds are available and the District does repaired/rebuild damaged assets, there could be a lengthy period in which assessed values within the District could be adversely affected. The Gulf Coast region in which the District is located is subject to occasional destructive weather. There can be no assurance the District will not endure damage from future meteorological events.

The District operates in a regulated industry. As a result, various lawsuits, claims, and legal and regulatory proceedings can be instituted or asserted against the District.

NOTE 10. SALES AND USE TAX

The Texas Legislature, in 2013, authorized the District to levy, upon voter approval, a sales and use tax. Pursuant to an election on November 5, 2013, the District voters approved a sales and use tax which provides for the District to collect taxes at the rate of 1.50% within its boundaries. Proceeds from sales and use taxes are not pledged to the payment of the District's outstanding bonds or any other debts of the District. The Board is, however, authorized by law to pledge such sales and use tax revenue to the payment of bonds, notes or other obligations. During the current year, the District recorded \$416,633 in sales tax revenue, of which \$76,211 was receivable at year-end.

PORT O'CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

NOTE 11. TCEQ COMPLIANCE

The District is currently in compliance with the TCEQ as it relates to its water and wastewater systems. The District is maintaining compliance via the following processes: (i) employing licensed in-house operators and (ii) using operating funds on hand as well as bond proceeds to upgrade the District's water and wastewater systems and thereby address TCEQ compliance requirements. At this time, the District has no outstanding violations with the TCEQ.

NOTE 12. BOND SALE

On March 25, 2025, the District closed on the sale of its Series 2025 Unlimited Tax Bonds in the amount of \$7,390,000. Bond proceeds were used to pay for construction and engineering costs related to wastewater treatment plant improvements, sanitary sewer system extensions and vacuum valve pit sump replacements. Bond proceeds were also used to pay for bond issuance costs.

PORT O'CONNOR IMPROVEMENT DISTRICT

REQUIRED SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2025

PORT O'CONNOR IMPROVEMENT DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Property Taxes	\$ 1,800,000	\$ 2,238,814	\$ 438,814
Water Service	1,250,000	1,376,608	126,608
Wastewater Service	750,000	748,831	(1,169)
Penalty and Interest	29,000	51,544	22,544
Connection and Inspection Fees	100,500	128,034	27,534
Sales and Use Tax Revenues	350,000	416,633	66,633
Solid Waste Service	568,000	596,401	28,401
Investment and Miscellaneous Revenues	343,200	616,495	273,295
TOTAL REVENUES	\$ 5,190,700	\$ 6,173,360	\$ 982,660
EXPENDITURES			
Service Operations:			
Professional Fees	\$ 524,000	\$ 513,766	\$ 10,234
Personnel	1,046,500	934,899	111,601
Contracted Services	711,800	686,447	25,353
Purchased Water Service	627,000	224,444	402,556
Utilities	171,500	246,646	(75,146)
Repairs and Maintenance	491,900	560,535	(68,635)
Other	401,750	410,037	(8,287)
Capital Outlay	225,000	492,082	(267,082)
Debt Service:			
Bond Principal	130,000	130,000	
Bond Interest	60,000	59,959	41
Interest on Line of Credit		20,156	(20,156)
TOTAL EXPENDITURES	\$ 4,389,450	\$ 4,278,971	\$ 110,479
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ 801,250	\$ 1,894,389	\$ 1,093,139
OTHER FINANCING SOURCES (USES)			
Contingency	\$ (801,250)	\$ -0-	\$ 801,250
NET CHANGE IN FUND BALANCE	\$ -0-	\$ 1,894,389	\$ 1,894,389
FUND BALANCE - OCTOBER 1, 2024	7,942,009	7,942,009	
FUND BALANCE - SEPTEMBER 30, 2025	\$ 7,942,009	\$ 9,836,398	\$ 1,894,389

See accompanying independent auditor's report.

**PORT O’CONNOR IMPROVEMENT DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
REVENUES			
Property Taxes	\$ 105,000	\$ 119,759	\$ 14,759
Investment and Miscellaneous Revenues	<u>1,000</u>	<u>16,880</u>	<u>15,880</u>
TOTAL REVENUES	<u>\$ 106,000</u>	<u>\$ 136,639</u>	<u>\$ 30,639</u>
EXPENDITURES			
Service Operations:			
Professional Fees	\$ 2,250	\$ 2,841	\$ (591)
Contracted Services	2,250	1,490	760
Maintenance, Insurance and Other	<u>2,350</u>	<u>6,883</u>	<u>(4,533)</u>
TOTAL EXPENDITURES	<u>\$ 6,850</u>	<u>\$ 11,214</u>	<u>\$ (4,364)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 99,150</u>	<u>\$ 125,425</u>	<u>\$ 26,275</u>
OTHER FINANCING SOURCES (USES)			
Transfers Out	\$ (99,150)	\$ -0-	\$ 99,150
NET CHANGE IN FUND BALANCE	\$ -0-	\$ 125,425	\$ 125,425
FUND BALANCE - OCTOBER 1, 2024	<u>368,097</u>	<u>368,097</u>	<u></u>
FUND BALANCE - SEPTEMBER 30, 2025	<u>\$ 368,097</u>	<u>\$ 493,522</u>	<u>\$ 125,425</u>

See accompanying independent auditor’s report.

PORT O'CONNOR IMPROVEMENT DISTRICT

**SUPPLEMENTARY INFORMATION REQUIRED BY THE
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AS PUBLISHED IN THE
WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**

SEPTEMBER 30, 2025

**PORT O'CONNOR IMPROVEMENT DISTRICT
SERVICES AND RATES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

1. SERVICES PROVIDED BY THE DISTRICT DURING THE FISCAL YEAR:

<u> X </u>	Retail Water	_____	Wholesale Water	_____	Drainage
<u> X </u>	Retail Wastewater	_____	Wholesale Wastewater	_____	Irrigation
_____	Parks/Recreation	_____	Fire Protection	_____	Security
<u> X </u>	Solid Waste/Garbage	_____	Flood Control	_____	Roads
_____	Participates in joint venture, regional system and/or wastewater service				
<u> X </u>	Other (specify): Voluntary Fire Department Donations				

2. RETAIL SERVICE PROVIDERS

a. RETAIL RATES FOR A 5/8" METER (OR EQUIVALENT):

The following rates are based on the rate order effective May 4, 2023.

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1,000 Gallons over Minimum Use	Usage Levels
BASE FEE:	\$ 23.50	none	Y	N/A	N/A
WATER:	\$ 33.05	none	N	\$ 2.25	0,001 to 6,000
				\$ 2.75	6,001 to 10,000
				\$ 3.50	10,001 to 15,000
				\$ 4.50	15,001 to 35,000
				\$ 5.50	35,001 to 50,000
				\$ 7.50	50,001 to 60,000
				\$ 9.50	60,001 and over
WASTEWATER:	\$ 22.80	none	N	\$ 2.25	0,001 to 6,000
				\$ 2.75	6,001 to 10,000
				\$ 3.50	10,001 to 15,000
				\$ 4.50	15,001 to 35,000
				\$ 5.50	35,001 to 50,000
				\$ 7.50	50,001 to 60,000
				\$ 9.50	60,001 and over
SURCHARGE:					
Commission Regulatory Assessments			N	0.5% of water and wastewater charges	
District employs winter averaging for wastewater usage?				<u> X </u>	_____
				Yes	No

Total monthly charges per 10,000 gallons usage: Water: \$57.55 Wastewater: \$47.30 Surcharge: \$0.52 Base Fee: \$23.50

See accompanying independent auditor's report.

**PORT O'CONNOR IMPROVEMENT DISTRICT
SERVICES AND RATES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

2. RETAIL SERVICE PROVIDERS (Continued)

b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFCs
Unmetered			x 1.0	
≤ ³ / ₄ "	2,111	2,090	x 1.0	2,090
1"	28	28	x 2.5	70
1½"	3	3	x 5.0	15
2"	25	25	x 8.0	200
3"	2	2	x 15.0	30
4"			x 25.0	
6"			x 50.0	
8"			x 80.0	
10"			x 115.0	
Total Water Connections	<u>2,169</u>	<u>2,148</u>		<u>2,405</u>
Total Wastewater Connections	<u>1,931</u>	<u>1,912</u>	x 1.0	<u>1,912</u>

3. TOTAL WATER CONSUMPTION DURING THE FISCAL YEAR ROUNDED TO THE NEAREST THOUSAND: (Unaudited)

Gallons pumped into system:	122,815,000	Water Accountability Ratio: 78.3% (Gallons billed/Gallons pumped and purchased)
Gallons billed to customers:	124,028,000	
Gallons purchased:	35,579,000	

See accompanying independent auditor's report.

**PORT O'CONNOR IMPROVEMENT DISTRICT
SERVICES AND RATES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

4. STANDBY FEES (authorized only under TWC Section 49.231):

Does the District have Debt Service standby fees? Yes No

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

5. LOCATION OF DISTRICT:

Is the District located entirely within one county?

Yes No

County in which District is located:

Calhoun County, Texas

Is the District located within a city?

Entirely Partly Not at all

Is the District located within a city's extraterritorial jurisdiction (ETJ)?

Entirely Partly Not at all

Are Board Members appointed by an office outside the District?

Yes No

See accompanying independent auditor's report.

**PORT O’CONNOR IMPROVEMENT DISTRICT
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

PERSONNEL EXPENDITURES (Including Benefits)	\$ 934,899
PROFESSIONAL FEES:	
Auditing	\$ 35,500
Engineering	204,288
Legal	234,924
Other Professional Fees	12,774
Paying Agent Fees	<u>26,280</u>
TOTAL PROFESSIONAL FEES	\$ <u>513,766</u>
PURCHASED WATER SERVICE	\$ <u>224,444</u>
CONTRACTED SERVICES:	
Appraisal District	\$ 71,072
Bookkeeping	49,976
Operations	14,950
Solid Waste Disposal	<u>550,449</u>
TOTAL CONTRACTED SERVICES	\$ <u>686,447</u>
UTILITIES	\$ <u>246,646</u>
REPAIRS AND MAINTENANCE	\$ <u>560,535</u>
ADMINISTRATIVE EXPENDITURES:	
Billing Software	\$ 9,731
Insurance	169,360
Office Supplies and Postage	43,275
Travel, Training, Dues, Meals, Lodging	<u>15,069</u>
TOTAL ADMINISTRATIVE EXPENDITURES	\$ <u>237,435</u>

See accompanying independent auditor’s report.

**PORT O’CONNOR IMPROVEMENT DISTRICT
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

CAPITAL OUTLAY		\$ <u>492,082</u>
OTHER EXPENDITURES:		
Chemicals and Laboratory Fees		\$ 113,699
TCEQ Regulatory Assessment and Permit Fees		20,593
Other		<u>38,310</u>
TOTAL OTHER EXPENDITURES		\$ <u>172,602</u>
DEBT SERVICE:		
Bond Principal		\$ 130,000
Bond Interest		59,959
Interest on Line of Credit		<u>20,156</u>
TOTAL DEBT SERVICE		\$ <u>210,115</u>
TOTAL EXPENDITURES		\$ <u>4,278,971</u>

Number of persons employed by the District 10 Full-Time 1 Part-Time

See accompanying independent auditor’s report.

PORT O'CONNOR IMPROVEMENT DISTRICT
INVESTMENTS
SEPTEMBER 30, 2025

Fund	Interest Rate	Maturity Date	Fair Market Value at End of Year	Accrued Interest Receivable at End of Year
<u>GENERAL FUND</u>				
Money Market Fund	Varies	Daily	\$ 1,060,162	\$ 4,474
Money Market Fund	Varies	Daily	657,403	2,133
United States Treasury Bill	Varies	09/23/26	399,373	277
Federal Home Loan Bank Bond	5.000%	04/02/27	500,015	12,431
Federal Home Loan Bank Bond	4.125%	01/06/26	500,085	4,870
Federal Farm Credit Bank Bond	3.090%	10/20/25	499,680	6,910
Federal Agric Mtg Corp Medium Term	3.875%	09/03/26	500,750	1,507
United States Treasury Note	2.750%	04/30/27	493,165	5,754
United States Treasury Note	4.125%	09/30/27	252,438	28
United States Treasury Note	3.500%	01/31/28	498,740	2,948
United States Treasury Note	4.250%	12/31/26	502,278	5,359
United States Treasury Note	3.750%	05/15/28	501,670	7,082
TOTAL GENERAL FUND			<u>\$ 6,365,759</u>	<u>\$ 53,773</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Maintenance Taxes	Debt Service Taxes	Defined Area No. 1
TAXES RECEIVABLE -			
October 1, 2024	\$ 43,377	\$ 33,117	\$
Adjustments to Beginning			
Balance	<u>(751)</u>	<u>19,984</u>	<u>\$ -0-</u>
Original 2024 Tax Levy	\$ 2,148,395	\$ 1,377,177	\$ 120,398
Adjustment to 2024 Tax Levy	<u>104,499</u>	<u>66,987</u>	<u>(213)</u>
TOTAL TO BE			
ACCOUNTED FOR	\$ 2,295,520	\$ 1,497,265	\$ 120,185
TAX COLLECTIONS:			
Prior Years	\$ 17,500	\$ 34,910	\$
Current Year	<u>2,221,314</u>	<u>1,423,919</u>	<u>119,759</u>
TAXES RECEIVABLE -			
SEPTEMBER 30, 2025	<u>\$ 56,706</u>	<u>\$ 38,436</u>	<u>\$ 426</u>
TAXES RECEIVABLE BY			
YEAR:			
2024	\$ 31,580	\$ 20,245	\$ 426
2023	11,497	7,353	
2022	3,295	3,124	
2021	1,421	1,493	
2020	1,096	1,167	
2019 and prior	<u>7,817</u>	<u>5,054</u>	
TOTAL	<u>\$ 56,706</u>	<u>\$ 38,436</u>	<u>\$ 426</u>

See accompanying independent auditor's report.

PORT O’CONNOR IMPROVEMENT DISTRICT
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	2024	2023	2022	2021
DISTRICT WIDE:				
Land	\$ 385,521,610	\$ 289,811,121	\$ 245,069,612	\$ 205,512,023
Improvements	545,991,732	469,169,284	362,237,804	272,333,143
Personal Property	12,323,210	9,659,190	8,723,730	8,567,340
Exemptions	<u>(162,334,175)</u>	<u>(96,836,572)</u>	<u>(66,863,728)</u>	<u>(59,895,519)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 781,502,377</u>	<u>\$ 671,803,023</u>	<u>\$ 549,167,418</u>	<u>\$ 426,516,987</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.1875	\$ 0.2200	\$ 0.2477	\$ 0.2659
Maintenance **	<u>0.2925</u>	<u>0.2749</u>	<u>0.2613</u>	<u>0.2531</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.4800</u>	<u>\$ 0.4949</u>	<u>\$ 0.5090</u>	<u>\$ 0.5190</u>
ADJUSTED TAX LEVY*	<u>\$ 3,697,058</u>	<u>\$ 3,274,452</u>	<u>\$ 2,750,186</u>	<u>\$ 2,213,623</u>
DEFINED AREA:				
PROPERTY VALUATIONS	<u>\$ 23,112,619</u>	<u>\$ 18,671,495</u>	<u>\$ 17,665,766</u>	<u>\$ 16,661,331</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.00	\$ 0.0000	\$ 0.000	\$ 0.000
Maintenance***	<u>0.52</u>	<u>0.5051</u>	<u>0.491</u>	<u>0.481</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.52</u>	<u>\$ 0.5051</u>	<u>\$ 0.491</u>	<u>\$ 0.481</u>
ADJUSTED TAX LEVY*	<u>\$ 120,185</u>	<u>\$ 94,248</u>	<u>\$ 86,739</u>	<u>\$ 80,141</u>
PERCENTAGE OF TOTAL TAXES COLLECTED				
DISTRICT WIDE:	<u>98.60 %</u>	<u>99.42 %</u>	<u>99.77 %</u>	<u>99.87 %</u>
DEFINED AREA:	<u>99.65 %</u>	<u>100.00 %</u>	<u>100.00 %</u>	<u>100.00 %</u>

* Based upon the adjusted tax levy at the time of the audit for the fiscal year in which the tax was levied and net of discounts.

** District Wide - Unlimited tax rate approved by voters on January 20, 2001.

*** Defined Area - Maximum tax rate of \$0.80 per \$100 assessed valuation approved by voters on May 20, 2008.

See accompanying independent auditor’s report.

PORT O'CONNOR IMPROVEMENT DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2025

S E R I E S - 2 0 1 5

Due During Fiscal Years Ending September 30	Principal Due September 1	Interest Due March 1/ September 1	Total
2026	\$ 135,000	\$ 56,631	\$ 191,631
2027	140,000	52,810	192,810
2028	145,000	48,513	193,513
2029	150,000	43,785	193,785
2030	150,000	38,640	188,640
2031	160,000	33,270	193,270
2032	165,000	27,367	192,367
2033	170,000	21,130	191,130
2034	175,000	14,550	189,550
2035	190,000	7,638	197,638
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
2052			
2053			
2054			
2055			
2056			
2057			
	<u>\$ 1,580,000</u>	<u>\$ 344,334</u>	<u>\$ 1,924,334</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2025

S E R I E S - 2 0 1 8

Due During Fiscal Years Ending September 30	Principal Due September 1	Interest Due March 1/ September 1	Total
2026	\$ 260,000	\$ 204,875	\$ 464,875
2027	270,000	194,475	464,475
2028	280,000	183,675	463,675
2029	290,000	172,475	462,475
2030	300,000	159,425	459,425
2031	315,000	145,925	460,925
2032	330,000	131,750	461,750
2033	345,000	115,250	460,250
2034	360,000	98,000	458,000
2035	375,000	80,000	455,000
2036	390,000	61,250	451,250
2037	410,000	41,750	451,750
2038	425,000	21,250	446,250
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
2052			
2053			
2054			
2055			
2056			
2057			
	<u>\$ 4,350,000</u>	<u>\$ 1,610,100</u>	<u>\$ 5,960,100</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2025

S E R I E S - 2 0 2 2

Due During Fiscal Years Ending September 30	Principal Due September 1	Interest Due March 1/ September 1	Total
2026	\$ 155,000	\$ 131,007	\$ 286,007
2027	155,000	128,589	283,589
2028	160,000	125,985	285,985
2029	160,000	123,073	283,073
2030	165,000	119,889	284,889
2031	170,000	116,490	286,490
2032	170,000	112,869	282,869
2033	175,000	109,146	284,146
2034	180,000	105,226	285,226
2035	185,000	101,122	286,122
2036	190,000	96,848	286,848
2037	190,000	92,422	282,422
2038	195,000	87,956	282,956
2039	200,000	83,335	283,335
2040	205,000	78,555	283,555
2041	210,000	73,635	283,635
2042	215,000	68,532	283,532
2043	220,000	63,222	283,222
2044	225,000	57,744	282,744
2045	230,000	52,096	282,096
2046	240,000	46,277	286,277
2047	245,000	40,181	285,181
2048	250,000	33,934	283,934
2049	255,000	27,534	282,534
2050	265,000	20,980	285,980
2051	270,000	14,143	284,143
2052	275,000	7,150	282,150
2053			
2054			
2055			
2056			
2057			
	<u>\$ 5,555,000</u>	<u>\$ 2,117,940</u>	<u>\$ 7,672,940</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2025

S E R I E S - 2 0 2 3

Due During Fiscal Years Ending September 30	Principal Due September 1	Interest Due March 1/ September 1	Total
2026	\$ 50,000	\$ 680,038	\$ 730,038
2027	50,000	676,600	726,600
2028	50,000	673,162	723,162
2029	50,000	669,725	719,725
2030	50,000	666,288	716,288
2031	50,000	664,100	714,100
2032	50,000	661,912	711,912
2033	50,000	659,725	709,725
2034	50,000	657,538	707,538
2035	50,000	655,350	705,350
2036	50,000	653,162	703,162
2037	50,000	650,975	700,975
2038	50,000	648,788	698,788
2039	480,000	646,600	1,126,600
2040	500,000	625,600	1,125,600
2041	525,000	603,725	1,128,725
2042	555,000	580,756	1,135,756
2043	580,000	556,475	1,136,475
2044	610,000	531,100	1,141,100
2045	640,000	504,412	1,144,412
2046	670,000	476,412	1,146,412
2047	705,000	447,100	1,152,100
2048	740,000	416,256	1,156,256
2049	780,000	383,882	1,163,882
2050	815,000	349,756	1,164,756
2051	855,000	314,100	1,169,100
2052	900,000	275,625	1,175,625
2053	945,000	235,125	1,180,125
2054	995,000	192,600	1,187,600
2055	1,040,000	147,825	1,187,825
2056	1,095,000	101,025	1,196,025
2057	1,150,000	51,750	1,201,750
	<u>\$ 15,230,000</u>	<u>\$ 16,057,487</u>	<u>\$ 31,287,487</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2025

S E R I E S - 2 0 2 5

Due During Fiscal Years Ending September 30	Principal Due September 1	Interest Due March 1/ September 1	Total
2026	\$ 155,000	\$ 305,737	\$ 460,737
2027	165,000	299,537	464,537
2028	170,000	292,937	462,937
2029	175,000	286,137	461,137
2030	185,000	279,137	464,137
2031	195,000	271,737	466,737
2032	200,000	263,938	463,938
2033	210,000	255,938	465,938
2034	220,000	247,538	467,538
2035	230,000	238,738	468,738
2036	240,000	229,538	469,538
2037	250,000	219,938	469,938
2038	265,000	209,938	474,938
2039	275,000	199,338	474,338
2040	290,000	188,338	478,338
2041	300,000	176,738	476,738
2042	315,000	164,738	479,738
2043	330,000	152,138	482,138
2044	345,000	138,525	483,525
2045	360,000	123,862	483,862
2046	375,000	108,562	483,562
2047	390,000	92,624	482,624
2048	410,000	76,050	486,050
2049	430,000	58,624	488,624
2050	445,000	39,812	484,812
2051	465,000	20,344	485,344
2052			
2053			
2054			
2055			
2056			
2057			
	<u>\$ 7,390,000</u>	<u>\$ 4,940,481</u>	<u>\$ 12,330,481</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2025

ANNUAL REQUIREMENTS
FOR ALL SERIES

Due During Fiscal Years Ending September 30	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2026	\$ 755,000	\$ 1,378,288	\$ 2,133,288
2027	780,000	1,352,011	2,132,011
2028	805,000	1,324,272	2,129,272
2029	825,000	1,295,195	2,120,195
2030	850,000	1,263,379	2,113,379
2031	890,000	1,231,522	2,121,522
2032	915,000	1,197,836	2,112,836
2033	950,000	1,161,189	2,111,189
2034	985,000	1,122,852	2,107,852
2035	1,030,000	1,082,848	2,112,848
2036	870,000	1,040,798	1,910,798
2037	900,000	1,005,085	1,905,085
2038	935,000	967,932	1,902,932
2039	955,000	929,273	1,884,273
2040	995,000	892,493	1,887,493
2041	1,035,000	854,098	1,889,098
2042	1,085,000	814,026	1,899,026
2043	1,130,000	771,835	1,901,835
2044	1,180,000	727,369	1,907,369
2045	1,230,000	680,370	1,910,370
2046	1,285,000	631,251	1,916,251
2047	1,340,000	579,905	1,919,905
2048	1,400,000	526,240	1,926,240
2049	1,465,000	470,040	1,935,040
2050	1,525,000	410,548	1,935,548
2051	1,590,000	348,587	1,938,587
2052	1,175,000	282,775	1,457,775
2053	945,000	235,125	1,180,125
2054	995,000	192,600	1,187,600
2055	1,040,000	147,825	1,187,825
2056	1,095,000	101,025	1,196,025
2057	1,150,000	51,750	1,201,750
	<u>\$ 34,105,000</u>	<u>\$ 25,070,342</u>	<u>\$ 59,175,342</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED SEPTEMBER 30, 2025

Description	Original Bonds Issued	Bonds Outstanding October 1, 2024
Port O'Connor Improvement District Water and Sewer System Revenue Bonds - Series 2015	\$ 2,815,000	\$ 1,710,000
Port O'Connor Improvement District Unlimited Tax Bonds - Series 2018	6,000,000	4,600,000
Port O'Connor Improvement District Unlimited Tax Bonds - Series 2022	6,000,000	5,705,000
Port O'Connor Improvement District Unlimited Tax Bonds - Series 2023	15,280,000	15,280,000
Port O'Connor Improvement District Unlimited Tax Bonds - Series 2025	<u>7,390,000</u>	<u> </u>
TOTAL	<u>\$ 37,485,000</u>	<u>\$ 27,295,000</u>

Bond Authority:	Unlimited Tax Bonds	Defined Area No. 1 Unlimited Tax Bonds	Refunding Bonds
Authorized by Voters	\$ 52,000,000	\$ 20,000,000	\$ 50,000,000
Amount Issued	<u>(34,670,000)</u>	<u> </u>	<u>(4,700,000)</u>
Remaining to be Issued	<u>\$ 17,330,000</u>	<u>\$ 20,000,000</u>	<u>\$ 45,300,000</u>

See accompanying independent auditor's report.

<u>Current Year Transactions</u>					
<u>Bonds Sold</u>	<u>Retirements</u>		<u>Bonds Outstanding September 30, 2025</u>		<u>Paying Agent</u>
	<u>Principal</u>	<u>Interest</u>			
\$	\$ 130,000	\$ 59,959	\$ 1,580,000		The Bank of New York Mellon Trust Company, N.A. Dallas, TX
	250,000	214,875	4,350,000		The Bank of New York Mellon Trust Company, N.A. Dallas, TX
	150,000	133,257	5,555,000		The Bank of New York Mellon Trust Company, N.A. Dallas, TX
	50,000	683,475	15,230,000		The Bank of New York Mellon Trust Company, N.A. Dallas, TX
<u>7,390,000</u>		<u>132,486</u>	<u>7,390,000</u>		The Bank of New York Mellon Trust Company, N.A. Houston, TX
<u>\$ 7,390,000</u>	<u>\$ 580,000</u>	<u>\$ 1,224,052</u>	<u>\$ 34,105,000</u>		

Cash and investment balances restricted to pay debt as of September 30, 2025: \$ 1,299,970

Average annual debt service payment for remaining term of all bond debt: \$ 1,849,229

See Note 3 for interest rates, interest payment dates and maturity dates.

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND - FIVE YEARS

	Amounts		
	2025	2024	2023
REVENUES			
Property Taxes	\$ 2,238,814	\$ 1,803,164	\$ 1,462,407
Water Service	1,376,608	1,283,517	1,327,526
Wastewater Service	748,831	725,380	769,879
Penalty and Interest	51,544	41,377	47,249
Connection and Inspection Fees	128,034	111,553	140,033
Sales and Use Tax Revenues	416,633	384,934	384,321
Solid Waste Service	596,401	584,175	557,569
La Salle WCID No. 1A Income			
Investment and Miscellaneous Revenues	<u>616,495</u>	<u>509,679</u>	<u>470,493</u>
TOTAL REVENUES	<u>\$ 6,173,360</u>	<u>\$ 5,443,779</u>	<u>\$ 5,159,477</u>
EXPENDITURES			
Professional Fees	\$ 513,766	\$ 550,257	\$ 530,567
Personnel	934,899	896,548	822,765
Contracted Services	686,447	678,494	654,990
Purchased Water Service	224,444	622,419	343,717
Utilities	246,646	172,256	185,841
Repairs and Maintenance	560,535	547,638	446,406
Other	410,037	270,122	342,852
Capital Outlay	492,082	791,776	662,945
Debt Service:			
Bond Principal	130,000	130,000	125,000
Bond Interest	59,959	63,131	65,943
Interest on Line of Credit	<u>20,156</u>		
TOTAL EXPENDITURES	<u>\$ 4,278,971</u>	<u>\$ 4,722,641</u>	<u>\$ 4,181,026</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 1,894,389</u>	<u>\$ 721,138</u>	<u>\$ 978,451</u>
SPECIAL ITEM			
La Salle Merger	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ (72,487)</u>
NET CHANGE IN FUND BALANCE	\$ 1,894,389	\$ 721,138	\$ 905,964
BEGINNING FUND BALANCE	<u>7,942,009</u>	<u>7,220,871</u>	<u>6,314,907</u>
ENDING FUND BALANCE	<u>\$ 9,836,398</u>	<u>\$ 7,942,009</u>	<u>\$ 7,220,871</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2022	2021	2025	2024	2023	2022	2021
\$ 1,355,543	\$ 980,052	36.3 %	33.1 %	28.5 %	29.5 %	23.9 %
1,224,024	1,122,399	22.3	23.6	25.7	26.6	27.4
694,748	622,298	12.1	13.3	14.9	15.1	15.2
48,314	35,460	0.8	0.8	0.9	1.1	0.9
145,549	247,388	2.1	2.0	2.7	3.2	6.0
383,809	345,059	6.7	7.1	7.4	8.3	8.4
508,270	459,149	9.7	10.7	10.8	11.1	11.2
163,043	239,930				3.5	5.9
74,066	45,629	10.0	9.4	9.1	1.6	1.1
<u>\$ 4,597,366</u>	<u>\$ 4,097,364</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 638,855	\$ 432,015	8.3 %	10.1 %	10.3 %	13.9 %	10.5 %
842,963	736,620	15.1	16.5	15.9	18.3	18.0
658,250	633,708	11.1	12.5	12.7	14.3	15.5
344,285	313,109	3.6	11.4	6.7	7.5	7.6
160,363	151,090	4.0	3.2	3.6	3.5	3.7
644,266	679,705	9.1	10.1	8.7	14.0	16.6
332,747	286,665	6.6	5.0	6.6	7.2	7.0
590,541	450,578	8.0	14.5	12.8	12.8	11.0
125,000	120,000	2.1	2.4	2.4	2.7	2.9
68,469	70,557	1.0	1.2	1.3	1.5	1.7
		0.3				
<u>\$ 4,405,739</u>	<u>\$ 3,874,047</u>	<u>69.2 %</u>	<u>86.9 %</u>	<u>81.0 %</u>	<u>95.7 %</u>	<u>94.5 %</u>
<u>\$ 191,627</u>	<u>\$ 223,317</u>	<u>30.8 %</u>	<u>13.1 %</u>	<u>19.0 %</u>	<u>4.3 %</u>	<u>5.5 %</u>
<u>\$ 1,202,043</u>	<u>\$ - 0 -</u>					
<u>\$ (2,065,066)</u>	<u>\$ (601,511)</u>					
<u>\$ (671,396)</u>	<u>\$ (378,194)</u>					
<u>6,986,303</u>	<u>7,364,497</u>					
<u>\$ 6,314,907</u>	<u>\$ 6,986,303</u>					

See accompanying independent auditor's report.

**PORT O’CONNOR IMPROVEMENT DISTRICT
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
DEBT SERVICE FUND - FIVE YEARS**

	Amounts		
	2025	2024	2023
REVENUES			
Property Taxes	\$ 1,458,829	\$ 1,464,523	\$ 1,405,318
Penalty, Interest and Other Revenues	<u>81,780</u>	<u>91,182</u>	<u>29,035</u>
TOTAL REVENUES	<u>\$ 1,540,609</u>	<u>\$ 1,555,705</u>	<u>\$ 1,434,353</u>
EXPENDITURES			
Debt Service Principal	\$ 450,000	\$ 655,000	\$ 630,000
Debt Service Interest, Fees and Other	<u>1,188,225</u>	<u>1,106,524</u>	<u>414,931</u>
TOTAL EXPENDITURES	<u>\$ 1,638,225</u>	<u>\$ 1,761,524</u>	<u>\$ 1,044,931</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ (97,616)</u>	<u>\$ (205,819)</u>	<u>\$ 389,422</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from Issuance of Long-Term Debt	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ 683,475</u>
NET CHANGE IN FUND BALANCE	\$ (97,616)	\$ (205,819)	\$ 1,072,897
BEGINNING FUND BALANCE	<u>1,204,253</u>	<u>1,410,072</u>	<u>337,175</u>
ENDING FUND BALANCE	<u>\$ 1,106,637</u>	<u>\$ 1,204,253</u>	<u>\$ 1,410,072</u>
TOTAL ACTIVE RETAIL WATER CONNECTIONS	<u>2,148</u>	<u>2,107</u>	<u>2,135</u>
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	<u>1,912</u>	<u>1,866</u>	<u>1,729</u>

See accompanying independent auditor’s report.

		Percentage of Total Revenues				
<u>2022</u>	<u>2021</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
\$ 1,088,083	\$ 1,049,124	94.7 %	94.1 %	98.0 %	98.6 %	98.6 %
<u>15,456</u>	<u>15,280</u>	<u>5.3</u>	<u>5.9</u>	<u>2.0</u>	<u>1.4</u>	<u>1.4</u>
\$ 1,103,539	\$ 1,064,404	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 1,005,000	\$ 460,000	29.2 %	42.1 %	43.9 %	91.1 %	43.2 %
<u>340,166</u>	<u>314,225</u>	<u>77.1</u>	<u>71.1</u>	<u>28.9</u>	<u>30.8</u>	<u>29.5</u>
\$ 1,345,166	\$ 774,225	<u>106.3 %</u>	<u>113.2 %</u>	<u>72.8 %</u>	<u>121.9 %</u>	<u>72.7 %</u>
\$ (241,627)	\$ 290,179	<u>(6.3) %</u>	<u>(13.2) %</u>	<u>27.2 %</u>	<u>(21.9) %</u>	<u>27.3 %</u>
\$ - 0 -	\$ - 0 -					
\$ (241,627)	\$ 290,179					
<u>578,802</u>	<u>288,623</u>					
\$ 337,175	\$ 578,802					
<u>1,911</u>	<u>1,732</u>					
<u>1,652</u>	<u>1,578</u>					

See accompanying independent auditor's report.

**PORT O’CONNOR IMPROVEMENT DISTRICT
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2025**

District Mailing Address - Port O’Connor Improvement District
P.O. Box 375
Port O’Connor, TX 77982

District Telephone Number - (361) 983-2652

Board Members	Term of Office (Elected or Appointed)	Fees of Office for the year ended September 30, 2025	Expense Reimbursements for the year ended September 30, 2025	<u>Title</u>
Daniel McGuire	01/22 11/26 (Elected)	\$ 4,862	\$ -0-	President
Michael Clifton	01/22 11/26 (Elected)	\$ -0-	\$ -0-	Vice President
Nathan O’Neill	01/22 11/26 (Elected)	\$ 3,978	\$ -0-	Secretary
Victor Mozisek	11/24 11/28 (Elected)	\$ 3,978	\$ -0-	Assistant Vice President
John Childers	11/24 11/28 (Elected)	\$ 3,757	\$ -0-	Assistant Secretary

Notes: No Director has any business or family relationships with major landowners in the District, with the District’s developers or with any of the District’s consultants. Submission date of most recent District Registration Form: November 21, 2024. The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution. Fees of Office are the amounts paid to a Director during the District’s current fiscal year.

See accompanying independent auditor’s report.

**PORT O’CONNOR IMPROVEMENT DISTRICT
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2025**

	Date Hired	Fees for the year ended September 30, 2025	Title
Key Personnel:			
Oscar Pena	07/29/19	\$ 107,569	District Manager
Kim Stafford	03/11/08	\$ 71,433	Office Manager
Consultants:			
Walker Keeling LLP	02/04/19	\$ 183,721	General Counsel
Allen Boone Humphries Robinson LLP	06/17/13	\$ 24,354 \$ 195,212	Special Counsel Bond Related
McCall Gibson Swedlund Barfoot Ellis PLLC	09/20/18	\$ 33,000 \$ 2,500	Auditor Bond Related
Goldman, Hunt, & Notz, L.L.P.	12/10/20	\$ 49,976	Bookkeeper
Superior Water Management of Texas LLC	07/17/19	\$ 14,950	General Management Services
Masterson Advisors, LLC	01/19/23	\$ 152,245	Financial Advisor
Kirst Engineering Co.	02/03/25	\$ 36,391	Engineer
BGE, Inc		\$ 156,899	Engineer
Calhoun County		\$ 71,072	Tax Assessor/ Collector

See accompanying independent auditor’s report.