

PORT O'CONNOR IMPROVEMENT DISTRICT

CALHOUN COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

SEPTEMBER 30, 2022

PORT O'CONNOR IMPROVEMENT DISTRICT
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McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708

PO Box 29584
Austin, TX 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

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, 2022, 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, 2022, 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.

A handwritten signature in black ink that reads "McCall Gibson Swedlund Barfoot PLLC". The signature is written in a cursive, flowing style.

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

February 2, 2023

**PORT O’CONNOR IMPROVEMENT DISTRICT
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

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, 2022. 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, liabilities and, if applicable, deferred inflows and outflows of resources, 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, 2022**

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 \$24,429,732 as of September 30, 2022. A portion of the District’s net position reflects its net investment in capital assets (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, 2022**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

	Summary of Changes in the Statement of Net Position		
	2022	2021	Change Positive (Negative)
Current and Other Assets	\$ 13,274,905	\$ 10,863,397	\$ 2,411,508
Capital Assets (Net of Accumulated Depreciation)	25,594,532	17,875,789	7,718,743
Total Assets	\$ 38,869,437	\$ 28,739,186	\$ 10,130,251
Bonds Payable	\$ 13,555,000	\$ 8,685,000	\$ (4,870,000)
Other Liabilities	884,705	1,357,524	472,819
Total Liabilities	\$ 14,439,705	\$ 10,042,524	\$ (4,397,181)
Net Position:			
Net Investment in Capital Assets	\$ 17,467,025	\$ 12,792,547	\$ 4,674,478
Restricted	760,271	884,522	(124,251)
Unrestricted	6,202,436	5,019,593	1,182,843
Total Net Position	\$ 24,429,732	\$ 18,696,662	\$ 5,733,070

The following table provides a summary of the District’s operations for the years ended September 30, 2022, and September 30, 2021.

	Summary of Changes in the Statement of Activities		
	2022	2021	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 2,612,773	\$ 2,102,613	\$ 510,160
Charges for Services	2,811,732	2,738,335	73,397
Other Revenues	480,939	424,169	56,770
Total Revenues	\$ 5,905,444	\$ 5,265,117	\$ 640,327
Expenses for Services	7,470,277	4,375,156	(3,095,121)
Excess Revenues (Expenses)	\$ (1,564,833)	\$ 889,961	(2,454,794)
Special Item - La Salle Merger	7,297,903		7,297,903
Change in Net Position	5,733,070	889,961	4,843,109
Net Position, Beginning of Year	18,696,662	17,806,701	889,961
Net Position, End of Year	\$ 24,429,732	\$ 18,696,662	\$ 5,733,070

**PORT O’CONNOR IMPROVEMENT DISTRICT
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

FINANCIAL ANALYSIS OF THE DISTRICT’S GOVERNMENTAL FUNDS

The District’s combined fund balances as of September 30, 2022, were \$12,267,343, an increase of \$2,786,895 from the prior year.

The General Fund fund balance decreased by \$671,396 primarily due to operating and capital expenditures, as well as transfers to the Capital Projects Fund, exceeding property tax revenues, service revenues and sales tax revenues.

The Special Revenue Fund fund balance increased by \$73,484. Property tax collections levied on the Defined Area No. 1 exceeded operating and administrative costs.

The Debt Service Fund fund balance decreased by \$241,627, primarily due to the structure of the District’s debt service requirements.

The Capital Projects Fund fund balance increased by \$3,626,434, primarily due to the Series 2022 bond proceeds and transfers from the General Fund.

BUDGETARY HIGHLIGHTS

The Board of Directors adopted budgets for both the General Fund and the Special Revenue Fund for the current fiscal year. The General Fund budget was amended to increase the budgeted amounts for property tax revenues, service revenues, miscellaneous revenues, professional fees, repairs, maintenance, and capital outlay. The board also reduced budgeted amounts related to the sales tax revenues. For the General Fund, actual revenues were \$123,100 more than budgeted revenues and actual expenditures were \$17,188 less than budgeted expenditures. After taking into account a Capital Projects Fund transfer of \$2,065,066 and equity related to the La Salle Merger of \$1,202,043, the result was a positive variance of \$1,577,265. The Special Revenue Fund budget to actual comparison reflects a positive variance of \$117,734. See the budget comparison schedules for more detailed information.

LONG-TERM DEBT ACTIVITY

At the end of the current fiscal year, the District had total long-term debt payable of \$13,555,000. The changes in the debt position of the District during the fiscal year ended September 30, 2022, are summarized as follows:

Bond Debt Payable, October 1, 2021	\$	8,685,000
Add: Bond Sale		6,000,000
Less: Bond Principal Paid		<u>1,130,000</u>
Bond Debt Payable, September 30, 2022	\$	<u><u>13,555,000</u></u>

The District does not carry an underlying rating and the Series 2013 Refunding, Series 2015, Series 2018, and Series 2022 bonds did not have insured ratings.

**PORT O’CONNOR IMPROVEMENT DISTRICT
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

CAPITAL ASSETS

Capital assets as of September 30, 2022, total \$25,594,532 (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 the purchase of land, equipment, water distribution system improvements, sewer collection system improvements, and force main improvements. See Note 6 for additional information.

Capital Assets At Year-End			
	2022	2021	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 661,569	\$ 661,569	\$
Construction in Progress	3,254,556	1,171,186	2,083,370
Capital Assets Subject to Depreciation:			
Water System	14,567,946	11,220,767	3,347,179
Wastewater System	14,673,907	9,555,739	5,118,168
Buildings, Equipment and Other	2,240,002	2,407,878	(167,876)
Less Accumulated Depreciation	(9,803,448)	(7,141,350)	(2,662,098)
Total Net Capital Assets	\$ 25,594,532	\$ 17,875,789	\$ 7,718,743

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, 2022

	General Fund	Special Revenue Fund
ASSETS		
Cash	\$ 633,015	\$ 191,059
Investments	5,597,021	
Receivables:		
Property Taxes	78,473	4,226
Penalty and Interest on Delinquent Taxes		
Service Accounts (Net of Allowance of \$20,587)	257,359	
Accrued Interest	43,780	
Due from Other Funds	125,054	
Prepaid Costs	6,507	
Due from Other Governments	117,438	1,034
Inventory (Net of Allowance of \$17,659)	158,935	
Land		
Construction in Progress		
Capital Assets (Net of Accumulated Depreciation)		
TOTAL ASSETS	\$ 7,017,582	\$ 196,319
LIABILITIES		
Accounts Payable	\$ 226,488	\$
Accrued Interest Payable		
Due to Other Funds	22,264	4,325
Security Deposits	375,450	
Long-Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
TOTAL LIABILITIES	\$ 624,202	\$ 4,325
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	\$ 78,473	\$ 4,226
FUND BALANCES		
Nonspendable: Inventory	\$ 158,935	
Restricted for Authorized Construction		
Restricted for Debt Service	190,944	
Restricted for Defined Area No. 1 Operations		187,768
Unassigned	5,965,028	
TOTAL FUND BALANCES	\$ 6,314,907	\$ 187,768
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 7,017,582	\$ 196,319
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
\$ 314,911	\$ 5,790,810	\$ 6,929,795	\$	\$ 6,929,795
		5,597,021		5,597,021
66,435		149,134		149,134
			13,902	13,902
		257,359		257,359
		43,780		43,780
22,264		147,318	(147,318)	
		6,507		6,507
		118,472		118,472
		158,935		158,935
			661,569	661,569
			3,254,556	3,254,556
			21,678,407	21,678,407
<u>\$ 403,610</u>	<u>\$ 5,790,810</u>	<u>\$ 13,408,321</u>	<u>\$ 25,461,116</u>	<u>\$ 38,869,437</u>
\$	\$ 242,588	\$ 469,076	\$	\$ 469,076
			40,179	40,179
	120,729	147,318	(147,318)	
		375,450		375,450
			755,000	755,000
			12,800,000	12,800,000
<u>\$ -0-</u>	<u>\$ 363,317</u>	<u>\$ 991,844</u>	<u>\$ 13,447,861</u>	<u>\$ 14,439,705</u>
<u>\$ 66,435</u>	<u>\$ -0-</u>	<u>\$ 149,134</u>	<u>\$ (149,134)</u>	<u>\$ -0-</u>
\$	\$	\$ 158,935	\$ (158,935)	\$
	5,427,493	5,427,493	(5,427,493)	
337,175		528,119	(528,119)	
		187,768	(187,768)	
		5,965,028	(5,965,028)	
<u>\$ 337,175</u>	<u>\$ 5,427,493</u>	<u>\$ 12,267,343</u>	<u>\$ (12,267,343)</u>	<u>\$ -0-</u>
<u>\$ 403,610</u>	<u>\$ 5,790,810</u>	<u>\$ 13,408,321</u>		
			\$ 17,467,025	\$ 17,467,025
			568,277	568,277
			191,994	191,994
			6,202,436	6,202,436
			<u>\$ 24,429,732</u>	<u>\$ 24,429,732</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, 2022

Total Fund Balances - Governmental Funds	\$	12,267,343
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds.		25,594,532
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Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2021 and prior tax levies became part of recognized revenue in the governmental activities of the District.		163,036
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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:

Accrued Interest Payable	\$	(40,179)	
Bonds Payable		<u>(13,555,000)</u>	<u>(13,595,179)</u>

Total Net Position - Governmental Activities	\$	<u>24,429,732</u>
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The accompanying notes to financial statements are an integral part of this report.

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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, 2022

	General Fund	Special Revenue Fund
REVENUES		
Property Taxes	\$ 1,355,543	\$ 75,915
Water Service	1,224,024	
Wastewater Service	694,748	
Penalty and Interest	48,314	
Tap Connection and Inspection Fees	145,549	
Sales and Use Tax Revenues	383,809	
Solid Waste Service	508,270	
La Salle WCID No. 1A Utility Services and Merger Income	163,043	
Investment and Miscellaneous Revenues	74,066	1,536
TOTAL REVENUES	\$ 4,597,366	\$ 77,451
EXPENDITURES/EXPENSES		
Service Operations:		
Professional Fees	\$ 638,855	\$ 898
Personnel	842,963	
Contracted Services	658,250	1,483
Purchased Water Service	344,285	
Utilities	160,363	
Repairs and Maintenance	644,266	
Depreciation		
Other	332,747	1,586
Capital Outlay	590,541	
Loss on Disposal of Assets		
Debt Service:		
Bond Principal	125,000	
Bond Interest	68,469	
Bond Issuance Costs		
TOTAL EXPENDITURES/EXPENSES	\$ 4,405,739	\$ 3,967
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES/EXPENSES	\$ 191,627	\$ 73,484
SPECIAL ITEM		
La Salle Merger	\$ 1,202,043	\$ -0-
OTHER FINANCING SOURCES (USES)		
Transfers In (Out)	\$ (2,065,066)	\$
Proceeds from Issuance of Long-Term Debt		
TOTAL OTHER FINANCING SOURCES (USES)	\$ (2,065,066)	\$ -0-
NET CHANGE IN FUND BALANCES	\$ (671,396)	\$ 73,484
CHANGE IN NET POSITION		
FUND BALANCES/NET POSITION - OCTOBER 1, 2021	6,986,303	114,284
FUND BALANCES/NET POSITION - SEPTEMBER 30, 2022	\$ 6,314,907	\$ 187,768

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

Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
\$ 1,088,083	\$	\$ 2,519,541	\$ 93,232	\$ 2,612,773
		1,224,024		1,224,024
		694,748		694,748
13,882		62,196	13,902	76,098
		145,549		145,549
		383,809		383,809
		508,270		508,270
		163,043		163,043
1,574	19,954	97,130		97,130
<u>\$ 1,103,539</u>	<u>\$ 19,954</u>	<u>\$ 5,798,310</u>	<u>\$ 107,134</u>	<u>\$ 5,905,444</u>
\$	\$	\$ 639,753	\$	\$ 639,753
		842,963		842,963
		659,733		659,733
		344,285		344,285
		160,363		160,363
		644,266		644,266
			2,911,344	2,911,344
16,377	733	351,443		351,443
	4,041,451	4,631,992	(4,631,992)	
			97,765	97,765
1,005,000		1,130,000	(1,130,000)	
323,789		392,258	9,702	401,960
	416,402	416,402		416,402
<u>\$ 1,345,166</u>	<u>\$ 4,458,586</u>	<u>\$ 10,213,458</u>	<u>\$ (2,743,181)</u>	<u>\$ 7,470,277</u>
<u>\$ (241,627)</u>	<u>\$ (4,438,632)</u>	<u>\$ (4,415,148)</u>	<u>\$ 2,850,315</u>	<u>\$ (1,564,833)</u>
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ 1,202,043</u>	<u>\$ 6,095,860</u>	<u>\$ 7,297,903</u>
\$	\$ 2,065,066	\$	\$	\$
	6,000,000	6,000,000	(6,000,000)	
<u>\$ -0-</u>	<u>\$ 8,065,066</u>	<u>\$ 6,000,000</u>	<u>\$ (6,000,000)</u>	<u>\$ -0-</u>
\$ (241,627)	\$ 3,626,434	\$ 2,786,895	\$ (2,786,895)	\$
			5,733,070	5,733,070
578,802	1,801,059	9,480,448	9,216,214	18,696,662
<u>\$ 337,175</u>	<u>\$ 5,427,493</u>	<u>\$ 12,267,343</u>	<u>\$ 12,162,389</u>	<u>\$ 24,429,732</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, 2022**

Net Change in Fund Balances - Governmental Funds	\$	2,786,895
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.		93,232
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.		13,902
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.		(2,911,344)
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.		4,534,227
Capital assets acquired as a result of a merger are recorded as a special item in governmental activities.		6,095,860
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.		1,130,000
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.		(9,702)
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.		<u>(6,000,000)</u>
Change in Net Position - Governmental Activities	\$	<u>5,733,070</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, 2022

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 VFD.

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, 2022

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, 2022

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. A transfer of \$2,065,066 was recorded between the General Fund and Capital Projects Fund to account for capital projects activity paid from the General Fund in the current fiscal year.

**PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Accounting (Continued)

As of September 30, 2022, the General Fund owes the Debt Service Fund \$22,264 for reimbursement of tax revenues, the Special Revenue Fund owes the General Fund \$4,325 for a customer deposit that was erroneously deposited, and the Capital Projects Fund owes the General Fund \$120,729 for construction costs.

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 \$10,000 or more;
- 3) Buildings costing \$2,000 or more;
- 4) Equipment (other than computer or software) costing \$2,000 or more;
- 5) Computer and Computer Software Equipment costing \$5,000 or more;
- 6) Construction/Development in progress costing \$5,000 or more;
- 7) Intangible assets costing/valued at \$5,000 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. Average cost is calculated on the average cost of each specific item during the fiscal year. The District’s inventory balance as of September 30, 2022, was \$158,935.

PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgeting

Unappropriated budgets are adopted 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. The General Fund budget was amended during the current year while the Special Revenue Fund budget was not amended. 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 compared to the actual amounts of revenues and expenditures for the current year.

Pensions

A pension plan has not been established. The District has 12 employees consisting of 11 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, 2022**

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

	Series 2013 Refunding	Series 2015
Amount Outstanding – September 30, 2022	\$ 520,000	\$ 1,965,000
Interest Rates	3.80% - 4.00%	2.25% - 4.02%
Maturity Dates – Beginning/Ending	September 1, 2023/2024	September 1, 2023/2035
Interest Payment Dates	March 1/September 1	March 1/September 1
Callable Dates	September 1, 2020*	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, 2022**

NOTE 3. LONG-TERM DEBT (Continued)

	Series 2018	Series 2022 Private Placement
Amount Outstanding – September 30, 2022	\$ 5,070,000	\$ 6,000,000
Interest Rates	4.00% - 5.00%	1.10% - 2.60%
Maturity Dates – Beginning/Ending	September 1, 2023/2038	September 1, 2023/2052
Interest Payment Dates	March 1/September 1	March 1/September 1
Callable Dates	September 1, 2026*	September 1, 2032*

* 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 following is a summary of transactions regarding the changes in the long-term liabilities for the year ended September 30, 2022:

	October 1, 2021	Additions	Retirements	September 30, 2022
Bonds Payable	<u>\$ 8,685,000</u>	<u>\$ 6,000,000</u>	<u>\$ 1,130,000</u>	<u>\$ 13,555,000</u>
			Amount Due Within One Year	\$ 755,000
			Amount Due After One Year	<u>12,800,000</u>
			Bonds Payable	<u>\$ 13,555,000</u>

On May 2, 2022, an election was held in which the voters approved an additional \$40,000,000 of unlimited tax bonds and \$40,000,000 of refunding bonds related to the construction of water, wastewater, drainage and storm sewer facilities. As of September 30, 2022, the District had authorized but unissued unlimited tax bonds of \$40,000,000 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.

During the current fiscal year, the District used available Debt Service Fund monies to retire \$530,000 of its Series 2013 Unlimited Tax Refunding Bonds with maturity dates of 2025 through 2029 and interest rates of 4.60%-5.00%.

**PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

NOTE 3. LONG-TERM DEBT (Continued)

As of September 30, 2022, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2023	\$ 755,000	\$ 456,845	\$ 1,211,845
2024	785,000	433,548	1,218,548
2025	530,000	408,091	938,091
2026	550,000	392,513	942,513
2027	565,000	375,874	940,874
2028-2032	3,110,000	1,583,131	4,693,131
2033-2037	3,335,000	944,332	4,279,332
2038-2042	1,450,000	413,263	1,863,263
2043-2047	1,160,000	259,520	1,419,520
2048-2052	1,315,000	103,741	1,418,741
	<u>\$ 13,555,000</u>	<u>\$ 5,370,858</u>	<u>\$ 18,925,858</u>

During the year ended September 30, 2022, the District levied a District-wide ad valorem debt service tax at the rate of \$0.2659 per \$100 of assessed valuation, which resulted in a tax levy of \$1,118,482 on the adjusted taxable valuation of \$426,516,987 for the 2021 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.

NOTE 4. SIGNIFICANT BOND RESOLUTION AND LEGAL REQUIREMENTS

The 2013 bond resolution requires that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and cover the cost of assessing and collecting taxes. These provisions have been met, and the cash allocated for these purposes was sufficient to meet debt service requirements through the fiscal year ended September 30, 2022.

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 \$190,944. 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, 2022.

PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 4. SIGNIFICANT BOND RESOLUTION AND LEGAL REQUIREMENTS
(Continued)

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.

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 \$6,929,795 and the bank balance was \$6,969,758. The District was not exposed to custodial credit risk at year-end.

**PORT O’CONNOR IMPROVEMENT DISTRICT
 NOTES TO THE FINANCIAL STATEMENTS
 SEPTEMBER 30, 2022**

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Deposits (Continued)

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at September 30, 2022, as listed below:

	Cash
GENERAL FUND	\$ 633,015
SPECIAL REVENUE FUND	191,059
DEBT SERVICE FUND	314,911
CAPITAL PROJECTS FUND	5,790,810
TOTAL DEPOSITS	\$ 6,929,795

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.” 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. This policy is reviewed annually. The District’s investment policy 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 losses on these investment as of September 30, 2022, totaled \$84,774.

**PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

As of September 30, 2022, the District had the following investments and maturities:

Funds and Investment Type	Maturities in Years		
	Fair Market Value	Less Than 1 Year	1-5
<u>GENERAL FUND</u>			
United States Treasury Notes	\$ 1,437,825	\$	\$ 1,437,825
United States Treasury Bills	978,441	978,441	
Federal Home Loan Bank Bonds	1,701,815	494,260	1,207,555
Money Market Funds	<u>1,478,940</u>	<u>1,478,940</u>	<u></u>
TOTAL INVESTMENTS	<u>\$ 5,597,021</u>	<u>\$ 2,951,641</u>	<u>\$ 2,645,380</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.

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.

PORT O'CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 6. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2022 is as follows:

	October 1, 2021	Increases	Decreases	September 30, 2022
Capital Assets Not Being Depreciated				
Land and Land Improvements	\$ 661,569	\$	\$	\$ 661,569
Construction in Progress	<u>1,171,186</u>	<u>10,727,852</u>	<u>8,644,482</u>	<u>3,254,556</u>
Total Capital Assets Not Being Depreciated	<u>\$ 1,832,755</u>	<u>\$ 10,727,852</u>	<u>\$ 8,644,482</u>	<u>\$ 3,916,125</u>
Capital Assets Subject to Depreciation				
Water System	\$ 11,220,767	\$ 3,347,179	\$	\$ 14,567,946
Wastewater System	9,555,739	5,177,705	59,537	14,673,907
Buildings, Equipment and Other	<u>2,407,878</u>	<u>119,598</u>	<u>287,474</u>	<u>2,240,002</u>
Total Capital Assets Subject to Depreciation	<u>\$ 23,184,384</u>	<u>\$ 8,644,482</u>	<u>\$ 347,011</u>	<u>\$ 31,481,855</u>
Less Accumulated Depreciation				
Water System	\$ 2,821,194	\$ 1,333,893	\$	\$ 4,155,087
Wastewater System	3,177,638	1,487,764	59,537	4,605,865
Buildings, Equipment and Other	<u>1,142,518</u>	<u>89,687</u>	<u>189,709</u>	<u>1,042,496</u>
Total Accumulated Depreciation	<u>\$ 7,141,350</u>	<u>\$ 2,911,344</u>	<u>\$ 249,246</u>	<u>\$ 9,803,448</u>
Total Depreciable Capital Assets, Net of Accumulated Depreciation	<u>\$ 16,043,034</u>	<u>\$ 5,733,138</u>	<u>\$ 97,765</u>	<u>\$ 21,678,407</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 17,875,789</u>	<u>\$ 16,460,990</u>	<u>\$ 8,742,247</u>	<u>\$ 25,594,532</u>

NOTE 7. MAINTENANCE TAX

During the fiscal year ended September 30, 2022, the District levied an ad valorem maintenance tax at the rate of \$0.2531 per \$100 of assessed valuation, which resulted in a tax levy of \$1,410,489 on the adjusted taxable valuation of \$426,516,987 for the 2021 tax year. This maintenance tax is to be used by the General Fund to pay expenditures of operating the District's waterworks and wastewater system.

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

PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 8. DEFINED AREA NO. 1 (Continued)

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, 2022, the Defined Area levied an ad valorem maintenance tax rate of \$0.481 per \$100 of assessed valuation, which resulted in a tax levy of \$80,141 on the adjusted taxable valuation of \$16,661,331 for the 2021 tax year.

NOTE 9. INTERLOCAL AGREEMENT

Northern Star Investors V, LLC (“Northern Star”) entered into a Shared Cost and Expense Agreement (the “Agreement”) with the District on April 19, 2005. The Agreement was assigned by Northern Star to La Salle Water Control and Improvement District No. 1A (formerly La Salle Water Control and Improvement District No. 1 and hereinafter referred to as “La Salle”) on June 14, 2006. On February 7, 2007, La Salle and the District entered into an Interlocal Agreement which has been subsequently amended. The District committed to provide La Salle the number of gallons per minute required by TCEQ 290.45 multiplied by a safety factor of 1.15, rounded up to the nearest gallon, up to a maximum of 100 gallons per minute until a new regional facilities agreement or a water sales contract is executed between the parties. La Salle paid the District for water and wastewater service at the District’s actual cost paid to the Guadalupe Blanco River Authority (“GBRA”), including La Salle’s proportionate share of any GBRA end of year assessments, fees and billings, plus 10%. La Salle merged with the District during the current fiscal year (See Note 13).

PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 10. 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 11. 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 \$383,809 in sales tax revenue, of which \$70,200 was receivable at year-end.

PORT O’CONNOR IMPROVEMENT DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 12. 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) employed with licensed in-house operators and (ii) used funds on hand as well as a portion of the proceeds from the Series 2015 Revenue Bonds to upgrade some of its water and wastewater systems. Additionally, a portion of the proceeds of the Series 2018 and 2022 Bonds will also be used to continue water and wastewater system upgrades to address TCEQ compliance requirements. At this time, the District has no outstanding violations with the TCEQ.

NOTE 13. MERGER WITH LA SALLE WCID NO. 1A

On November 2, 2021, elections were with the District and La Salle WCID No. 1A, in which voters in each approved the consolidation of the District and La Salle WCID No. 1A into one district, Port O’Connor Improvement District.

NOTE 14. SERIES 2022 BOND SALE – TEXAS WATER DEVELOPMENT BOARD

On May 23, 2022, the District closed on the \$6,000,000 Series 2022 Unlimited Tax Bonds. The Bonds were issued for the purposes of purchasing, constructing, acquiring, owning, maintaining, operating, repairing, improving, extending, or paying for, inside and outside the District's boundaries, any and all District works, improvements, facilities, plants, equipment, and appliances needed to provide a waterworks system, and sanitary sewer system, including, but not limited to, all costs associated with flood plain and wetlands regulation (including mitigation) and endangered species and stormwater permits (including mitigation) and all additions to such systems and all works, improvements, facilities, plants, equipment, appliances, interests in property, and contract rights necessary or convenient therefor and administrative facilities needed in connection therewith, under and in strict conformity with the Constitution and laws of the State of Texas. At year end, escrowed bond funds recorded in the Capital Projects Fund totaled \$5,602,848.

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PORT O'CONNOR IMPROVEMENT DISTRICT

REQUIRED SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2022

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, 2022

	Original Budget	Amended and Final Budget	Actual	Variance Positive (Negative)
REVENUES				
Property Taxes	\$ 980,000	\$ 1,300,000	\$ 1,355,543	\$ 55,543
Water Service	1,055,986	1,199,986	1,224,024	24,038
Wastewater Service	620,000	680,000	694,748	14,748
Penalty and Interest	24,000	34,000	48,314	14,314
Tap Connection and Inspection Fees	130,000	118,000	145,549	27,549
Sales and Use Tax Revenues	500,000	344,000	383,809	39,809
Solid Waste Service	500,000	500,000	508,270	8,270
La Salle WCID No. 1A Income	94,000	121,000	163,043	42,043
Investment and Miscellaneous Revenues	55,680	177,280	74,066	(103,214)
TOTAL REVENUES	<u>\$ 3,959,666</u>	<u>\$ 4,474,266</u>	<u>\$ 4,597,366</u>	<u>\$ 123,100</u>
EXPENDITURES				
Service Operations:				
Professional Fees	\$ 400,000	\$ 644,300	\$ 638,855	\$ 5,445
Personnel	791,900	833,000	842,963	(9,963)
Contracted Services	574,000	596,600	658,250	(61,650)
Purchased Water Service	356,000	355,000	344,285	10,715
Utilities	140,000	153,400	160,363	(6,963)
Repairs and Maintenance	361,500	578,700	644,266	(65,566)
Other	436,758	436,258	332,747	103,511
Capital Outlay	80,000	632,200	590,541	41,659
Debt Service:				
Bond Principal	125,000	125,000	125,000	
Bond Interest	68,469	68,469	68,469	
TOTAL EXPENDITURES	<u>\$ 3,333,627</u>	<u>\$ 4,422,927</u>	<u>\$ 4,405,739</u>	<u>\$ 17,188</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 626,039</u>	<u>\$ 51,339</u>	<u>\$ 191,627</u>	<u>\$ 140,288</u>
SPECIAL ITEM				
La Salle Merger	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ 1,202,043</u>	<u>\$ 1,202,043</u>
OTHER FINANCING SOURCES (USES)				
Transfers In (Out)	<u>\$ -0-</u>	<u>\$ (2,300,000)</u>	<u>\$ (2,065,066)</u>	<u>\$ 234,934</u>
NET CHANGE IN FUND BALANCE	\$ 626,039	\$ (2,248,661)	\$ (671,396)	\$ 1,577,265
FUND BALANCE - OCTOBER 1, 2021	<u>6,986,303</u>	<u>6,986,303</u>	<u>6,986,303</u>	
FUND BALANCE - SEPTEMBER 30, 2022	<u>\$ 7,612,342</u>	<u>\$ 4,737,642</u>	<u>\$ 6,314,907</u>	<u>\$ 1,577,265</u>

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, 2022

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
REVENUES			
Property Taxes	\$ 56,000	\$ 75,915	\$ 19,915
Investment and Miscellaneous Revenues	<u>450</u>	<u>1,536</u>	<u>1,086</u>
TOTAL REVENUES	<u>\$ 56,450</u>	<u>\$ 77,451</u>	<u>\$ 21,001</u>
EXPENDITURES			
Service Operations:			
Professional Fees	\$ 5,700	\$ 898	\$ 4,802
Contracted Services	1,500	1,483	17
Maintenance, Insurance and Other	<u>93,500</u>	<u>1,586</u>	<u>91,914</u>
TOTAL EXPENDITURES	<u>\$ 100,700</u>	<u>\$ 3,967</u>	<u>\$ 96,733</u>
NET CHANGE IN FUND BALANCE	\$ (44,250)	\$ 73,484	\$ 117,734
FUND BALANCE - OCTOBER 1, 2021	<u>114,284</u>	<u>114,284</u>	<u>_____</u>
FUND BALANCE - SEPTEMBER 30, 2022	<u>\$ 70,034</u>	<u>\$ 187,768</u>	<u>\$ 117,734</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, 2022

PORT O'CONNOR IMPROVEMENT DISTRICT
SERVICES AND RATES
FOR THE YEAR ENDED SEPTEMBER 30, 2022

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

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

2. RETAIL SERVICE PROVIDERS

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

The following rates are based on the rate order effective February 10, 2022.

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1,000 Gallons over Minimum Use</u>	<u>Usage Levels</u>
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>	<u> </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, 2022**

2. RETAIL SERVICE PROVIDERS (Continued)

b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFCs</u>
Unmetered			x 1.0	
≤ ³ / ₄ "	<u>1,861</u>	<u>1,842</u>	x 1.0	<u>1,842</u>
1"	<u>31</u>	<u>31</u>	x 2.5	<u>78</u>
1½"	<u>3</u>	<u>3</u>	x 5.0	<u>15</u>
2"	<u>33</u>	<u>33</u>	x 8.0	<u>264</u>
3"	<u>1</u>	<u>1</u>	x 15.0	<u>15</u>
4"			x 25.0	
6"	<u>1</u>	<u>1</u>	x 50.0	<u>50</u>
8"			x 80.0	
10"			x 115.0	
Total Water Connections	<u><u>1,930</u></u>	<u><u>1,911</u></u>		<u><u>2,264</u></u>
Total Wastewater Connections	<u><u>1,669</u></u>	<u><u>1,652</u></u>	x 1.0	<u><u>1,652</u></u>

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

Gallons pumped into system:	29,142,000	Water Accountability Ratio: 84.8% (Gallons billed and sold/Gallons pumped and purchased)
Gallons billed to customers:	93,198,000	
Gallons sold:	25,930,000	
Gallons purchased:	111,282,000	

See accompanying independent auditor’s report.

**PORT O'CONNOR IMPROVEMENT DISTRICT
SERVICES AND RATES
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

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, 2022

PERSONNEL EXPENDITURES (Including Benefits)	<u>\$ 842,963</u>
PROFESSIONAL FEES:	
Auditing	\$ 36,250
Engineering	170,631
Delinquent Tax Attorney	11,532
Legal	406,342
Paying Agent Fees	<u>14,100</u>
TOTAL PROFESSIONAL FEES	<u>\$ 638,855</u>
PURCHASED WATER SERVICE	<u>\$ 344,285</u>
CONTRACTED SERVICES:	
Appraisal District	\$ 49,087
Bookkeeping	93,838
Operations	58,980
Solid Waste Disposal	<u>456,345</u>
TOTAL CONTRACTED SERVICES	<u>\$ 658,250</u>
UTILITIES	<u>\$ 160,363</u>
REPAIRS AND MAINTENANCE	<u>\$ 644,266</u>
ADMINISTRATIVE EXPENDITURES:	
Billing Software	\$ 4,558
Insurance	84,681
Office Supplies and Postage	52,772
Travel, Training, Dues, Meals, Lodging	<u>48,229</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 190,240</u>

See accompanying independent auditor's report.

PORT O’CONNOR IMPROVEMENT DISTRICT
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED SEPTEMBER 30, 2022

CAPITAL OUTLAY	\$ <u>590,541</u>
TAP CONNECTIONS	\$ <u>27,820</u>
OTHER EXPENDITURES:	
Chemicals and Laboratory Fees	\$ 37,786
Permit Fees	4,401
Election Fees	18,958
TCEQ Regulatory Assessment	12,649
Other	<u>40,893</u>
TOTAL OTHER EXPENDITURES	\$ <u>114,687</u>
DEBT SERVICE:	
Bond Principal	\$ 125,000
Bond Interest	<u>68,469</u>
TOTAL DEBT SERVICE	\$ <u>193,469</u>
TOTAL EXPENDITURES	\$ <u>4,405,739</u>

Number of persons employed by the District 11 Full-Time 1 Part-Time

See accompanying independent auditor’s report.

PORT O'CONNOR IMPROVEMENT DISTRICT
INVESTMENTS
SEPTEMBER 30, 2022

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	\$ 1,222,309	\$ 2,494
Money Market Fund	Varies	Daily	6,631	12
Money Market Fund	Varies	Daily	250,000	442
United States Treasury Bill	Varies	Daily	487,465	3,850
United States Treasury Bill	Varies	Daily	242,971	2,094
United States Treasury Bill	Varies	Daily	248,005	222
Federal Home Loan Bank Bond	3.000%	05/12/25	239,805	2,896
Federal Home Loan Bank Bond	2.125%	05/09/23	494,260	4,191
Federal Home Loan Bank Bond	2.650%	11/24/23	489,880	4,674
Federal Home Loan Bank Bond	3.090%	10/20/25	477,870	6,910
United States Treasury Note	2.625%	04/15/25	480,255	6,060
United States Treasury Note	2.750%	04/30/27	471,975	5,754
United States Treasury Note	2.500%	05/31/24	485,595	4,201
TOTAL GENERAL FUND			<u>\$ 5,597,021</u>	<u>\$ 43,800</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Maintenance Taxes		Debt Service Taxes		Defined Area No. 1	
TAXES RECEIVABLE -						
October 1, 2021	\$	28,416	\$	27,486	\$	
Adjustments to Beginning						
Balance		<u>(4,889)</u>	\$	23,527	<u>8,550</u>	\$
				36,036		\$ -0-
Original 2021 Tax Levy	\$	1,144,599	\$	917,818	\$	80,141
Adjustment to 2021 Tax Levy		<u>265,890</u>		<u>1,410,489</u>	<u>200,664</u>	<u>1,118,482</u>
TOTAL TO BE						
ACCOUNTED FOR		\$	1,434,016	\$	1,154,518	\$
						80,141
TAX COLLECTIONS:						
Prior Years	\$	8,894	\$	23,343	\$	
Current Year		<u>1,346,649</u>		<u>1,355,543</u>	<u>1,064,740</u>	<u>1,088,083</u>
					<u>75,915</u>	<u>75,915</u>
TAXES RECEIVABLE -						
SEPTEMBER 30, 2022		<u>\$</u>	<u>78,473</u>	<u>\$</u>	<u>66,435</u>	<u>\$</u>
						<u>4,226</u>
TAXES RECEIVABLE BY						
YEAR:						
2021		\$	63,840	\$	53,742	\$
2020			3,783		3,762	4,226
2019			3,173		3,379	
2018			1,573		1,817	
2017			1,659		2,164	
2016			838		1,093	
2015			379		231	
2014			172		93	
2013			278		154	
2012 and Prior			<u>2,778</u>			
TOTAL		<u>\$</u>	<u>78,473</u>	<u>\$</u>	<u>66,435</u>	<u>\$</u>
						<u>4,226</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
DISTRICT WIDE:				
Land	\$ 205,512,023	\$ 195,548,078	\$ 183,231,316	\$ 172,974,506
Improvements	272,333,143	253,546,420	224,001,195	202,248,192
Personal Property	8,567,340	8,572,510	7,993,140	8,283,150
Exemptions	<u>(59,895,519)</u>	<u>(58,516,458)</u>	<u>(53,530,538)</u>	<u>(48,085,947)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 426,516,987</u>	<u>\$ 399,150,550</u>	<u>\$ 361,695,113</u>	<u>\$ 335,419,901</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.2659	\$ 0.2677	\$ 0.2733	\$ 0.2841
Maintenance **	<u>0.2531</u>	<u>0.2513</u>	<u>0.2567</u>	<u>0.2459</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.5190</u>	<u>\$ 0.5190</u>	<u>\$ 0.5300</u>	<u>\$ 0.5300</u>
ADJUSTED TAX LEVY*	<u>\$ 2,213,623</u>	<u>\$ 2,038,675</u>	<u>\$ 1,893,652</u>	<u>\$ 1,749,912</u>
DEFINED AREA:				
PROPERTY VALUATIONS	<u>\$ 16,661,331</u>	<u>\$ 14,917,726</u>	<u>\$ 13,985,532</u>	<u>\$ 12,032,554</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Maintenance**	<u>0.481</u>	<u>0.481</u>	<u>0.47</u>	<u>0.47</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.481</u>	<u>\$ 0.481</u>	<u>\$ 0.47</u>	<u>\$ 0.47</u>
ADJUSTED TAX LEVY*	<u>\$ 80,141</u>	<u>\$ 71,754</u>	<u>\$ 65,732</u>	<u>\$ 56,553</u>
PERCENTAGE OF TOTAL TAXES COLLECTED TO TOTAL TAXES LEVIED				
	<u>94.69 %</u>	<u>99.63 %</u>	<u>99.65 %</u>	<u>99.81 %</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, 2022

S E R I E S - 2 0 1 3 R E F U N D I N G

Due During Fiscal Years Ending September 30	Principal Due September 1	Interest Due March 1/ September 1	Total
2023	\$ 255,000	\$ 20,290	\$ 275,290
2024	265,000	10,600	275,600
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
2052			
	<u>\$ 520,000</u>	<u>\$ 30,890</u>	<u>\$ 550,890</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2022

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
2023	\$ 125,000	\$ 65,944	\$ 190,944
2024	130,000	63,131	193,131
2025	130,000	59,959	189,959
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			
	<u>\$ 1,965,000</u>	<u>\$ 533,368</u>	<u>\$ 2,498,368</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2022

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
2023	\$ 230,000	\$ 233,675	\$ 463,675
2024	240,000	224,475	464,475
2025	250,000	214,875	464,875
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			
	<u>\$ 5,070,000</u>	<u>\$ 2,283,125</u>	<u>\$ 7,353,125</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2022

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
2023	\$ 145,000	\$ 136,936	\$ 281,936
2024	150,000	135,342	285,342
2025	150,000	133,257	283,257
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
	<u>\$ 6,000,000</u>	<u>\$ 2,523,475</u>	<u>\$ 8,523,475</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2022

ANNUAL REQUIREMENTS
FOR ALL SERIES

Due During Fiscal Years Ending September 30	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2023	\$ 755,000	\$ 456,845	\$ 1,211,845
2024	785,000	433,548	1,218,548
2025	530,000	408,091	938,091
2026	550,000	392,513	942,513
2027	565,000	375,874	940,874
2028	585,000	358,173	943,173
2029	600,000	339,333	939,333
2030	615,000	317,954	932,954
2031	645,000	295,685	940,685
2032	665,000	271,986	936,986
2033	690,000	245,526	935,526
2034	715,000	217,776	932,776
2035	750,000	188,760	938,760
2036	580,000	158,098	738,098
2037	600,000	134,172	734,172
2038	620,000	109,206	729,206
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
	<u>\$ 13,555,000</u>	<u>\$ 5,370,858</u>	<u>\$ 18,925,858</u>

See accompanying independent auditor's report.

PORT O'CONNOR IMPROVEMENT DISTRICT
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Description	Original Bonds Issued	Bonds Outstanding October 1, 2021
Port O'Connor Improvement District Unlimited Tax Refunding Bonds - Series 2013	\$ 4,700,000	\$ 1,300,000
Port O'Connor Improvement District Water and Sewer System Revenue Bonds - Series 2015	2,815,000	2,090,000
Port O'Connor Improvement District Unlimited Tax Bonds - Series 2018	6,000,000	5,295,000
Port O'Connor Improvement District Unlimited Tax Bonds - Series 2022	<u>6,000,000</u>	<u> </u>
TOTAL	<u>\$ 19,515,000</u>	<u>\$ 8,685,000</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>12,000,000</u>	<u> </u>	<u>4,700,000</u>
Remaining to be Issued	<u>\$ 40,000,000</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, 2022</u>	<u>Paying Agent</u>
	<u>Principal</u>	<u>Interest</u>		
\$	\$ 780,000	\$ 43,837	\$ 520,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
	125,000	68,469	1,965,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
	225,000	242,675	5,070,000	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
<u>6,000,000</u>		<u>37,277</u>	<u>6,000,000</u>	The Bank of New York Mellon Trust Company, N.A. Dallas, TX
<u>\$ 6,000,000</u>	<u>\$ 1,130,000</u>	<u>\$ 392,258</u>	<u>\$ 13,555,000</u>	

Cash and investment balances restricted to pay debt as of September 30, 2022: \$ 505,855

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 630,862

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		
	2022	2021	2020
REVENUES			
Property Taxes	\$ 1,355,543	\$ 980,052	\$ 976,880
Water Service	1,224,024	1,122,399	1,018,835
Wastewater Service	694,748	622,298	618,966
Penalty and Interest	48,314	35,460	29,888
Tap Connection and Inspection Fees	145,549	247,388	128,200
Sales and Use Tax Revenues	383,809	345,059	301,536
Solid Waste Service	508,270	459,149	448,352
La Salle WCID No. 1A Income	163,043	239,930	417,130
Investment and Miscellaneous Revenues	74,066	45,629	186,202
TOTAL REVENUES	<u>\$ 4,597,366</u>	<u>\$ 4,097,364</u>	<u>\$ 4,125,989</u>
EXPENDITURES			
Professional Fees	\$ 638,855	\$ 432,015	\$ 253,452
Personnel	842,963	736,620	672,693
Contracted Services	658,250	633,708	538,428
Purchased Water Service	344,285	313,109	323,208
Utilities	160,363	151,090	110,617
Repairs and Maintenance	644,266	679,705	168,088
Other	332,747	286,665	375,234
Capital Outlay	590,541	450,578	570,430
Debt Service:			
Bond Principal	125,000	120,000	120,000
Bond Interest	68,469	70,557	72,297
TOTAL EXPENDITURES	<u>\$ 4,405,739</u>	<u>\$ 3,874,047</u>	<u>\$ 3,204,447</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 191,627</u>	<u>\$ 223,317</u>	<u>\$ 921,542</u>
SPECIAL ITEM			
La Salle Merger	<u>\$ 1,202,043</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
OTHER FINANCING SOURCES (USES)			
Transfers In (Out)	<u>\$ (2,065,066)</u>	<u>\$ (601,511)</u>	<u>\$ - 0 -</u>
NET CHANGE IN FUND BALANCE	\$ (671,396)	\$ (378,194)	\$ 921,542
BEGINNING FUND BALANCE	<u>6,986,303</u>	<u>7,364,497</u>	<u>6,524,104</u>
ENDING FUND BALANCE	<u>\$ 6,314,907</u>	<u>\$ 6,986,303</u>	<u>\$ 7,445,646</u>

Note: The FYE 2021 beginning balance has been adjusted to remove the Defined Area No.1 activity.

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2019	2018	2022	2021	2020	2019	2018
\$ 867,283	\$ 808,150	29.5 %	23.9 %	23.7 %	23.6 %	24.2 %
931,455	950,181	26.6	27.4	24.7	25.4	28.3
568,367	547,737	15.1	15.2	15.0	15.5	16.3
25,655	29,374	1.1	0.9	0.7	0.7	0.9
160,750	114,500	3.2	6.0	3.1	4.4	3.4
263,517	251,311	8.3	8.4	7.3	7.2	7.5
429,495	406,117	11.1	11.2	10.9	11.7	12.1
244,835	184,249	3.5	5.9	10.1	6.7	5.5
176,935	60,834	1.6	1.1	4.5	4.8	1.8
<u>\$ 3,668,292</u>	<u>\$ 3,352,453</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 410,350	\$ 432,641	13.9 %	10.5 %	6.1 %	11.2 %	12.9 %
615,633	223,933	18.3	18.0	16.3	16.8	6.7
509,644	741,617	14.3	15.5	13.0	13.9	22.1
384,825	404,719	7.5	7.6	7.8	10.5	12.1
145,525	104,082	3.5	3.7	2.7	4.0	3.1
465,218	182,337	14.0	16.6	4.1	12.7	5.4
440,045	179,499	7.2	7.0	9.1	12.0	5.4
538,479	126,514	12.8	11.0	13.8	14.7	3.8
120,000	115,000	2.7	2.9	2.9	3.3	3.4
73,677	68,423	1.5	1.7	1.8	2.0	2.0
<u>\$ 3,703,396</u>	<u>\$ 2,578,765</u>	<u>95.7 %</u>	<u>94.5 %</u>	<u>77.6 %</u>	<u>101.1 %</u>	<u>76.9 %</u>
<u>\$ (35,104)</u>	<u>\$ 773,688</u>	<u>4.3 %</u>	<u>5.5 %</u>	<u>22.4 %</u>	<u>(1.1) %</u>	<u>23.1 %</u>
<u>\$ - 0 -</u>	<u>\$ - 0 -</u>					
<u>\$ - 0 -</u>	<u>\$ - 0 -</u>					
\$ (35,104)	\$ 773,688					
<u>6,559,208</u>	<u>5,785,520</u>					
<u>\$ 6,524,104</u>	<u>\$ 6,559,208</u>					

See accompanying independent auditor's report.

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

	Amounts		
	2022	2021	2020
REVENUES			
Property Taxes	\$ 1,088,083	\$ 1,049,124	\$ 964,421
Penalty, Interest and Other Revenues	<u>15,456</u>	<u>15,280</u>	<u>21,308</u>
TOTAL REVENUES	<u>\$ 1,103,539</u>	<u>\$ 1,064,404</u>	<u>\$ 985,729</u>
EXPENDITURES			
Debt Service Principal	\$ 1,005,000	\$ 460,000	\$ 990,000
Debt Service Interest, Fees and Other	<u>340,166</u>	<u>314,225</u>	<u>358,527</u>
TOTAL EXPENDITURES	<u>\$ 1,345,166</u>	<u>\$ 774,225</u>	<u>\$ 1,348,527</u>
NET CHANGE IN FUND BALANCE	\$ (241,627)	\$ 290,179	\$ (362,798)
BEGINNING FUND BALANCE	<u>578,802</u>	<u>288,623</u>	<u>651,421</u>
ENDING FUND BALANCE	<u><u>\$ 337,175</u></u>	<u><u>\$ 578,802</u></u>	<u><u>\$ 288,623</u></u>
TOTAL ACTIVE RETAIL WATER CONNECTIONS	<u>1,911</u>	<u>1,732</u>	<u>1,734</u>
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	<u>1,652</u>	<u>1,578</u>	<u>1,525</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2019	2018	2022	2021	2020	2019	2018
\$ 937,602	\$ 984,987	98.6 %	98.6 %	97.8 %	98.1 %	98.5 %
<u>18,284</u>	<u>15,212</u>	<u>1.4</u>	<u>1.4</u>	<u>2.2</u>	<u>1.9</u>	<u>1.5</u>
\$ 955,886	\$ 1,000,199	<u>100.0</u> %	<u>100.0</u> %	<u>100.0</u> %	<u>100.0</u> %	<u>100.0</u> %
\$ 1,600,000	\$ 215,000	91.1 %	43.2 %	100.4 %	167.4 %	21.5 %
<u>357,172</u>	<u>154,166</u>	<u>30.8</u>	<u>29.5</u>	<u>36.4</u>	<u>37.4</u>	<u>15.4</u>
\$ 1,957,172	\$ 369,166	<u>121.9</u> %	<u>72.7</u> %	<u>136.8</u> %	<u>204.8</u> %	<u>36.9</u> %
\$ (1,001,286)	\$ 631,033	<u>(21.9)</u> %	<u>27.3</u> %	<u>(36.8)</u> %	<u>(104.8)</u> %	<u>63.1</u> %
<u>1,652,707</u>	<u>1,021,674</u>					
\$ <u>651,421</u>	\$ <u>1,652,707</u>					
<u>1,686</u>	<u>1,653</u>					
<u>1,471</u>	<u>1,496</u>					

See accompanying independent auditor's report.

**PORT O’CONNOR IMPROVEMENT DISTRICT
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2022**

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, 2022	Expense Reimbursements for the year ended September 30, 2022	Title
Daniel McGuire	11/18 11/22 (Elected)	\$ -0-	\$ -0-	President
Michael Clifton	11/18 11/22 (Elected)	\$ -0-	\$ -0-	Vice President
Nathan O’Neill	11/20 11/24 (Elected)	\$ -0-	\$ -0-	Secretary
Victor Mozisek	06/22 11/24 (Appointed)	\$ -0-	\$ -0-	Assistant Vice President
John Childers	11/20 11/24 (Elected)	\$ 2,200	\$ -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, 2022. 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.

The District entered into a grazing lease with Director Nathan O’Neill, that commenced on September 26, 2022. The lease will expire on September 30, 2032 and will require the director to pay the District \$1 per acre (\$41) on an annual basis, to maintain fencing on the property, adhere to all sanitary control easements, and to relinquish acreage as the District facilities expand. The grazing lease was open to the public and advertised in the local paper for public bid.

See accompanying independent auditor’s report.

**PORT O’CONNOR IMPROVEMENT DISTRICT
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2022**

	<u>Date Hired</u>	<u>Fees for the year ended September 30, 2022</u>	<u>Title</u>
Key Personnel:			
Oscar Pena	07/29/19	\$ 88,920	District Manager
Wade Cheek	08/09/18	\$ 56,523	Operations Manager
Kim Stafford	03/11/08	\$ 64,900	Office Manager
Consultants:			
Walker Keeling LLP	02/04/19	\$ 217,600 \$ 34,086	General Counsel Merger
Allen Boone Humphries Robinson LLP	06/17/13	\$ 35,517 \$ 77,374 \$ 166,008	Special Counsel Merger Bond Counsel
McCall Gibson Swedlund Barfoot PLLC	09/20/18	\$ 22,000	Auditor
Goldman, Hunt, & Notz, L.L.P.	12/10/20	\$ 79,710	Bookkeeper
Superior Water Management of Texas LLC	07/17/19	\$ 57,315	General Management Services
Hilltop Securities Inc.	01/28/04	\$ 110,000	Financial Advisor
John D. Mercer & Associates, Inc.	09/20/18	\$ 14,449 \$ 93,474	Engineer Bond Related
BGE, Inc		\$ 214,796	Engineer
Calhoun County		\$ 47,951	Tax Assessor/ Collector

See accompanying independent auditor’s report.

