

PRELIMINARY OFFICIAL STATEMENT DATED OCTOBER 21, 2025

This Preliminary Official Statement is subject to completion and amendment and is intended for the solicitation of initial bids to purchase the Bonds (as defined herein). Upon the sale of the Bonds, the Official Statement will be completed and delivered to the Underwriter (as defined herein).

THE DELIVERY OF THE BONDS (AS DEFINED HEREIN) IS SUBJECT TO THE OPINION OF BOND COUNSEL (AS DEFINED HEREIN) AS TO THE VALIDITY OF THE BONDS AND TO THE EFFECT THAT INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME OF THE OWNERS OF THE BONDS FOR PURPOSES OF FEDERAL INCOME TAXATION UNDER EXISTING STATUTES, REGULATIONS, PUBLISHED RULINGS, AND COURT DECISIONS, SUBJECT TO THE MATTERS DESCRIBED UNDER "TAX MATTERS" HEREIN, INCLUDING THE ALTERNATIVE MINIMUM TAX ON CERTAIN CORPORATIONS. SEE "LEGAL MATTERS" AND "TAX MATTERS" HEREIN FOR A DISCUSSION OF BOND COUNSEL'S OPINION.

The District will designate the Bonds as "qualified tax-exempt obligations" for purposes of the calculation of interest expense by financial institutions which may own the Bonds. See "TAX MATTERS -- Qualified Tax-Exempt Obligations for Financial Institutions."

NEW ISSUE
BOOK-ENTRY ONLY
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Not Rated

PORTER MUNICIPAL UTILITY DISTRICT
(A political subdivision of the State of Texas located within Montgomery County, Texas)
HENDRICKS DEFINED AREA
\$3,300,000
UNLIMITED TAX BONDS, SERIES 2025

Bonds Dated: December 1, 2025

Due: March 1, as shown on inside cover

The \$3,300,000 Hendricks Defined Area Unlimited Tax Bonds, Series 2025 (the "Bonds") are special obligations solely of Porter Municipal Utility District (the "District"), **secured solely by ad valorem taxes levied on property located only within the Porter Municipal Utility District Hendricks Defined Area (the "Defined Area")**, which is located within the District, and are not obligations of the State of Texas; Montgomery County, Texas; the City of Conroe, Texas; the City of Houston, Texas; or any other political subdivision or agency. See "THE BONDS--Source of and Security for Payment."

Interest on the Bonds will accrue from December 1, 2025, will be payable March 1 and September 1 of each year, commencing March 1, 2026, and will be calculated on the basis of a 360-day year of twelve 30-day months. The Bonds are issuable only in fully registered form in principal denominations of \$5,000 or integral multiples thereof initially registered solely in the name of Cede & Co., as registered owner (a "Registered Owner") and nominee for The Depository Trust Company, New York, New York ("DTC"), acting as securities depository for the Bonds, until DTC resigns or is discharged. **The Bonds initially will be available to purchasers in book-entry form only.** So long as Cede & Co. is the Registered Owner of the Bonds, as nominee for DTC, the Bonds shall be payable to Cede & Co., which will in turn, remit such amount to DTC participants for subsequent disbursement to the beneficial owners of the Bonds. See "THE BONDS--Book-Entry-Only System."

Principal of and redemption price for the Bonds are payable by The Bank of New York Mellon Trust Company, N.A., or any successor paying agent/registrar (the "Paying Agent/Registrar"). Interest on the Bonds will be payable by check mailed on or before the interest payment date to Registered Owners shown on the records of the Paying Agent/Registrar on the fifteenth day of the month preceding each interest payment date or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and the Registered Owner at the risk and expense of the Registered Owner. See "THE BONDS--Description."

SEE INSIDE COVER PAGE FOR MATURITY SCHEDULE

The Bonds, when issued, will constitute valid and legally binding special obligations of the District and will be payable from the proceeds of an annual ad valorem tax levied, without legal limitation as to rate or amount, against all taxable property located within the Defined Area. See "THE BONDS--Source of and Security for Payment." **THE BONDS ARE SUBJECT TO SPECIAL RISK FACTORS AS SET FORTH IN THIS PRELIMINARY OFFICIAL STATEMENT. PROSPECTIVE PURCHASERS SHOULD CAREFULLY REVIEW THE ENTIRE PRELIMINARY OFFICIAL STATEMENT BEFORE MAKING THEIR INVESTMENT DECISION. PARTICULAR ATTENTION SHOULD BE GIVEN TO THE INFORMATION SET FORTH IN THIS PRELIMINARY OFFICIAL STATEMENT UNDER THE CAPTION "RISK FACTORS."**

The Bonds will be delivered when, as and if issued by the District and accepted by the winning bidder for the Bonds (the "Underwriter"), subject among other things to the approval of the Initial Bonds by the Attorney General of the State of Texas and by the approval of certain legal matters by Young & Brooks, Houston, Texas, Bond Counsel. Certain legal matters will be passed upon for the District by Orrick, Herrington & Sutcliffe LLP, Houston, Texas, Disclosure Counsel. Delivery of the Bonds is expected on or about December 23, 2025.

***Receiving bids until: Tuesday, November 18, 2025
at 10:00 A.M., Central Time***

MATURITY SCHEDULE

Bonds Dated: December 1, 2025

Due: March 1, as shown below

<u><i>Maturity</i></u>	<u><i>Amount</i></u>	<u><i>Interest Rate</i></u>	<u><i>Initial Yield(a)</i></u>	<u><i>Maturity</i></u>	<u><i>Amount</i></u>	<u><i>Interest Rate</i></u>	<u><i>Initial Yield(a)</i></u>
2027	\$5,000	%	%	2041(b)	\$45,000	%	%
2028	10,000			2042(b)	55,000		
2029	10,000			2043(b)	55,000		
2030	15,000			2044(b)	60,000		
2031	20,000			2045(b)	60,000		
2032(b)	20,000			2046(b)	60,000		
2033(b)	30,000			2047(b)	65,000		
2034(b)	30,000			2048(b)	70,000		
2035(b)	35,000			2049(b)	75,000		
2036(b)	40,000			2050(b)	80,000		
2037(b)	40,000			2051(b)	80,000		
2038(b)	45,000			2052(b)	85,000		
2039(b)	40,000			2053(b)	1,030,000		
2040(b)	45,000			2054(b)	1,095,000		

(a) Initial yield represents the initial reoffering yield to the public which has been established by the Underwriter for public offerings and which subsequently may be changed. The initial yields indicated above represent the lower of the yields resulting when priced to maturity or to the first call date. Accrued interest from December 1, 2025 is to be added to the price.

(b) Bonds maturing on or after March 1, 2032, are subject to redemption prior to maturity at the option of the District, as a whole or from time to time in part, on September 1, 2031, or on any date thereafter, at par plus accrued interest from the most recent interest payment date to the date fixed for redemption. See “THE BONDS—Redemption of Bonds.”

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USE OF INFORMATION IN OFFICIAL STATEMENT

For purposes of compliance with Rule 15c2-12 of the United States Securities and Exchange Commission ("Rule 15c2-12"), this document may be treated as an Official Statement of the District with respect to the Bonds described herein that has been deemed "final" by the District as of its date except for the omission of no more than the information permitted by Rule 15c2-12(b)(1).

This Official Statement, when further supplemented by adding information specifying the interest rates and certain other information relating to the Bonds, shall constitute a "Final Official Statement" of the District with respect to the Bonds, as that term is defined in Rule 15c2-12.

No dealer, broker, salesman or other person has been authorized by the District or the Underwriter to give any information or to make any representations other than those contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by the District or the Underwriter.

This Official Statement is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

All of the summaries of the statutes, orders, contracts, audited financial statements, engineering and other related reports set forth in this Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from the District, c/o Young & Brooks, 10000 Memorial Drive, Suite 260, Houston, Texas 77024-3430 upon payment of duplication costs.

This Official Statement contains, in part, estimates, assumptions and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates, assumptions or matters of opinion, or as to the likelihood that they will be realized. Any information and expressions of opinion herein contained are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the condition of the District or other matters described herein since the date hereof. The District has agreed to keep this Official Statement current by amendment or sticker to reflect material changes in the affairs of the District, and, to the extent that information actually comes to its attention, the other matters described in this Official Statement until delivery of the Bonds to the Underwriter (as herein defined) and thereafter only as specified in "PREPARATION OF THE OFFICIAL STATEMENT — Updating the Official Statement" and "CONTINUING DISCLOSURE OF INFORMATION."

References to web site addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this offering document.

SALE AND DISTRIBUTION OF THE BONDS

Prices and Marketability

The delivery of the Bonds is conditioned upon the receipt by the District of a certificate executed and delivered by the Underwriter prior to delivery of the Bonds stating the prices at which a substantial amount of the Bonds of each maturity has been sold to the public. Otherwise, the District has no understanding with the Underwriter or control regarding the reoffering yields or prices of the Bonds. Information concerning reoffering yields or prices is the sole responsibility of the Underwriter.

THE PRICES AND OTHER TERMS RESPECTING THE OFFERING AND SALE OF THE BONDS MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER AFTER THE BONDS ARE RELEASED FOR SALE, AND THE BONDS MAY BE OFFERED AND SOLD AT PRICES OTHER THAN THE INITIAL OFFERING PRICES, INCLUDING SALES TO DEALERS WHO MAY SELL THE BONDS INTO INVESTMENT ACCOUNTS. IN CONNECTION WITH THE OFFERING OF THE BONDS, THE UNDERWRITER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICES OF THE BONDS AT LEVELS ABOVE THOSE WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

The District has no control over trading of the Bonds in the secondary market. Moreover, there is no guarantee that a secondary market will be made in the Bonds. In such a secondary market, the difference between the bid and asked price of special district bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional governmental entities, as bonds of such entities are more generally bought, sold or traded in the secondary market.

Securities Laws

No registration statement relating to the Bonds has been filed with the United States Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities laws of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any other jurisdiction in which the Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdictions.

Underwriter

After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net interest cost, which bid was tendered by _____ (the "Underwriter") bearing the interest rates shown on the inside cover page hereof, at a price of ____ % of the par value thereof plus accrued interest to the date of delivery which resulted in a net effective interest rate of ____ % as calculated pursuant to Chapter 1204, Texas Government Code, as amended.

The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing Bonds into unit investment trusts) and others at prices lower than the public offering price stated on the inside cover page hereof. The initial offering price may be changed from time to time by the Underwriter.

No Municipal Bond Rating

The District has made no application for a municipal bond rating of the Bonds, nor is it expected that the District would have been successful in receiving an investment grade rating had such application been made.

SUMMARY

The following information is a summary of certain information contained herein and is qualified in its entirety by the more detailed information and financial statements appearing elsewhere in this Official Statement, reference to which is made for all purposes. This summary should not be detached and should be used in conjunction with more complete information contained herein.

- The District -

Description	Porter Municipal Utility District (the "District") was created by the Texas Water Commission, predecessor to the Texas Commission on Environmental Quality (the "TCEQ"), on June 2, 1978, and operates pursuant to Chapters 49 and 54 of the Texas Water Code. The creation of the District was confirmed by an election held within the District on August 12, 1978. The Hendricks Defined Area (the "Defined Area") was established pursuant to Texas Water Code Sections 54.801 through 54.812 and was confirmed by election held within the Defined Area on May 12, 2007. The Defined Area is comprised of approximately 306.76 acres, located entirely within the District. The District is located entirely within Montgomery County, Texas, approximately 24 miles northeast of the central business district of the City of Houston, Texas, along U.S. Highway 59 which traverses the District north to south. See "THE DISTRICT."
Authority	The rights, powers, privileges, authority and functions of the District are established by the general laws of the State of Texas pertaining to municipal utility districts, including particularly Chapters 49 and 54 of the Texas Water Code, as amended. See "THE DISTRICT-Authority." The rights, powers, privileges, authority and functions of the Defined Area are established by Sections 54.801 through 54.812 of the Texas Water Code, as amended.
Development Within The Defined Area	The land within the Defined Area is being developed as multi-family housing, single-family housing and commercial property. As of June 2025, within the Defined Area, there are over forty commercial establishments; an apartment complex; Brooklyn Trails Sections 1 and 2, a residential development containing 817 homes; and Peppervine Sections 1 and 2, a residential development containing 214 homes (another 14 homes in Peppervine are outside of the Defined Area's boundaries). Approximately 66.58 acres remain undeveloped within the Defined Area. See "THE DISTRICT-The Defined Area."

- The Bonds -

Authority for Issuance	The District's \$3,300,000 Hendricks Defined Area Unlimited Tax Bonds, Series 2025 (the "Bonds") are the fifth installment of \$45,045,000 unlimited tax bonds authorized at an election held within the Defined Area on May 12, 2007. The Bonds are issued pursuant to Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54, Texas Water Code, as amended, and an order of the TCEQ. See "THE BONDS--Authority for Issuance."
Description	The Bonds are dated December 1, 2025 and bear interest from such date at the rates per annum set forth on the inside cover page hereof, which interest is payable March 1, 2026 and each September 1 and March 1 thereafter until the earlier of maturity or redemption. The Bonds mature serially on March 1 in the years 2027 through 2054, inclusive, in the principal amounts set forth on the inside cover page hereof. The Bonds maturing on and after March 1, 2032, are subject to optional redemption at the option of the District on any date on or after September 1, 2031 at a price of par plus accrued interest to the date of redemption. See "THE BONDS — Description" and " — Redemption of Bonds."

Source of Payment	Principal of and interest on the Bonds are payable from the proceeds of an annual ad valorem tax levied, without legal limitation as to rate or amount, against taxable property within the Defined Area, and only within the Defined Area. The Bonds are special obligations of the District and are not obligations of Montgomery County, Texas; the City of Conroe, Texas; the City of Houston, Texas; the State of Texas; or any political subdivision other than the District. See "THE BONDS — Source of and Security for Payment."
Use of Proceeds	Proceeds of the sale of the Bonds will be used to reimburse the Developer (defined hereinafter) for clearing, grubbing and grading to serve the Peppervine development, water distribution, wastewater collection and drainage facilities to serve Peppervine Section 1, associated engineering and technical services, and for land acquisition costs. Proceeds will also be used to pay legal fees, financial advisor's fees and certain other costs related to the issuance of the Bonds. \$426,300 of surplus funds in the Capital Projects Fund will also be applied to the Bonds. See "THE BONDS—Use of Proceeds" and "THE SYSTEM."
Payment Record	The District has never defaulted on the payment of any bonded indebtedness. See "DEFINED AREA DEBT."
Qualified Tax Exempt Obligations	The District will designate the Bonds as "qualified tax-exempt obligations" pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended. See "TAX MATTERS—Qualified Tax-Exempt Obligations for Financial Institutions."
No Municipal Bond Rating	The District has made no application for a municipal bond rating of the Bonds, nor is it expected that the District would have been successful in receiving an investment grade rating had such application been made.
Book-Entry-Only System	The definitive Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York ("DTC"), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in principal denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the beneficial owners thereof. Principal and interest on the Bonds will be payable by the Paying Agent/Registrar to Cede & Co. and Cede & Co. will make distribution of the amounts so paid to the beneficial owners of the Bonds (see "THE BONDS--Book-Entry-Only System").
Legal Opinions	Young & Brooks, Houston, Texas. See "LEGAL MATTERS."
Financial Advisor	Blitch Associates, Inc., Houston, Texas.

RISK FACTORS

THE PURCHASE AND OWNERSHIP OF THE BONDS ARE SUBJECT TO SPECIAL RISK FACTORS AND ALL PROSPECTIVE PURCHASERS ARE URGED TO EXAMINE CAREFULLY THE ENTIRE OFFICIAL STATEMENT WITH RESPECT TO THE INVESTMENT SECURITY OF THE BONDS, INCLUDING PARTICULARLY THE SECTION CAPTIONED "RISK FACTORS."

**- Financial Highlights of the Defined Area -
(Unaudited)**

2025 Taxable Assessed Valuation (100% of Market Value)	\$188,265,689	(a)
Outstanding Debt (As of September 1, 2025)	\$14,655,000	
The Bonds	<u>3,300,000</u>	
Subtotal	\$17,955,000	
Estimated Overlapping Debt	<u>29,011,892</u>	(b)
Direct and Estimated Overlapping Debt	<u><u>\$46,966,892</u></u>	
Direct Debt Ratios:		
Direct Debt to Value	9.54%	
Direct & Estimated Overlapping Debt to Value	24.95%	
2025 Tax Rate per \$100 of Assessed Value		
Debt Service	\$0.579	
Maintenance	<u>0.421</u>	
Total	<u><u>\$1.000</u></u>	
	<u>Current</u>	<u>Total</u>
2024 Tax Collection Percentage	99.02%	96.44% (c)
Five-Year Average (2020/2024) Collection Percentage	99.82%	99.62%
Estimated Average Annual Debt Service Requirements (2026/54) (d)		\$1,118,524
Estimated Maximum Annual Debt Service Requirements (2054) (d)		\$1,125,113
Tax Rate Required to pay such Requirements at 98% Collection:		
Estimated Average (2026/2054)		\$0.607
Estimated Maximum (2054)		\$0.610
Fund Balances as of September 16, 2025 (Cash & Investments)		
Operating Fund		\$4,908,111
Capital Projects Fund		\$896,594
Debt Service Fund		\$1,106,840

(a) Certified by the Montgomery Central Appraisal District (the "Appraisal District"); represents the taxable assessed valuation of taxable property within the Defined Area as of January 1, 2025. See "TAX PROCEDURES."

(b) See "DEFINED AREA DEBT--Estimated Overlapping Debt."

(c) 2024 tax collections still in progress; see "DEFINED AREA TAX DATA--Tax Collection History."

(d) Such requirements are on the Bonds and the Outstanding Bonds (defined herein).

PORTER MUNICIPAL UTILITY DISTRICT
(A political subdivision of the State of Texas located within Montgomery County, Texas)

HENDRICKS DEFINED AREA
\$3,300,000
UNLIMITED TAX BONDS, SERIES 2025

This Preliminary Official Statement of Porter Municipal Utility District (the "District") is provided to furnish certain information with respect to the sale by the District of its \$3,300,000 Hendricks Defined Area Unlimited Tax Bonds, Series 2025 (the "Bonds"), **secured solely by ad valorem taxes levied on property located within the Hendricks Defined Area (the "Defined Area") located within the District** and are not obligations of the State of Texas (the "State"); Montgomery County, Texas; the City of Houston, Texas; or any other political subdivision or agency.

The Bonds are issued pursuant to the Texas Constitution, the general laws of the State of Texas and an order authorizing the issuance of the Bonds (the "Bond Order") adopted by the Board of Directors of the District (the "Board"), Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, and particularly Sections 54.801 through 54.812 of the Texas Water Code, as amended. See "THE BONDS—Authority for Issuance."

This Preliminary Official Statement includes descriptions of the Bonds, the Bond Order and certain other information about the District and the Defined Area. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document, copies of which may be obtained by contacting the District, c/o Young & Brooks, 10000 Memorial Drive, Suite 260, Houston, Texas 77024-3430.

THE BONDS

Description

The following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Order. A copy of the Bond Order may be obtained upon request to the District and payment of the applicable copying charges.

The Bonds will mature on March 1 of the years and in principal amounts, and will bear interest at the rates per annum, set forth on the inside cover page of this Official Statement. Interest on the Bonds will be payable on March 1, 2026, and semiannually thereafter on each September 1 and March 1 until the earlier of maturity or redemption. Principal of and interest on the Bonds will be payable to Cede & Co. as registered owner (a "Registered Owner") and nominee of the Depository Trust Company, New York, New York ("DTC"), acting as security depository for the Bonds, by the paying agent/registrar, initially The Bank of New York Mellon Trust Company, N.A., (the "Paying Agent/Registrar"). Cede & Co. will make distribution of the principal and interest so paid to the beneficial owners of the Bonds. For so long as DTC shall continue to serve as securities depository for the Bonds, all transfers of beneficial ownership interest will be made by Book-Entry-Only and no investor or other party purchasing, selling or otherwise transferring beneficial ownership of the Bonds is to receive, hold or deliver any Bond certificate.

If at any time, DTC ceases to hold the Bonds as securities depository, then principal of the Bonds will be payable to the Registered Owner at maturity or redemption upon presentation and surrender at the principal payment office of the Paying Agent/Registrar. Interest on the Bonds will be payable by check, dated as of the interest payment date, and mailed by the Paying Agent/Registrar to the Registered Owners as shown on the records of the Paying Agent/Registrar at the close of business on the 15th day of the month next preceding the interest payment date (the "Record Date").

The Bonds of each maturity will be issued in fully-registered form only in principal amounts of \$5,000 or any integral multiple thereof.

If the specified date for any payment of principal (or redemption price) or interest on the Bonds shall be a Saturday, Sunday or legal holiday or equivalent (other than a moratorium) for banking institutions generally in the City of Dallas,

Texas, such payment may be made on the next succeeding date which is not one of the foregoing days without additional interest and with the same force and effect as if made on the specified date for such payments.

Use of Proceeds

Proceeds of the sale of the Bonds will be used to reimburse the Developer (defined hereinafter) for clearing, grubbing and grading to serve the Peppervine development, water distribution, wastewater collection and drainage facilities to serve Peppervine Section 1, associated engineering and technical services, and for land acquisition costs. Proceeds will also be used to pay legal fees, financial advisor's fees and certain other costs related to the issuance of the Bonds. \$426,300 of surplus funds in the Capital Projects Fund will also be applied to the Bonds. The estimated costs outlined below have been provided by A&S Engineers, Inc., the District's consulting engineer (the "Engineer"), and reflect costs approved by the Texas Commission on Environmental Quality ("TCEQ"). *Amounts indicated may not add due to rounding.*

Non-construction costs are based upon either contract amounts, or estimates of various costs by the Engineer and the Financial Advisor (hereinafter defined). The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Bonds and completion of agreed-upon procedures by the District's auditor.

Construction Costs

Developer Contribution Items

Clearing, Grubbing & Grading to serve Peppervine	\$696,884
Peppervine Section 1 Water, Sewer & Drainage	201,004
Engineering & Technical Services	<u>411,350</u>
Total Developer Contribution Items	\$1,309,238

District Items

Land Costs—Detention, Reserves & Pump Station	<u>1,234,214</u>
Subtotal Construction Costs	\$2,543,452
Less: Surplus Funds	<u>(426,300)</u>
Total Construction Costs	\$2,117,152

Non Construction Costs

Bond Counsel	\$87,500
Financial Advisor	31,500
Developer Interest (Two years at 5.500%)	667,978
Capitalized Interest (One year at 5.50%)	181,500
Bond Discount (3.00%)	99,000
TCEQ Fee (0.25%)	8,250
Attorney General Fee (0.10%)	3,300
Bond Application Report	50,000
Costs of Issuance	<u>53,820</u>
Total Non Construction Costs	<u>\$1,182,848</u>
<i>The Bonds</i>	<u><u>\$3,300,000</u></u>

In the instance that approved estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for uses approved by the TCEQ. In the instance that actual costs exceed previously approved estimated amounts and contingencies, additional TCEQ approval and the issuance of additional bonds may be required. The Engineer has advised the District that the proceeds of the sale of the Bonds should be sufficient to pay the costs of the above-described facilities; however, the District cannot and does not guarantee the sufficiency of such funds for such purposes.

Registration and Transfer

The Bonds will be transferable only on the bond register kept by the Paying Agent/Registrar upon surrender and reissuance. The Bonds are exchangeable for an equal aggregate principal of Bonds of the same maturity and of any authorized denomination upon surrender of the Bonds to be exchanged at the principal payment office of the Paying Agent/Registrar. No service charge will be made for any registration, transfer or exchange of Bonds, but the District or the Paying Agent/Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith. Neither the District nor the Paying Agent/Registrar is required to issue, transfer or exchange any Bond during the period beginning at the opening of business on a Record Date and ending at the close of business on the next succeeding interest payment date or to transfer or exchange any Bond selected for redemption, in whole or in part, beginning 15 calendar days prior to the date of the first mailing of any notice of redemption and ending at the close of business on the date of such mailing, or to transfer or exchange any Bond called for redemption during the forty-five (45) day period prior to the date fixed for redemption of such Bond.

Redemption of Bonds

The District reserves the right, at its option, to redeem the Bonds maturing on and after March 1, 2032, in whole or in part, in principal amounts of \$5,000 or any integral multiple thereof on September 1, 2031, or any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. If less than all of the Bonds of a maturity are to be redeemed, the Paying Agent/Registrar (or DTC if the Bonds are held in the Book-Entry-Only System) shall select by lot those Bonds to be redeemed.

At least thirty (30) days prior to the date fixed for any such redemption, notice of such redemption shall be given to the Registered Owner of each Bond or a portion thereof being called for redemption in the manner specified in the Bond Order; provided, however, that the failure to receive such notice shall not affect the validity or effectiveness of the proceedings for the redemption of any Bond. By the date fixed for any such redemption, due provisions shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Bonds or the portions thereof which are to be so redeemed, plus accrued interest to the date fixed for redemption. If a portion of any Bond shall be redeemed, a substitute Bond having the same maturity date, bearing interest at the same rate, in any integral multiple of \$5,000, and in an aggregate principal amount equal to the unredeemed position thereof, will be issued to the Registered Owner upon the surrender of the Bonds being redeemed, at the expense of the District, all as provided for in the Bond Order.

Book-Entry-Only System

This section describes how ownership of the Bonds are to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and credited by DTC, while the Bonds are registered in its nominee name. The information in this section concerning DTC and the Book-Entry Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District, the Financial Advisor and the Underwriter believe the source of such information to be reliable, but take no responsibility for the accuracy or completeness thereof.

The District, the Financial Advisor and the Underwriter cannot and do not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file

with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for the Bonds, in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation, and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of "AA+". The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through DTC Participants, which will receive a credit for such purchases on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct or Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interest in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. **Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.**

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co. or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor such other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds and principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts, upon DTC's receipt of funds and corresponding detail information from the District or Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, Paying Agent/Registrar or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds and principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or Paying Agent/Registrar, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the District or Paying Agent/Registrar. Under such circumstances, in the event that a successor securities depository is not obtained, Bonds are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Bonds will be printed and delivered.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy thereof.

Ownership

The District, the Paying Agent/Registrar and any agent of either may treat the person in whose name any Bond is registered as the absolute owner of such Bond for the purpose of receiving payment of the principal and the interest thereon, and for all other purposes, whether or not such Bond is overdue. Neither the District, the Paying Agent/Registrar nor any agent of either shall be bound by any notice or knowledge to the contrary. All payments made to the person deemed to be the owner of any Bond in accordance with the Bond Order shall be valid and effective and shall discharge the liability of the District and the Paying Agent/Registrar for such Bond to the extent of the sums paid.

Source of and Security for Payment

The Bonds, together with the Outstanding Bonds (hereinafter defined) and any additional unlimited tax bonds as may hereafter be issued, are payable as to principal and interest from the proceeds of a continuing, direct, annual ad valorem tax without legal limitation as to rate or amount, levied against all taxable property located within the Defined Area, and only within the Defined Area. In the Bond Order, the District covenants to levy annually a tax within the Defined Area sufficient in amount to pay principal of and interest on the Bonds, full allowance being made for delinquencies and costs of collection. Collected taxes will be placed in the District's Defined Area Debt Service Fund and used solely to pay principal and interest on the Bonds, the Outstanding Bonds, and on any additional bonds payable from taxes levied against property within the Defined Area which may be issued. See "Issuance of Additional Debt" below.

Replacement of Paying Agent/Registrar

Provision is made in the Bond Order for the replacement of the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the District, the new paying agent/registrar shall act in the same capacity as the previous Paying

Agent/Registrar. In order to act as Paying Agent/Registrar for the Bonds, any paying agent/registrar selected by the District shall be a national or state banking institution, organized and doing business under the laws of the United States of America or of any state, authorized under such laws to exercise trust powers, and subject to supervision or examination by federal or state authority.

Authority for Issuance

The Bonds constitute the fifth installment of \$45,045,000 in unlimited tax bonds for waterworks, sanitary sewer and drainage facilities, and refunding purposes, authorized at an election held within the Defined Area for that purpose on May 12, 2007. Following issuance of the Bonds, \$25,555,000 bonds for waterworks, sanitary sewer and drainage facilities, and refunding purposes within the Defined Area to be secured by ad valorem taxes levied against property within the Defined Area will remain authorized but unissued. See “Issuance of Additional Debt” below.

The Bonds are issued pursuant to the Bond Order, Chapters 49 and 54 of the Texas Water Code, as amended, Article XVI, Section 59 of the Texas Constitution, and Chapters 54.801 through 54.812 of the Texas Water Code, as amended. Issuance of the Bonds has been further authorized by the TCEQ.

Outstanding Bonds

The District has previously issued the \$1,500,000 Hendricks Defined Area Unlimited Tax Bonds, Series 2015 (the “2015 Bonds”), the \$3,810,000 Hendricks Defined Area Unlimited Tax Bonds, Series 2017 (the “2017 Bonds”), the \$7,260,000 Hendricks Defined Area Unlimited Tax Bonds, Series 2022 (the “2022 Bonds”) and the \$3,620,000 Hendricks Defined Area Unlimited Tax Bonds, Series 2023 (the “2023 Bonds”). As of September 1, 2025, there are \$1,050,000 of the Series 2015 Bonds, \$2,895,000 of the Series 2017 Bonds, \$7,110,000 of the Series 2022 Bonds, and \$3,600,000 of the Series 2023 Bonds outstanding (collectively, the “Outstanding Bonds”).

Issuance of Additional Debt

The District may issue additional bonds secured solely by taxes levied against property within the Defined Area to provide those improvements for which the Defined Area was created. Following the issuance of the Bonds, \$25,555,000 principal amount of unlimited tax bonds secured solely by taxes levied against property within the Defined Area will remain authorized but unissued.

The District may also issue additional bonds secured by ad valorem taxes levied against property within the entire District, including the Defined Area, to provide those improvements for which the District was created. Presently, \$85,500,000 principal amount of unlimited tax bonds authorized at an election held for and within the District on November 7, 2023, secured by ad valorem taxes levied against property within the entire District, including the Defined Area, remain authorized but unissued for water, sanitary sewer, and drainage and storm sewer facilities to serve the District, and \$2,231,000 principal amount of unlimited tax bonds authorized at an election held for and within the District on January 11, 1992, secured by ad valorem taxes levied against property within the entire District, including the Defined Area, remain authorized but unissued for refunding purposes. In addition, the District has authority to issue bonds for refunding purposes in an amount not in excess of one and one-half times the principal amount of new money bonds authorized at the May 7, 2016 election, which refunding bonds would be secured by ad valorem taxes levied against property within the entire District, including the Defined Area. These authorizations are separate from the authorized bonds for the Defined Area and the other defined areas described below.

Four other defined areas have been created within the boundaries of the District. Each of these defined areas has the ability to issue debt secured by ad valorem taxes within such defined areas. Debt issued by any defined area, including the Defined Area, is payable only from ad valorem taxes levied against property within the defined area that is issuing the debt, and not from taxes levied on property within other defined areas.

Depending upon the rate of development and increases in assessed valuation of taxable property within the District and the amount, maturity schedule and time of issuance of such additional bonds that may be issued by the District, increases

in the District's annual tax rate may be required to provide for the payment of the principal of and interest on such additional bonds, the Outstanding Bonds and the Bonds. Additional tax bonds and/or tax and revenue bonds may be authorized by the voters of the District in the future. The Board is further empowered to borrow money for any lawful purpose and pledge the revenues of the wastewater system therefor and to issue bond anticipation notes and tax anticipation notes. The Bond Order imposes no limitation on the amount of additional bonds which may be issued by the District. Any additional bonds issued by the District may be on a parity with the Bonds, and may dilute the security of the Bonds.

Defeasance

The Bond Order provides that the District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal, interest and redemption price thereon in any manner permitted by law. Under current Texas law, such discharge may be accomplished either (i) by depositing with the Comptroller of Public Accounts of the State of Texas a sum of money equal to the principal of, premium, if any, and all interest to accrue on the Bonds to maturity or redemption of (ii) by depositing with any place of payment (paying agent) for obligations of the District payable from revenues or from ad valorem taxes or both or with a commercial bank or trust company designated in the proceedings authorizing such discharge, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent; and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent. The foregoing obligations may be in book entry form, and shall mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds. If any of such Bonds are to be redeemed prior to their respective dates of maturity, provision must have been made for giving notice of redemption as provided in the Bond Order.

There is no assurance that the current law will not be changed in a manner which would permit other investments to be made with amounts deposited to defease the Bonds. Because the Bond Order does not contractually limit such investments, Registered Owners may be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality as currently permitted under Texas law.

Mutilated, Lost, Stolen or Destroyed Bonds

The District has agreed to replace mutilated, destroyed, lost or stolen Bonds upon surrender of the mutilated Bonds to the Paying Agent/Registrar, or receipt of satisfactory evidence of such destruction, loss or theft, and receipt by the District and Paying Agent/Registrar of security or indemnity as may be required by either of them to hold them harmless. The District may require payment of taxes, governmental charges and other expenses in connection with any such replacement.

Annexation and Consolidation

All the property within the District is currently within the extraterritorial jurisdiction ("ETJ") of either the City of Houston, Texas or the City of Conroe, Texas (each, a "City" and together, the "Cities"), with all of the Defined Area lying within the ETJ of the City of Houston. Under Texas law, when a utility district such as the District lies within the ETJ of two or more cities, any of such cities may annex that portion of the utility district lying within its ETJ without dissolving the utility district. At such time as each of the cities has annexed that portion of the utility district within its ETJ, the cities may, but are not required to, dissolve the utility district and distribute among them the assets and liabilities

of the utility district. Such distribution must be done pro rata, based on the ratio that the value of property and other assets distributed bears to the total value of all the property and other assets of the utility district. The District has the right under current Texas law to select the City that may exercise extraterritorial authority within the District as a whole, and thereafter the District would be contained wholly in the ETJ of the City selected by the District. In that event, if the City selected by the District annexed the District, the District would be dissolved within 90 days after annexation and the City would assume the assets, functions and obligations of the District, including the Bonds. No representation is made concerning the likelihood of annexation by a City, or the ability of a City to make debt service payments should annexation and dissolution of the District occur.

The District has the right to consolidate with other districts and, in connection therewith, to provide for the consolidation of its System (hereinafter defined) with the water and sewer systems of the district or districts with which it is consolidating. Should any such consolidation occur, the net revenues from the operation of the consolidated system would be applied to the payment of principal, interest, redemption price and bank charges on the combination unlimited tax and revenue bonds of the District, if any, and of the district or districts with which the District is consolidated without prejudice to any series of bonds. However, bonds with subordinate liens on net revenues shall continue to be subordinate. No representations are made that the District will ever consolidate its utility system with other systems.

Strategic Partnership

The District is authorized to enter into a strategic partnership agreement with either or both Cities to provide the terms and conditions under which services would be provided and funded by the parties and under which the District would continue to exist for an extended period if the land within the District, or any portion thereof, were to be annexed for full or limited purposes by the either or both Cities. The terms of any such agreement would be determined by the City or Cities and the District, and could provide for limitations on the timing of annexation of the District by the City or Cities, the continuation of the District as a limited district following general purpose annexation by the City or Cities, the conversion of a limited purpose annexation to a general purpose annexation, or the payment of a fee in lieu of annexation to be derived from residential property within the District based on the costs of providing municipal services to the District. The Cities have negotiated and entered into strategic partnership agreements with several other districts in their extraterritorial jurisdiction. No representations can be made regarding the future likelihood of a strategic partnership agreement or the terms thereof.

Amendments to the Bond Order

The District may, without the consent of or notice to any Registered Owners, amend the Bond Order in any manner not detrimental to the interests of the Registered Owners, including the curing of any ambiguity, inconsistency or formal defect or omission therein. In addition, the District may, with the written consent of the Registered Owners of a majority in aggregate principal amount of the Bonds then outstanding affected thereby, amend, add to or rescind any of the provisions of the Bond Order; provided that, without the consent of the Registered Owners of all of the Bonds affected, no such amendment, addition or rescission may (a) extend the time or times of payment of the principal of and interest (or accrual of interest) on the Bonds, or reduce the principal amount thereof or the rate of interest thereon or in any other way modify the terms of payment of the principal of or interest on the Bonds, (b) give preference of any Bond over any other Bond, or (c) extend any waiver of default to subsequent defaults. In addition, a state, consistent with federal law, may in the exercise of its police power make such modifications in the terms and conditions of contractual covenants relating to the payment of indebtedness of a political subdivision as are reasonable and necessary for attainment of an important public purpose.

Remedies in Event of Default

Other than a writ of mandamus, the Bond Order does not provide a specific remedy for a default. Even if a Registered Owner could presumably obtain a judgment against the District for a default in the payment of principal or interest, such judgment could not be satisfied by execution against any property of the District. If the District defaults, a Registered Owner could petition for a writ of mandamus issued by a court of competent jurisdiction compelling and requiring the District and the District's officials to observe and perform the covenants, obligations or conditions prescribed in the Bond

Order. Such remedy might need to be enforced on a periodic basis. The enforcement of a claim for payment on the Bonds would be subject to the applicable provisions of the federal bankruptcy laws, any other similar laws affecting the rights of creditors of political subdivisions, and general principals of equity. Certain traditional legal remedies also may not be available. See “RISK FACTORS— Registered Owners' Remedies and Bankruptcy Limitations.”

Legal Investment and Eligibility to Secure Public Funds in Texas

The following is an excerpt from Section 49.186 of the Texas Water Code, and is applicable to the District:

- "(a) All bonds, notes, and other obligations issued by a district shall be legal and authorized investments for all banks, trust companies, building and loan associations, savings and loan associations, insurance companies of all kinds and types, fiduciaries, and trustees, and for all interest and sinking funds and other public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic.
- (b) A district's bonds, notes, and other obligations are eligible and lawful security for all deposits of public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic, to the extent of the market value of the bonds, notes, and other obligations when accompanied by any unmatured interest coupons attached to them."

The Public Funds Collateral Act (Chapter 2257, Texas Government Code) also provides that bonds of the District (including the Bonds) are eligible as collateral for public funds.

THE DISTRICT

Authority

The District is a municipal utility district created by the Texas Water Commission, predecessor to the TCEQ, on June 2, 1978, and confirmed at an election held within the District on August 12, 1978. The District is vested with all of the rights, privileges, authority, and functions conferred by the general laws of the State applicable to municipal utility districts, including without limitation those conferred by Chapters 49 and 54, Texas Water Code, as amended. The District is empowered to purchase, construct, operate, acquire, own, and maintain all water and wastewater facilities, improvements and the control and diversion of storm water. The District is additionally empowered to provide parks and recreational facilities, to establish, operate and maintain a fire department, independently or with one or more other conservation and reclamation districts, and to issue bonds for such purposes, after approval by the Cities and the TCEQ and the District's voters of the District's plans in such regard. The District is further empowered to provide for solid waste disposal services. The District is subject to the continuing supervisory jurisdiction of the TCEQ.

The District is required to observe certain requirements of the Cities which limit the purposes for which the District may sell bonds to the acquisition, construction and improvements of waterworks, wastewater, drainage and recreational facilities and the refunding of outstanding debt obligations; limit the net effective interest rate on such bonds and other terms of such bonds; require approval by a City of plans for construction of District facilities within that City's extraterritorial jurisdiction; and permit connections only to lots and reserves described in a plat that has been approved by the Planning and Zoning Commission of a City if the lots and reserves described in the plat are located in that City's extraterritorial jurisdiction, and filed in the real property records of Montgomery County.

The District is governed by the Board, consisting of five directors, which has management control and management supervision over all affairs of the District. All Board members reside within the District. Directors are elected to serve four-year staggered terms. Elections are held within the District in May of each even-numbered year. The current members and officers of the Board are as follows:

<u><i>Name</i></u>	<u><i>Title</i></u>	<u><i>Term Expires</i></u>
R Wayne Curry	President	2028
Val Ray Bankston III	Vice-President	2026
Mary E. (Beth) Hebert	Secretary	2028
Michael Zientek	Director	2026
Lynn E. (Ed) Rhodes	Director	2028

The District employs an Office Supervisor and an assistant and an IT and archive administrator. The District also operates the utility system, employing ten full-time personnel. The District also contracts for the services indicated below:

Auditor - The District's audited financial statements for the year ended September 30, 2024 were prepared by McCall Gibson Swedlund Barfoot Ellis PLLC, Certified Public Accountants, Houston, Texas.

Legal Counsel - The District employs Young & Brooks, Houston, Texas, as Bond Counsel in connection with the issuance of the Bonds. The legal fees to be paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based on a percentage of Bonds actually issued and sold; and therefore, such fees are contingent on the sale and delivery of the Bonds. Such firm also acts as general counsel to the District.

Disclosure Counsel - Orrick, Herrington & Sutcliffe LLP, Houston, Texas. The legal fees to be paid to Disclosure Counsel for services rendered in connection with the issuance of the Bonds are contingent on the sale and delivery of the Bonds.

Financial Advisor - The District's financial advisor is Blich Associates, Inc., Houston, Texas. The fees to be paid to the Financial Advisor for services rendered in connection with the issuance of the Bonds are based on a percentage of Bonds actually issued and sold; and therefore, such fees are contingent on the sale and delivery of the Bonds.

Bookkeeper - The District's books and records are kept by Municipal Accounts & Consulting, L.P., Conroe, Texas.

Engineer - The consulting engineer for the District is A&S Engineers, Inc., Houston, Texas.

Tax Assessor/Collector - The District's Tax Assessor/Collector is the Montgomery County Tax Collector/Assessor.

Description of the District

The District is located in southeast Montgomery County along U.S. Highway 59 which traverses the District north to south. The District is approximately 24 miles northeast of downtown Houston and lies entirely within the extraterritorial jurisdiction of the Cities. Its original size was approximately 3,055 acres, but due to subsequent annexations, the District's present size is approximately 4,063 acres. The District is located wholly within the New Caney Independent School District.

The land within the District has elevations which range from approximately 100 feet mean sea level ("msl") to approximately 80 feet msl. According to the Engineer, approximately 810 acres of the District lie within the 100-year

flood plain of White Oak Creek and Bens Branch. This is based on information obtained from Federal Emergency Management Agency Flood Insurance Rate Maps Community Panel Numbers 48339C00575G, 48339C00600G, 48339C00600G, 48339C00725G and 48339C0750H, all dated August 18, 2014, for the area. The Montgomery County Engineer is charged with overseeing minimum flood slab elevations for the development of areas lying within the flood plain. According to the Engineer, a portion of this area has been developed. The District cannot predict what the effect the flood plain will have on future development in the District nor what effect a flood may have on the developed portion of the District.

The District currently holds a wastewater Certificate of Convenience and Necessity (“CCN”) for 12,460.90 acres, which overlap a majority of the existing District boundaries. CCNs grant the holder an exclusive right to provide retail water or wastewater services to the area within the CCN. There is no certainty that the District can serve such acreage within the proposed CCN boundaries without developer or landowner participation in the costs of extending lines and constructing central facilities.

The Defined Area

The land within the Defined Area is being developed as multi-family housing, single-family housing and commercial property. As of June 2025, within the Defined Area, there are over forty commercial establishments; an apartment complex; Brooklyn Trails Sections 1 and 2, a residential development containing 817 homes; and Peppervine Sections 1 and 2, a residential development containing 214 homes (another 14 homes in Peppervine are outside of the Defined Area’s boundaries). Approximately 101.91 acres remain undeveloped within the Defined Area.

The Other Defined Areas within the District

In addition to the Defined Area, four other defined areas have been created within the District: Auburn Trails Defined Area No. 1, Auburn Trails Defined Area No. 2, Valley Ranch Defined Area and Montgomery Crossing Defined Area.

The District has previously issued its Auburn Trails Defined Area No. 1 \$1,800,000 Unlimited Tax Bonds, Series 2014; Auburn Trails Defined Area No. 1 \$2,420,000 Unlimited Tax Bonds, Series 2015; and Auburn Trails Defined Area No. 1 \$1,840,000 Unlimited Tax Bonds, Series 2017. \$4,315,000 of such bonds remain outstanding as of September 1, 2025.

The District has previously issued its Auburn Trails Defined Area No. 2 \$2,240,000 Unlimited Tax Bonds, Series 2016 and Auburn Trails Defined Area No. 2 \$1,975,000 Unlimited Tax Bonds, Series 2017. \$3,365,000 of such bonds remain outstanding as of September 1, 2025.

The District has not yet issued any bonds for the Valley Ranch Defined Area or the Montgomery Crossing Defined Area.

The Developers

The principal developer of the Defined Area is Randal A. Hendricks Trustee (“Hendricks”), principal in Hendricks Interests, LLC, a real estate development company owned by Randall A. Hendricks and Alan B. Hendricks. Hendricks Interests, LLC has developed numerous residential and commercial developments in the Greater Houston area since 1985.

Gulf Coast Commercial Group (“Gulf Coast”), through an affiliate entity called NEC Northpark 59, LC, developed the neighborhood retail shopping center within the Defined Area. The shopping center is anchored by a 123,000 square foot Kroger grocery store, has an additional 24,580 square feet of leaseable retail space and five free-standing restaurant buildings. Gulf Coast is a Houston-based retail development company that has been in business since 1997.

Academy Development (“Academy”) is an established development company founded by Marcello Camillo, which developed the Camillo rental home section within the Defined Area. Academy has developed numerous residential developments state-wide and in the Greater Houston Area since 1989.

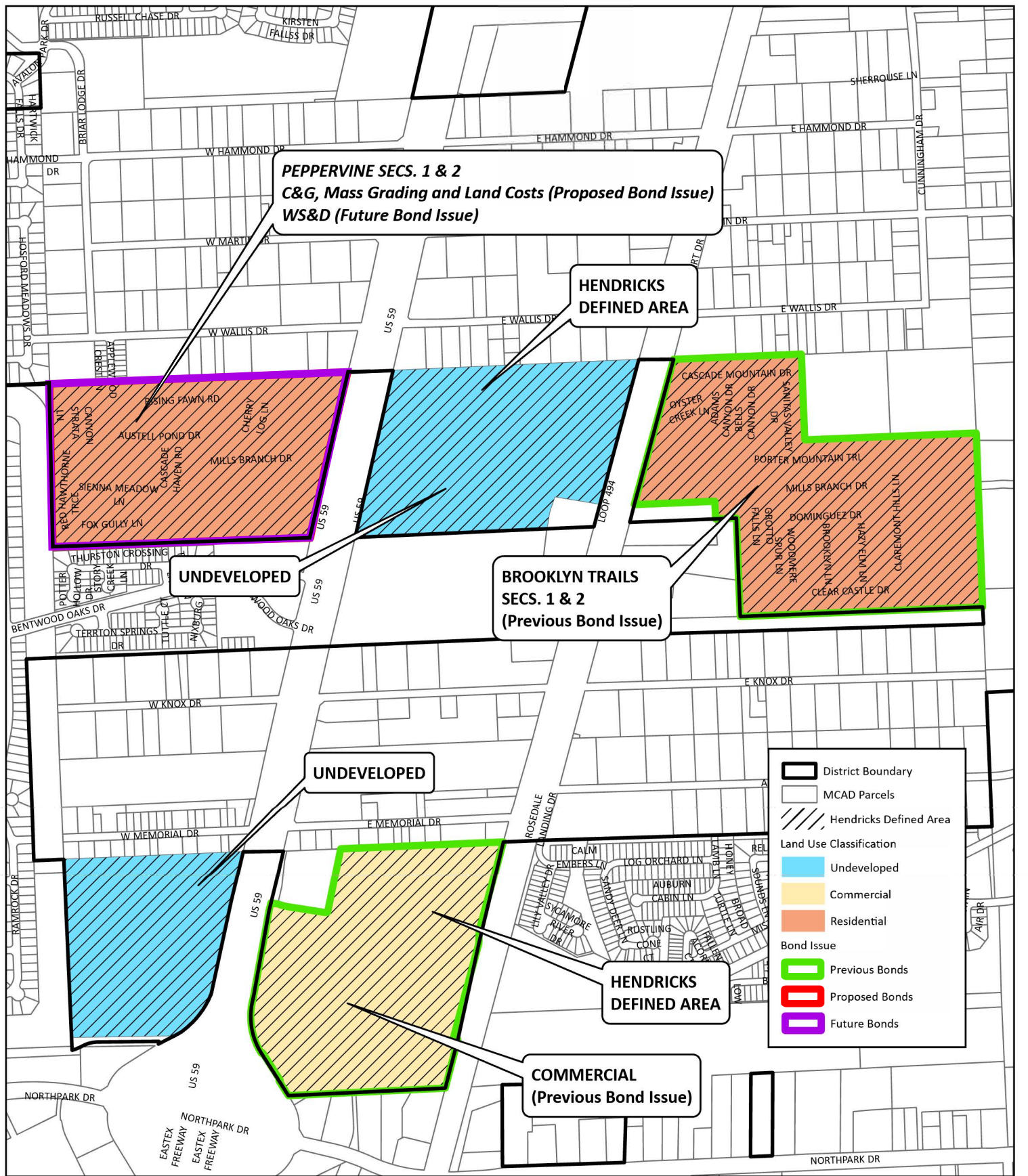
Legend Homes has constructed more than 20,000 residences in the Greater Houston Area and throughout the state since 1991. Through an affiliate entity called Brooklyn Trails, LTD, they are in process of developing approximately 416 lots in the Hendricks Defined Area.

Pulte Homes of Texas, L.P., a Texas limited partnership (“Pulte Homes”) wholly-owned by PulteGroup Inc. (“PulteGroup”) is the developer of the Peppervine residential section of the Defined Area.

PulteGroup is one of the largest homebuilders in the United States with operation in over 40 major cities. PulteGroup’s stock is publicly traded on the New York Stock Exchange under the ticket symbol “PHM.” There is no financing associated with Pulte Homes acquisition of land or the development of property within the District; the acquisition and development costs are paid with cash from PulteGroup.

Hendricks, Gulf Coast, Academy, Legend Homes and Pulte are collectively referred to herein as the “Developers.”

Prospective purchasers of the Bonds should note that the prior real estate experience of a developer should not be construed as an indication that further development within the District will occur, construction of taxable improvements upon property within the District will occur, or that marketing or leasing of taxable improvements constructed upon property within the District will be successful. Circumstances surrounding development within the District may differ from circumstances surrounding development of other land in several respects, including the existence of different economic conditions, financial arrangements, homebuilders, geographic location, market conditions, and regulatory climate.



PORTER M.U.D.

**HENDRICKS
DEFINED AREA
LAND USE PLAN**



A&S Engineers, Inc.

TBPELS Firm Registration No. F-000802



1 inch equals 1,000 feet
0 500 1,000 1,500

Photographs Taken in Defined Area (October 2025)









DEFINED AREA DEBT

Debt Statement

2025 Taxable Assessed Valuation (100% of Market Value)	\$188,265,689	(a)
Outstanding Debt (As of September 1, 2025)	\$14,655,000	
The Bonds	<u>3,300,000</u>	
Subtotal	\$17,955,000	
Estimated Overlapping Debt	<u>29,011,892</u>	(b)
Direct and Estimated Overlapping Debt	<u><u>\$46,966,892</u></u>	
Direct Debt Ratios:		
Direct Debt to Value	9.54%	
Direct & Estimated Overlapping Debt to Value	24.95%	
Estimated Average Annual Debt Service Requirements (2026/54) (c)	\$1,118,524	
Estimated Maximum Annual Debt Service Requirements (2054) (c)	\$1,125,113	
Fund Balances as of September 16, 2025 (Cash & Investments)		
Operating Fund	\$4,908,111	
Capital Projects Fund	\$896,594	
Debt Service Fund	\$1,106,840	

(a) Certified by the Appraisal District; represents the taxable assessed valuation of taxable property within the Defined Area as of January 1, 2025. See "TAX PROCEDURES."

(b) See "Estimated Overlapping Debt," below.

(c) Such requirements are on the Bonds and the Outstanding Bonds.

Estimated Overlapping Debt

The following table indicates the indebtedness, defined as outstanding bonds payable from ad valorem taxes, of governmental entities within which the Defined Area is located and the estimated percentages and amounts of such indebtedness attributable to property within the Defined Area. This information is based upon data secured from the individual jurisdiction and/or the Texas Municipal Reports. Such figures do not indicate the tax burden levied by the applicable taxing jurisdictions for operation and maintenance or for other purposes. See "TAX DATA--Estimated Overlapping Taxes."

<u><i>Jurisdiction</i></u>	<u><i>Debt As Of Sept. 1, 2025</i></u>	<u><i>Overlapping Percent</i></u>	<u><i>Overlapping Amount</i></u>
Lone Star College System	\$434,530,000	0.058%	\$252,027
Montgomery County	516,260,000	0.172%	887,967
New Caney Independent School District	893,050,000	2.127%	18,995,174
Porter Municipal Utility District (a)	59,190,000	14.997%	<u>8,876,724</u>
Estimated Overlapping Debt			\$29,011,892
The Defined Area (b)			<u>17,955,000</u>
Total Direct & Estimated Overlapping Debt			<u>\$46,966,892</u>

(a) In addition to the interest and sinking fund and maintenance and operation taxes paid as a result of the creation of the Defined Area, the issuance of debt secured by ad valorem tax levied against property within the Defined Area and the operation of facilities within the Defined Area, property owners within the Defined Area also pay separate interest and sinking fund and maintenance and operation taxes to Porter Municipal Utility District for the issuance of debt secured by ad valorem tax levied against all property within the District and the operation of facilities within the System.

(b) Includes the Bonds and the Outstanding Bonds

Pro-Forma Debt Service Schedule

The following sets forth the actual debt service requirements on the Outstanding Bonds, and assuming an interest rate of 5.50%, that on the Bonds (*Totals may not add due to rounding*):

<u>Year</u>	<u>Outstanding Debt Service</u>	<u>The Bonds Principal</u>	<u>The Bonds Interest</u>	<u>The Bonds Total</u>	<u>Grand Total Debt Service</u>
2026	\$934,676		\$136,125	\$136,125	\$1,070,801
2027	934,098	\$5,000	181,363	186,363	1,120,461
2028	932,344	10,000	180,950	190,950	1,123,294
2029	929,431	10,000	180,400	190,400	1,119,831
2030	925,391	15,000	179,713	194,713	1,120,104
2031	925,060	20,000	178,750	198,750	1,123,810
2032	923,394	20,000	177,650	197,650	1,121,044
2033	916,973	30,000	176,275	206,275	1,123,248
2034	916,810	30,000	174,625	204,625	1,121,435
2035	911,679	35,000	172,838	207,838	1,119,516
2036	910,979	40,000	170,775	210,775	1,121,754
2037	910,640	40,000	168,575	208,575	1,119,215
2038	910,463	45,000	166,238	211,238	1,121,701
2039	914,188	40,000	163,900	203,900	1,118,088
2040	911,863	45,000	161,563	206,563	1,118,425
2041	913,638	45,000	159,088	204,088	1,117,725
2042	909,463	55,000	156,338	211,338	1,120,800
2043	909,572	55,000	153,313	208,313	1,117,884
2044	908,875	60,000	150,150	210,150	1,119,025
2045	912,016	60,000	146,850	206,850	1,118,866
2046	913,894	60,000	143,550	203,550	1,117,444
2047	914,525	65,000	140,113	205,113	1,119,638
2048	913,894	70,000	136,400	206,400	1,120,294
2049	912,016	75,000	132,413	207,413	1,119,428
2050	913,791	80,000	128,150	208,150	1,121,941
2051	914,103	80,000	123,750	203,750	1,117,853
2052	915,697	85,000	119,213	204,213	1,119,909
2053	0	1,030,000	88,550	1,118,550	1,118,550
2054	<u>0</u>	<u>1,095,000</u>	<u>30,113</u>	<u>1,125,113</u>	<u>1,125,113</u>
	<u>\$24,759,468</u>	<u>\$3,300,000</u>	<u>\$4,377,725</u>	<u>\$7,677,725</u>	<u>\$32,437,193</u>

Estimated Average Annual Debt Service (2026/2054)

\$ 1,118,524

Estimated Maximum Annual Debt Service (2054)

\$ 1,125,113

TAX PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in sufficient amount to pay the principal of and interest on the Bonds and any additional bonds payable from taxes which the District may hereafter issue (see “RISK FACTORS – Future Debt”), and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Order to levy such a tax from year to year as described more fully above under “THE BONDS – Source and Security for Payment.” Under Texas law, the Board may also levy and collect annual ad valorem taxes for the operation and maintenance purposes (“M&O Tax”) and for the payment of certain contractual obligations. At an election held within the Defined Area on May 12, 2007, the voters in the Defined Area authorized the levy of a maintenance and operation tax in an amount not to exceed \$1.00 per \$100 assessed value. For the 2025 tax year, a maintenance and operation tax of \$0.421 per \$100 assessed value was levied within the Defined Area. See “TAX DATA – Maintenance Tax.”

Property Tax Code and County-Wide Appraisal Districts

Title I of the Texas Tax Code (the “Property Tax Code”) specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized here. The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the appraisal district. The Montgomery Central Appraisal District (the “Appraisal District”) has the responsibility of appraising property for all taxing units within Montgomery County, Texas, including the District. Such appraisal values will be subject to review and change by the Montgomery County Appraisal Review Board (the “Appraisal Review Board”).

Property Subject to Taxation by the District

Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually-owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years or older and certain disabled persons, to the extent deemed advisable by the Board of Directors of the District. The District may be required to offer such exemptions if a majority of voters approve same at an election. The District would be required to call an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District’s obligation to pay tax supported debt incurred prior to adoption of the exemption by the District. The District currently grants a \$20,000 exemption to residential homesteads of persons 65 years or older and certain disabled persons within the Defined Area.

Furthermore, the District must grant exemptions to disabled veterans or the surviving spouse or children of a deceased veteran who died while on active duty in the armed forces, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of 100% is entitled to an exemption for the full value of the veteran’s residence homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran’s residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran’s exemption applied. A partially disabled veteran or certain surviving spouses of partially

disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization. This exemption will also apply to a residence homestead that was donated by a charitable organization at some cost to such veterans. Also, the surviving spouse of a member of the armed forces who was killed in action is entitled to an exemption of the total appraised value of the surviving spouse's residence homestead if the surviving spouse has not remarried since the service member's death and said property was the service member's residence homestead at the time of death. Such exemption may be transferred to a subsequent residence homestead of the surviving spouse, if the surviving spouse has not remarried, in an amount equal to the exemption received on the prior residence in the last year in which such exemption was received.

The surviving spouse of a first responder who is killed or fatally injured in the line of duty is entitled to an exemption of the total appraised value of the surviving spouse's residence homestead if the surviving spouse has not remarried since the first responder's death, and said property was the first responder's residence homestead at the time of death. Such exemption would be transferred to a subsequent residence homestead of the surviving spouse, if the surviving spouse has not remarried, in an amount equal to the exemption received on the prior residence in the last year in which such exemption was received.

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State to exempt up to twenty percent (20%) of the appraised market value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted by before July 1. See "TAX DATA." The District currently grants a 10% homestead exemption within the Defined Area.

Freeport Goods and Goods-in-Transit Exemption: A "Freeport Exemption" applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A "Goods-in-Transit" Exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2013 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption includes tangible personal property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law.

Tax Abatement

Montgomery County, Texas, may designate all or part of the area within the District as a reinvestment zone. Thereafter, the County and the District, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of

property covered by the agreement over its assessed valuation in the year in which the agreement is executed on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. As of September 1, 1999, each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions. To date, Montgomery County, Texas, has not designated any part of the area within the District as a reinvestment zone.

Valuation of Property for Taxation

The Texas Property Tax Code (the "Property Tax Code") establishes an appraisal district and an appraisal review board in each county of the State of Texas. The appraisal district is governed by a board of directors which is elected by the governing bodies of cities, towns, the county, school districts and, if entitled to vote, the conservation and reclamation districts that participate in the appraisal district, and of the county. The board of directors selects a chief appraiser to manage the appraisal office of the appraisal district. The Appraisal Districts are responsible for appraising property within the District, subject to review by their respective Appraisal Review Boards (the "Appraisal Review Boards"). The appraisal roll approved by the Appraisal Review Boards must be used by the District in establishing its tax rolls and tax rate. The valuation and assessment of taxable property within the District is governed by the Property Tax Code.

During the 2nd Special Session, convened on June 27, 2023, the Texas Legislature passed Senate Bill 2 ("SB 2"), which, among other things, includes provisions that prohibit an appraisal district from increasing the appraised value of real property during the 2024 tax year on non-homestead properties (the "Subjected Property") whose appraised values are not more than \$5,000,000 (the "Maximum Property Value") to an amount that exceeds the lesser of: (1) the market value of the Subjected Property for the most recent tax year that the market value was determined by the appraisal office or (2) the sum of: (a) 20 percent of the appraised value of the Subjected Property for the preceding tax year; (b) the appraised value of the Subjected Property for the preceding tax year; and (c) the market value of all new improvements to the Subjected Property. After the 2024 tax year, through December 31, 2026, the Appraisal Cap may be increased or decreased by the product of the preceding state fiscal year's increase or decrease in consumer price index, as applicable, to the Maximum Property Value. SB 2 was signed into law by the Governor of Texas (the "Governor") on July 22, 2023. The provisions described hereinabove took effect January 1, 2024, after the constitutional amendment proposed by H.J.R. 2, 88th Legislature, 2nd Called Session, 2023, was approved by voters at an election held on November 7, 2023.

District and Taxpayer Remedies

Under certain circumstances, taxpayers and taxing units, including the District, may appeal orders of the Appraisal Review Board by filing a timely petition for review in district court. In such event, the property value in question may be determined by the court, or by a jury, if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to compel compliance with the Property Tax Code.

The Property Tax Code sets forth notice and hearing procedures for certain tax rate increases by the District and provides for taxpayer referenda which could result in the repeal of certain tax increases. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals that are higher than renditions and appraisals of property not previously on an appraisal roll.

Assessment and Levy

Generally, all taxable property in the District (other than any qualifying agricultural or timber land) must be appraised at 100% of market value as of January 1 of each tax year, subject to review and approval by the Appraisal Review Board. However, houses held for sale by a developer or builder which remain unoccupied, are not leased or rented, and produce no income are required to be assessed at the price for which they would sell as a unit to a purchaser who would continue the owner's business. Valuation of houses at inventory level in future years could reduce the assessed value of developer and builder house inventory within the District. Certain land may be appraised at less than market value under the Property Tax Code. Upon application of a landowner, land which qualifies as "open-space land" is appraised based on the category of land, agriculture and hunting or recreational leases. Once an appraisal roll is prepared and approved by the Appraisal Review Boards it is used by the District in establishing its tax rate.

The Property Tax Code requires the Appraisal Districts to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all real property in the Appraisal Districts at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal Districts or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense, has the right to obtain from the Appraisal District a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as the Appraisal District chooses to formally include such values on its appraisal roll.

The chief appraiser must give written notice to each owner if the appraised value of their property is greater than it was in the preceding year, if the appraised value of the property is greater than the value rendered by the property owner, or if the property was not on the appraisal roll in the preceding year. In addition, the chief appraiser must give written notice to each property owner whose property was reappraised in the current year or if ownership of the property changed during the preceding year. The Appraisal Review Board has the ultimate responsibility for determining the value of all taxable property within the District; however, any owner who has timely filed notice with the appropriate Appraisal Review Boards may appeal the final determination by the Appraisal Review Board by filing suit in Texas district court. Prior to such appeal and prior to the delinquency date, however, the owner must pay the tax due on the amount of value of the property involved that is not in dispute or the amount of tax paid in the prior year, whichever is greater, or the amount of tax due under the order from which the appeal is taken. In the event of such suit, the value of the property is determined by the court, or a jury if requested by any party. Additionally, the District is entitled to challenge certain matters before the Appraisal Review Board, including the level of appraisals of a certain category of property, the exclusion of property from the appraisal records, or the grant in whole or in part of a partial exemption. The District may not, however, protest a valuation of individual property.

The rate of taxation is set by the Board of the District based upon the valuation of property within the District as of the preceding January 1 and based upon the amount required to be raised for debt service, maintenance purposes and authorized contractual obligations.

The District is responsible for the levy and collection of its taxes and will continue to do so unless the Board or the qualified voters of the District at an election held for such purpose determines to transfer such functions to the Appraisal District or another taxing unit.

Collection

Taxes are due on receipt of the tax bill and become delinquent after January 31 of the following year. However, a person over 65 years of age is entitled by law to pay current taxes on his residence homestead in installments or to defer taxes without penalty during the time he owns and occupies the property as his residence homestead. The date of the delinquency of a tax bill may be postponed if the tax bill is mailed after January 10. Delinquent taxes are subject to a six percent (6%) penalty for the first month of delinquency, one percent (1%) for each month thereafter to June 30 and twelve percent (12%) total if any taxes are unpaid on July 1. Delinquent taxes also accrue interest at the rate of one percent (1%) per month during the period they remain outstanding. In addition, if the District engages an attorney for collection of delinquent taxes, the Board may impose a further penalty not to exceed twenty percent (20%) on all taxes, penalty and interest unpaid on July 1.

Taxes levied by the District are a personal obligation of the person who owns or acquires the property on January 1 of the year for which the tax is imposed. The District has a statutory lien for unpaid taxes on real property against which the taxes are assessed. In the event a taxpayer fails to make timely payment of taxes due the District, the District may file suit to foreclose its lien securing payment of the tax, to enforce personal liability for the tax, or both. The District's tax lien is on a parity with the tax liens of the other state and local jurisdictions levying taxes on property within the District. Whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by applicable federal law. In the absence of such federal law, the District's tax lien takes priority over a lien of the United States. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other

federal, state and local taxing jurisdictions, by effects of the foreclosure sale price attributable to market conditions, by taxpayer redemption rights, or by bankruptcy proceedings which restrain the collection of a taxpayer's debts.

The District's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties and interest, if the person requests an installment agreement in writing and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) sixty-five (65) years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continues to accrue during the period of deferral.

Rollback of Operation and Maintenance Tax Rate

Chapter 49 of the Texas Water Code classifies districts differently based on the current operation and maintenance tax rate or on the percentage of build-out that the District has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per \$100 of taxable value are classified as "Special Taxing Units." Districts that have financed, completed, and issued bonds to pay for all improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as "Developed Districts." Districts that do not meet either of the classifications previously discussed are classified herein as "Developing Districts." The impact each classification has on the ability of a district to increase its maintenance and operations is described for each classification below. Debt service cannot be reduced by a rollback election held within any of the districts described below.

Special Taxing Units

Special Taxing Units that adopt a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, are required to hold a rollback election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Special Taxing Unit is the current year's debt service and contract tax rate plus 1.08 times the previous year's maintenance and operations tax rate.

Developed Districts

Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions for the preceding tax year, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus 1.035 times the previous year's maintenance and operations tax rate plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

Developing Districts

Districts that do not meet the classification of a Special Taxing Unit or a Developed District can be classified as Developing Districts. The qualified voters of these districts, upon the Developing District's adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax rate imposed by such district in the preceding tax year

on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, are authorized to petition for an election to reduce the operation and maintenance tax rate. If an election is called and passes, the total tax rate for Developing Districts is the current year's debt service and contract tax rate plus the previous year's maintenance and operations tax rate.

The District

A determination as to a district's status as a Special Taxing Unit, Developed District, or Developing District will be made on an annual basis. The Board determined the District to be a "Developing District" for purposes of setting the 2025 tax rate. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new rollback election calculation.

District's Rights in the Event of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property as of January 1 of the year in which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties and interest ultimately imposed for the year on the property. The lien exists in favor of the State and each taxing unit, including the District, having the power to tax the property. The District's tax lien is on a parity with the tax liens of other such taxing units. See "TAX DATA—Estimated Overlapping Taxes." A tax lien on real property takes priority over the claims of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by federal law. Personal property, under certain circumstances, is subject to seizure and sale for the payment of delinquent taxes, penalty and interest.

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights or by bankruptcy proceedings which restrict the collection of taxpayer debts. A taxpayer may redeem property within two years for residential and agricultural property and six months for commercial property and all other types of property after the purchaser's deed at the foreclosure sale is filed in the county records.

Tax Exemption for Property Damaged by Disaster

The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% damaged by a disaster and located within an area declared to be a disaster area by the governor of the State of Texas. This temporary exemption is automatic if the disaster is declared prior to a taxing unit, such as the District, adopting its tax rate for the tax year. A taxing unit, such as the District, may authorize the exemption at its discretion if the disaster is declared after the taxing unit has adopted its tax rate for the tax year. The amount of the exemption is based on the percentage of damage and is prorated based on the date of the disaster. Upon receipt of an application submitted within the eligible timeframe by a person who qualifies for a temporary exemption under the Property Tax Code, the Appraisal District is required to complete a damage assessment and assign a damage assessment rating to determine the amount of the exemption. The temporary exemption amounts established in the Property Tax Code range from 15% for property less than 30% damaged to 100% for property that is a total loss. Any such temporary exemption granted for disaster-damaged property expires on January 1 of the first year in which the property is reappraised.

Tax Payment Installments after Disaster

Certain qualified taxpayers, including owners of residential homesteads, located within a natural disaster area and whose property has been damaged as a direct result of the disaster, are entitled to enter into a tax payment installment agreement

with a taxing jurisdiction such as the District if the tax payer pays at least one-fourth of the tax bill imposed on the property by the delinquency date. The remaining taxes may be paid without penalty or interest in three equal installments within six months of the delinquency date.

Additionally, the Texas Tax Code authorizes a taxing jurisdiction such as the District, solely at the jurisdiction's discretion, to adopt a similar installment payment option for taxes imposed on property that is located within a designated disaster area or emergency area, and is owned or leased by certain qualified business entities, regardless of whether the property has been damaged as a direct result of the disaster or emergency.

The Effect of FIRREA on Tax Collections of the District

The Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA") contains certain provisions which affect the time for protesting property valuations, the fixing of tax liens and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation ("FDIC") when the FDIC is acting as the conservator or receiver of an insolvent financial institution.

Under FIRREA, real property held by the FDIC is still subject to ad valorem taxation, but such act states (i) that no real property of the FDIC shall be subject to foreclosure or sale without the consent of the FDIC and no involuntary liens shall attach to such property, (ii) the FDIC shall not be liable for any penalties, interest, or fines, including those arising from the failure to pay any real or personal property tax when due, and (iii) notwithstanding failure of a person to challenge an appraisal in accordance with state law, such value shall be determined as of the period for which such tax is imposed.

To the extent that the FDIC attempts to enforce the same, these provisions may affect the timeliness of collection of taxes on property, if any, owned by the FDIC in the District and may prevent the collection of penalties and interest on such taxes or may affect the valuation of such property.

DEFINED AREA TAX DATA

General

All taxable property within the Defined Area is subject to the assessment, levy and collection by the District of a continuing, direct annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds, the Outstanding Bonds, and any future tax-supported bonds to be secured by ad valorem taxes levied against property within the District and the Defined Area which may be issued from time to time as may be authorized. Taxes are levied by the District each year against the Defined Area's assessed valuation as of January 1 of that year. Taxes become due October 1 of such year, or when billed, and become delinquent after January 31 of the following year. The Board covenants in the Bond Order to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax against property in the Defined Area ample and sufficient to produce funds to pay the principal and interest on the Bonds when due. The actual rate of such tax will be determined from year to year as a function of the Defined Area's tax base, its debt service requirements, and available funds.

Defined Area Tax Collection History

The following table indicates the collection history for taxes assessed in the Defined Area:

<u><i>Tax Year</i></u>	<u><i>Taxable Valuation</i></u>	<u><i>Debt Tax Rate</i></u>	<u><i>M&O Tax Rate</i></u>	<u><i>Total Tax Rate</i></u>	<u><i>Tax Levy</i></u>	<u><i>Percent Current</i></u>	<u><i>Percent Total</i></u>	<u><i>Yr End Sep. 30</i></u>
2013	\$8,259,470	\$0.000	\$0.500	\$0.500	\$41,297	100.00%	100.00%	2014
2014	15,518,200	0.800	0.185	0.985	152,854	100.00%	100.00%	2015
2015	35,470,810	0.340	0.645	0.985	349,399	99.86%	100.66%	2016
2016	54,526,236	0.625	0.360	0.985	537,128	99.91%	100.00%	2017
2017	58,358,383	0.575	0.410	0.985	574,871	100.00%	100.08%	2018
2018	62,687,728	0.500	0.485	0.985	617,476	99.92%	100.12%	2019
2019	65,276,972	0.500	0.485	0.985	642,978	99.83%	99.91%	2020
2020	63,587,385	0.491	0.476	0.967	615,358	100.00%	100.09%	2021
2021	93,262,703	0.530	0.530	1.060	988,683	99.94%	99.41%	2022
2022	154,358,529	0.516	0.484	1.000	1,545,240	99.94%	99.50%	2023
2023	183,045,451	0.489	0.461	0.950	1,737,787	99.79%	100.02%	2024
2024	198,237,816	0.466	0.509	0.975	1,933,258	99.02%	96.44%	2025
2025	188,265,689	0.579	0.421	1.000	1,067,961	In	Process	2026

Analysis of Defined Area Tax Base

Based on information provided to the District by its Tax Assessor/Collector, the following represents the composition of property comprising the Defined Area's tax roll valuations for each of the years indicated:

	<u><i>2025 Tax Year</i></u>		<u><i>2024 Tax Year</i></u>	
	<u><i>Amount</i></u>	<u><i>Prct</i></u>	<u><i>Amount</i></u>	<u><i>Prct</i></u>
Land	\$67,532,473	27.74%	\$63,961,351	28.32%
Improvements	168,974,737	69.42%	155,845,227	68.99%
Personal	<u>6,917,896</u>	2.84%	<u>6,080,585</u>	2.69%
Total Appraised Value	\$243,425,106		\$225,887,163	
Less: Exemptions	<u>(55,159,417)</u>		<u>(24,656,715)</u>	
	<u>\$188,265,689</u>		<u>\$201,230,448</u>	

Principal Taxpayers in the Defined Area

<u><i>Name of Taxpayer</i></u>	<u><i>Type of Property</i></u>	<u><i>2025 Ass'd Value</i></u>	<u><i>% Total 2025 AV</i></u>	<u><i>2024 Ass'd Value</i></u>	<u><i>% Total 2024 AV</i></u>
Camillo ML 2021-SFR LLC	Rental Homes	\$42,911,366	22.79%	\$43,652,047	22.01%
Kroger Texas LP	Grocery Store	10,944,218	5.81%	11,612,830	5.86%
Houston Housing Authority (a)	Apartments	9,244,920	4.91%	35,200,000	17.75%
LH North Park LLC	Retail	6,700,000	3.56%	6,422,754	3.24%
Mills Branch Property LLC	Commercial	4,982,732	2.65%	3,628,670	1.83%
Kroger Marketplace	Acreage	4,461,419	2.37%	4,031,709	2.03%
CFT NV Nevada	Fast Food	2,530,000	1.34%	2,200,000	1.11%
Schoenborn LLC	Retail Store	2,354,123	1.25%	(b)	
Pulte Homes of Texas LP	Homebuilder	2,328,115	1.24%	4,133,331	2.08%
Chickencoop LLC	Commercial	1,968,663	1.05%	2,091,000	1.05%
Royal Lodging Inc	Commercial	(b)		2,000,000	1.01%
Total--Top Ten (c)		<u>\$88,425,556</u>	<u>46.97%</u>	<u>\$114,972,341</u>	<u>57.98%</u>

(a) Previously listed as CEP Avaya Kingwood DE LLC.

(b) Not among top ten this year.

(c) As shown above, the top ten taxpayers account for almost 47% of the Defined Area's 2025 tax base, and the top three taxpayers account for almost 33%. Adverse commercial or retail economic conditions could adversely impact businesses in the Defined Area and tax values in the Defined Area resulting in less local tax revenues. If any major taxpayer were to default in the payment of taxes, the ability of the Defined Area to make timely debt service payments will depend on its ability to enforce its tax lien, which is a time consuming process. See "RISK FACTORS—Tax Collection Limitations."

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of assessed valuation which would be required to meet certain debt service requirements if no growth in the District's tax base occurs beyond the 2025 Taxable Value (\$188,265,689). The calculations assume collection of 98% of taxes levied and the sale of no additional bonds by the District.

Estimated Average Debt Service Requirements on the Bonds and the Outstanding Bonds (2026/2054)	\$1,118,524
Tax Rate of \$0.607 on the 2025 Taxable Value produces	\$1,166,095
Estimated Maximum Debt Service Requirements on the Bonds and the Outstanding Bonds (2054)	\$1,125,113
Tax Rate of \$0.610 on the 2025 Taxable Value produces	\$1,171,858

Estimated Overlapping Taxes

Property within the Defined Area is subject to taxation by several taxing authorities in addition to the Defined Area. Under Texas law, a tax lien attaches to property to secure the payment of all taxes, penalty, and interest for the year, on January 1 of that year. The tax lien on property in favor of the District is on a parity with tax liens of other taxing jurisdictions. In addition to ad valorem taxes required to make debt service payments on bonded debt of the Defined Area and of such other jurisdictions, certain taxing jurisdictions are authorized by Texas law to assess, levy, and collect ad valorem taxes for operation, maintenance, administrative, and/or general revenue purposes.

<i>Taxing Entities</i>	<i><u>2024 Tax</u></i>
Lone Star College District	\$0.1076
Montgomery County	0.3790
Montgomery County Emergency Service District No. 6	0.1000
Montgomery County Hospital District	0.0497
New Caney Independent School District	1.2552
Porter Municipal Utility District (a)	<u>0.4590</u>
Overlapping Taxes	\$2.3505
The Defined Area (b)	<u>0.9750</u>
Total Direct & Overlapping Taxes	<u><u>\$3.3255</u></u>

- (a) In addition to the interest and sinking fund and maintenance and operation taxes paid as a result of the creation of the Defined Area, the issuance of debt secured by ad valorem taxes levied against property within the Defined Area and the operation of facilities within the Defined Area, property owners within the Defined Area also pay separate interest and sinking fund and maintenance and operation taxes to Porter Municipal Utility District for the issuance of debt secured by ad valorem tax levied against all property within the District and the operation of facilities within the System.
- (b) The Defined Area's 2025 tax rate is \$1.000 and the District's 2025 tax rate is \$0.4577.

THE SYSTEM

Regulation

The District operates only a wastewater collection and treatment system, and certain defined area drainage facilities. Property owners in the District obtain water from the Porter Special Utility District ("PSUD") as discussed below under "Water Supply."

The wastewater facilities serving land within the District (collectively, the "System") have been designed in conformance with accepted engineering practices and the requirements of certain governmental agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities including, among others, the TCEQ, Montgomery County Engineering Department, and the Cities. During construction, facilities are subject to inspection by the District's Engineer and the foregoing governmental agencies.

Operation of the District's System is subject to regulation by, among others, the United States Environmental Protection Agency, the TCEQ and the Cities. In many cases, regulations promulgated by these agencies have become effective only recently and are subject to further development and revision.

Description of the System

Wastewater treatment is provided by the District's existing 2.4 million gallons per day ("mgd") wastewater treatment plant. The District discharges treated effluent into Bens Branch, a tributary of Lake Houston. Currently, 30-day average dry weather flows through the District's sewage treatment plant are approximately 1.20 mgd.

The District entered a contract on May 5, 2006, with Terramark Communities, Ltd., under which the District agreed to provide wastewater treatment capacity for up to 2,300 equivalent single family connections ("ESFC") to be located within the adjacent Woodridge Municipal Utility District, created by Terramark Communities, Ltd. During September 2025, the wastewater flows coming from Woodridge Municipal Utility District averaged 213,000 gallons per day (852 ESFCs).

Water Supply

The District's residents obtain their water supply on an individually contracted basis from PSUD, an entity distinct from the District which is solely responsible for providing District residents with water supply and distribution facilities.

PSUD's facilities include 8,400 gallons per minute of well capacity, 1,300,000 gallons of elevated storage capacity, and 2,628,000 gallons of total storage capacity. The facilities are adequate for the existing connections, according to the Texas Department of Health's minimum criteria. The PSUD should be able to adequately serve up to 14,607 equivalent single family connections with its existing facilities.

Rate Order

The Districts' utility rate order for wastewater service, subject to change from time to time by the Board, is summarized in part below and adopted February 18, 2025:

Sewer rates are flat rate charges for residential customers and on equivalent single family connections for commercial customers as follows:

<i>Single Family Users</i>	\$22.89 per month
<i>Commercial Users</i>	\$39.60 per equivalent single family connection
<i>Multiple Users served by Master Meter</i>	Individual rate plus \$5.00 per unit

The Defined Area

As indicated above, customers located within the Defined Area are provided water service by PSUD and wastewater service by the District. Although the District does not own or maintain any stormwater drainage or detention facilities outside the Defined Areas, it has contracted to acquire the stormwater drainage and detention facilities constructed to serve the Defined Area and will maintain such facilities with proceeds of the Defined Area's maintenance tax. The District will set the Defined Area maintenance tax annually at a level sufficient to provide annual maintenance of the stormwater drainage and detention facilities constructed to serve the Defined Area and to provide an adequate reserve for any major renovation or replacement of such facilities.

In addition, following delivery of the Bonds, the District will convey ownership of all water distribution facilities purchased from the Developer with Bond proceeds, to the PSUD in return for the agreement of PSUD to operate and maintain such water distribution facilities.

RISK FACTORS

General

The Bonds, which are special obligations of the District and are not obligations of the State of Texas; Montgomery County, Texas; the City of Willis, Texas; the City of Conroe, Texas; or any other political subdivision, will be secured by a continuing, direct, annual ad valorem tax, without legal limitation as to rate or amount, levied on all taxable property within the Defined Area. The ultimate security for payment of the principal of and interest on the Bonds depends on the ability of the District to collect from the property owners within the Defined Area all taxes levied against the property, or in the event of foreclosure, on the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. At this point in the development of the Defined Area, the potential increase in taxable values of property is directly related to the demand for residential development, not only because of general economic conditions, but also due to particular factors discussed below.

Factors Affecting Taxable Values and Tax Payments

Economic Factors: The growth of taxable values in the District is directly related to the vitality of the commercial development and housing and building industry in the Houston metropolitan area. The housing and building industry has historically been a cyclical industry, affected by both short and long-term interest rates, availability of mortgage and development funds, labor conditions and general economic conditions. During the late 1980s, an oversupply of single-family residential housing in the Houston metropolitan market and the general downturn in the Houston economy adversely affected the local residential development and construction industries. In addition to a decline in housing demand, mortgage foreclosure by private banks and government and financial institutions depressed housing prices and the value of residential real estate in the Houston metropolitan area. The Houston economy is still dependent on energy prices and a precipitous decline in such prices could result in additional adverse effects on the economy.

Maximum Impact on District Rates: Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of Defined Area property owners to pay their taxes. The 2025 Taxable Valuation is \$188,265,689. See "TAX DATA." After issuance of the Bonds, the combined estimated maximum annual debt service requirement (2054) is \$1,125,113 and the combined estimated average annual debt service requirements (2026/2054) is \$1,118,524. Assuming no increase or decrease from the 2025 Taxable Valuation and no use of funds other than tax collections, tax rates of \$0.610 and \$0.607 per \$100 assessed valuation at a 98% collection rate against the 2025 Assessed Valuation would be necessary to pay the combined maximum and combined annual debt service requirements, respectively. The Board levied a 2025 tax rate of \$0.579 for debt service purposes and \$0.421 for maintenance purposes. See "DISTRICT DEBT—Pro Forma Debt Service Schedule" and "TAX DATA—Tax Rate Calculations."

Natural Disaster Declarations: The Governor of the State of Texas, Greg Abbott, issued a Severe Weather Disaster Declaration on April 30, 2024, which was subsequently amended on May 2, 2024, May 7, 2024, May 15, 2024, and May 20, 2024, certifying the severe storms and flooding that began on April 26, 2024 caused widespread and severe property damage, injury, or loss of life and declaring a disaster in several counties through out the State of Texas, including Montgomery County, Texas, in which the District is located. Additionally, the President of the United States of America, Joe Biden, issued a Major Disaster Declaration declaring a major disaster exists in the State of Texas as a result of severe weather and flooding beginning April 26, 2024 and making federal funding available to affected individuals in seven counties in the State of Texas, including Montgomery County, Texas, in which the District is located. Property in the District damaged by natural disasters in a declared disaster area may impact the taxable values of the property and the timing of tax payments by the tax payer. See "TAX PROCEDURES – Temporary Tax Exemptions for Property Damaged by Disaster" and "TAX PROCEDURES – Tax Payment Installments after Disaster" and "Extreme Weather Events."

Extreme Weather Events

The greater Houston area, including the District, is subject to occasional severe weather events, including tornadoes, flooding, tropical storms, and hurricanes. If the District were to sustain damage to its facilities requiring substantial repair or replacement, or if substantial damage were to occur to taxable property within the District as a result of such a weather event, the investment security of the Bonds could be adversely affected.

The greater Houston area has experienced multiple storms exceeding a 0.2% probability (i.e., a “500-year flood” event) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 25, 2017, and brought historic levels of rainfall during the successive four days. According to the District’s Operator no homes within the District nor any District facilities were flooded.

The District cannot predict the effect that additional extreme weather events may have upon the District and the Gulf Coast. Additional extreme weather events have the potential to cause damage within the District and along the Gulf Coast generally that could have a negative effect on taxable assessed valuations in the District and the economy of the District and the region.

The heavy rainstorms that began April 26, 2024 through May 20, 2024 and Hurricane Beryl on July 8, 2024 resulted in flooding in the Montgomery County, Texas area, including the District. To the District’s best knowledge, the District reports no homes were flooded, water and sewer service was not interrupted and no System operations were interrupted.

If a future weather event significantly damaged taxable property within the District, the assessed value of property within the District could be substantially reduced, which could result in a decrease in tax revenues and/or necessitate an increase in the District’s tax rate. Further, there can be no assurance that a casualty loss to taxable property within the District will be covered by insurance (or that property owners will even carry flood or other casualty insurance), that any insurance company will fulfill its obligation to provide insurance proceeds, or that insurance proceeds will be used to rebuild or repair any damaged improvements within the District. Even if insurance proceeds are available and improvements are rebuilt, there could be a lengthy period in which assessed values within the District could be adversely affected.

Specific Flood Type Risks

Ponding (or Pluvial) Flood: Ponding, or pluvial, flooding occurs when heavy rainfall creates a flood event independent of an overflowing water body, typically in relatively flat areas. Intense rainfall can exceed the drainage capacity of a drainage system, which may result in water within the drainage system becoming trapped and diverted onto streets and nearby property until it is able to reach a natural outlet. Ponding can also occur in a flood pool upstream or behind a dam, levee or reservoir.

Riverine (or Fluvial) Flood: Riverine, or fluvial, flooding occurs when water levels rise over the top of river, bayou or channel banks due to excessive rain from tropical systems making landfall and/or persistent thunderstorms over the same area for extended periods of time. The damage from a riverine flood can be widespread. The overflow can affect smaller rivers and streams downstream, or may sheet-flow over land. Flash flooding is a type of riverine flood that is characterized by an intense, high velocity torrent of water that occurs in an existing river channel with little to no notice. Flash flooding can also occur even if no rain has fallen, for instance, after a levee, dam or reservoir has failed or experienced an uncontrolled release, or after a sudden release of water by a debris or ice jam. In addition, planned or unplanned controlled releases from a dam, levee or reservoir also may result in flooding in areas adjacent to rivers, bayous or drainage systems downstream.

National Weather Service Atlas 14 Rainfall Study: The National Weather Service recently completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States (“Atlas 14”). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in interim floodplain regulations applying to a larger number of properties and consequently leaving less

developable property within the District. Such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

Dependence on the Oil and Gas Industry

Adverse developments in economic conditions, particularly in the oil and gas industry, could adversely impact the businesses of taxpayers and the property values in the District, resulting in less local tax revenue. The State of Texas may be particularly at risk from any global slowdown in the oil and gas industry, given the prevalence of international trade in the State of Texas and the risk of contraction in the oil and gas industry and spillover effects into other industries. Should oil prices remain depressed over a long period of time or other adverse developments in economic conditions were to occur, particularly in the oil and gas industry, these businesses could be adversely impacted.

Potential Effects of Oil Price Volatility on the Houston Area

The economy of the Houston area has, in the past, been particularly affected by adverse conditions in the oil and gas industry, and such conditions and their spillover effects into other industries could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values within the District. The District cannot predict the impact that negative conditions in the oil industry could have on property values in the District.

Production of Net Revenues

The Net Revenues, if any, to be derived from the operation of the System are entirely dependent upon sales of water and sewer services to current and future residents and users of the System and related operating expenses. The District does not expect that the operation of the System will produce Net Revenues sufficient to make a significant contribution, if any, to the District's debt service requirements. An audit of the District's accounts for the fiscal year ended July 31, 2024, is included as "APPENDIX A" to this Official Statement. See "THE SYSTEM – Historical Operations of the General Operating Fund."

Overlapping Tax Rates

Consideration should be given to the total tax burden of all overlapping jurisdictions imposed upon property located within the District as contrasted with property located in comparable real estate developments to gauge the relative tax burden on property within the District. The combination of the District's tax rate and the overlapping taxing entities' tax rates is higher than the combined tax rates levied upon certain other comparable developments in the market area. Consequently, an increase in the District's tax rate above those anticipated above may have an adverse impact on future development or the construction of taxable improvements in the District. See "DISTRICT DEBT--Estimated Overlapping Debt" and "TAX DATA--Estimated Overlapping Taxes."

Tax Collection Limitations

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) collection procedures, (b) a bankruptcy court's stay of tax collection procedures against a taxpayer, or (c) market conditions limiting the proceeds from a foreclosure sale of taxable property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Because ownership of the land within the District may become highly fragmented among a number of taxpayers, attorney's fees and other costs of collecting any such taxpayer's delinquencies could substantially reduce the net proceeds to the District from a tax foreclosure sale. Finally, any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes against such taxpayer.

Registered Owners' Remedies

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners may seek a writ of mandamus requiring the District to levy adequate taxes to make such payments. Except for the remedy of mandamus, the Bond Order does not specifically provide for remedies to a Registered Owner in the event of a District default, nor does it provide for the appointment of a trustee to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Although the Registered Owners could obtain a judgment against the District, such a judgment could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on the property of the District or sell property within the District in order to pay the principal of or interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may be further limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District. For example, a Chapter IX bankruptcy proceeding by the District could delay or eliminate payment of principal or interest to the Registered Owners.

Bankruptcy Limitation to Registered Owners' Rights

The enforceability of the rights and remedies of Registered Owners may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. Subject to the requirements of Texas law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 USC sections 901-946. The filing of such petition would automatically stay the enforcement of Registered Owner's remedies, including mandamus and the foreclosure of tax liens upon property within the District discussed above. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismisses the petition, enters an order granting relief from the stay or otherwise allows creditors to proceed against the petitioning political subdivisions.

If a petitioning district were allowed to proceed voluntarily under Chapter 9 of the Federal Bankruptcy Code, it could file a plan for an adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect a Registered Owner by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of the Registered Owner's claim against a district.

The District may not be placed into bankruptcy involuntarily.

Environmental Regulations

Wastewater treatment, water supply, storm sewer facilities and construction activities within the District are subject to complex environmental laws and regulations at the federal, state and local levels that may require or prohibit certain activities that affect the environment, such as:

- Requiring permits for construction and operation of water wells, wastewater treatment and other facilities;
- Restricting the manner in which wastes are treated and released into the air, water and soils;
- Restricting or regulating the use of wetlands or other properties; and
- Requiring remedial action to prevent or mitigate pollution.

Sanctions against a municipal utility district or other type of special purpose district for failure to comply with environmental laws and regulations may include a variety of civil and criminal enforcement measures, including assessment of monetary penalties, imposition of remedial requirements and issuance of injunctions to ensure future compliance. Environmental laws and compliance with environmental laws and regulations can increase the cost of planning, designing, constructing and operating water production and wastewater treatment facilities. Environmental laws can also inhibit growth and development within the District. Further, changes in regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

Air Quality Issues: Air quality control measures required by the United States Environmental Protection Agency (the “EPA”) and the TCEQ may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act (“CAA”) Amendments of 1990, the eight-county Houston-Galveston-Brazoria area (“HGB Area”)—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under two separate federal ozone standards: the eight-hour ozone standard of 75 ppb promulgated by the EPA in 2008 (the “2008 Ozone Standard”), and the EPA’s most-recent promulgation of an even lower, 70 ppb eight-hour ozone standard in 2015 (the “2015 Ozone Standard”). While the State of Texas has been able to demonstrate steady progress and improvements in air quality in the HGB Area, the HGB Area remains subject to CAA nonattainment requirements.

The HGB Area is currently designated as a “severe” nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2027. If the EPA ultimately determines that the HGB Area has failed to meet the attainment deadline based on the relevant data, the area is subject to reclassification to a nonattainment classification that provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

The HGB Area is currently designated as a “serious” nonattainment area under the 2015 Ozone Standard, with an attainment deadline of August 3, 2027. For purposes of the 2015 Ozone Standard, the HGB Area consists of only six counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, and Montgomery Counties.

In order to demonstrate progress toward attainment of the EPA’s ozone standards, the TCEQ has established a state implementation plan (“SIP”) for the HGB Area setting emission control requirements, some of which regulate the inspection and use of automobiles. These types of measures could impact how people travel, what distances people are willing to travel, where people choose to live and work, and what jobs are available in the HGB Area. These SIP requirements can negatively impact business due to the additional permitting/regulatory constraints that accompany this designation and because of the community stigma associated with a nonattainment designation. It is possible that additional controls will be necessary to allow the HGB Area to reach attainment with the ozone standards by the EPA’s attainment deadlines. These additional controls could have a negative impact on the HGB Area’s economic growth and development.

Water Supply & Discharge Issues. Water supply and discharge regulations that municipal utility districts, including the District, may be required to comply with involve: (1) groundwater well permitting and surface water appropriation; (2) public water supply systems; (3) wastewater discharges from treatment facilities; (4) storm water discharges; and (5) wetlands dredge and fill activities. Each of these is addressed below:

Certain governmental entities regulate groundwater usage in the HGB Area. A municipal utility district or other type of special purpose district that (i) is located within the boundaries of such an entity that regulates groundwater usage, and (ii) relies on local groundwater as a source of water supply, may be subject to requirements and restrictions on the drilling of water wells and/or the production of groundwater that could affect both the engineering and economic feasibility of district water supply projects.

Pursuant to the federal Safe Drinking Water Act (“SDWA”) and the EPA’s National Primary Drinking Water Regulations (“NPDWRs”), which are implemented by the TCEQ’s Water Supply Division, a municipal management district’s provision of water for human consumption is subject to extensive regulation as a public water system. Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency’s rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future. Further, the EPA has established a NPDWR for six (6) Per- and Polyfluoroalkyl Substances (“PFAS”), which requires public water systems to perform certain monitoring and remediation measures. Public water systems may be subject to additional PFAS regulation in the future, which could increase the cost of constructing, operating, and maintaining water production and distribution facilities.

Texas Pollutant Discharge Elimination System (“TPDES”) permits set limits on the type and quantity of discharge, in accordance with state and federal laws and regulations. The TCEQ reissued the TPDES Construction General Permit (TXR150000) (“CGP”), with an effective date of March 5, 2023, which is a general permit authorizing the discharge of stormwater runoff associated with small and large construction sites and certain non-stormwater discharges into surface water in the state. The CGP has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act (“CWA”) and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

The TCEQ issued the General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”) on August 15, 2024. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. While the District is currently not subject to the MS4 Permit, if the District’s inclusion were required at a future date, the District could incur substantial costs to develop, implement, and maintain the necessary plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff in order to comply with the MS4 Permit.

Operations of utility districts, including the District, are also potentially subject to requirements and restrictions under the CWA regarding the use and alteration of wetland areas that are within the “waters of the United States.” The District must obtain a permit from the United States Army Corps of Engineers (“USACE”) if operations of the District require that wetlands be filled, dredged, or otherwise altered.

On May 25, 2023, the Supreme Court of the United States issued its decision in *Sackett v. EPA*, which clarified the definition of “waters of the United States” and significantly restricted the reach of federal jurisdiction under the CWA. Under the *Sackett* decision, “waters of the United States” includes only geographical features that are described in ordinary parlance as “streams, oceans, rivers, and lakes” and to adjacent wetlands that are indistinguishable from such bodies of water due to a continuous surface connection. Subsequently, the EPA and USACE issued a final rule amending the definition of “waters of the United States” under the CWA to conform with the Supreme Court’s decision.

While the *Sackett* decision and subsequent regulatory actions removed a great deal of uncertainty regarding the ultimate scope of “waters of the United States” and the extent of EPA and USACE jurisdiction, operations of municipal utility districts, including the District, could potentially be subject to additional restrictions and requirements, including additional permitting requirements, in the future.

Changes in Tax Legislation

Certain tax legislation, whether currently proposed or proposed in the future, may directly or indirectly reduce or eliminate the benefit of the exclusion of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, may also affect the value and liquidity of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any proposed, pending or future legislation.

2025 Legislative Session

The 89th Regular Legislative Session convened on January 14, 2025, and concluded on June 2, 2025. The Legislature meets in regular session in odd numbered years for 140 days. When the Legislature is not in session, the Governor of Texas (the “Governor”) may call one or more special sessions, at the Governor’s discretion, each lasting no more than 30 days, and for which the Governor sets the agenda. During this time, the Legislature may enact laws that materially change current laws affecting ad valorem tax matters, including rollback elections for maintenance tax increases, and other matters which could adversely affect the marketability or market value of the Bonds. On June 23, 2025, the Governor called a special session to begin on July 21, 2025, and ended on August 15, 2025. No legislation was passed during the first special session. The Governor immediately called a second special session which began on August 15, 2025 and concluded on September 4, 2025. No legislation affecting property taxes was passed during the second special

session, and no third special session has been called at this time. The District can make no representations or predictions regarding any actions the Texas Legislature may take or the effect of any such actions.

Continuing Compliance with Certain Covenants

The Bond Order contains covenants by the District intended to preserve the exclusion from gross income of interest on the Bonds. Failure by the District to comply with such covenants on a continuous basis prior to maturity of the Bonds could result in interest on the Bonds becoming taxable retroactively to the date of original issuance.

Marketability

The District has no understanding (other than the initial reoffering yields) with the initial purchaser of the Bonds (the “Underwriter”) regarding the reoffering yields or prices of the Bonds and has no control over the trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made for the Bonds. If there is a secondary market, the difference between the bid and asked price of the Bonds may be greater than the difference between the bid and asked price of other bonds which are more generally bought, sold or traded in the secondary market. See “SALE AND DISTRIBUTION OF THE BONDS--Prices and Marketability.”

Financing Parks and Recreational Facilities

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) preparation of a detailed park plan; (b) authorization of park bonds by the qualified voters in the District; (c) approval of the park project and bonds by the TCEQ; and (d) approval of the bonds by the Attorney General of Texas. If the District does issue park bonds, the outstanding principal amount of such bonds may not exceed an amount equal to one percent (1%) of the value of the taxable property in the District, unless the District meets certain feasibility, requirements under the TCEQ rules in which case the outstanding principal amounts of such bonds issued by the District may exceed an amount equal to one percent (1%) but not three percent (3%) of the value of the taxable property in the District. The Board has not considered authorizing the preparation of a park plan or calling a park bond election at this time.

Current law may be changed in a manner to increase the amount of bonds that may be issued as related to a percentage of the value of taxable property or to allow a higher or lower maintenance tax rate for such purposes. The levy of taxes for such purposes may dilute the security for the Bonds.

Tax Payment Installments after Disaster

Certain qualified taxpayers, including owners of residential homesteads, located within a natural disaster area and whose property has been damaged as a direct result of the disaster, are entitled to enter into a tax payment installment agreement with a taxing jurisdiction such as the District if the tax payer pays at least one-fourth of the tax bill imposed on the property by the delinquency date. The remaining taxes may be paid without penalty or interest in three equal installments within six months of the delinquency date.

Additionally, the Texas Tax Code authorizes a taxing jurisdiction such as the District, solely at the jurisdiction’s discretion, to adopt a similar installment payment option for taxes imposed on property that is located within a designated disaster area or emergency area, and is owned or leased by certain qualified business entities, regardless of whether the property has been damaged as a direct result of the disaster or emergency.

Increase in Costs of Building Materials and Labor Shortages

As a result of low supply and high demand, shipping constraints, and the ongoing trade war (including tariffs and retaliatory tariffs), there may be substantial increases in the cost of lumber and other materials, causing developers, homebuilders, and general contractors to experience budget overruns. Further, the federal administration’s impositions

and threatened impositions of tariffs and the imposition or threatened impositions of retaliatory tariffs against the United States will impact the ability of developers, homebuilders, general contractors, and district consultants to estimate costs, which could have a direct effect on the District's ability to finance water, sanitary, and detention facilities. Furthermore, the federal administration's immigration policies may impact the Texas workforce.

Competition: The demand for and construction of taxable improvements in the District could be affected by competition from other developments near the District. In addition to competition for new single-family home sales from other developments, there are numerous previously-owned single-family homes in more established commercial centers and neighborhoods closer to the City of Houston, Texas that are for sale. Such existing developments could represent additional competition for new development proposed to be constructed within the District. The competitive position of the Developer or the principal landowners in the sale of land, and the sale or leasing of residences is affected by most of the factors discussed in this section. Such a competitive position is directly related to the growth and maintenance of taxable values in the District and tax revenues to be received by the District. The District can give no assurance that building and marketing programs in the District by the Developer will be implemented or, if implemented, will be successful.

Location and Access: The District is located approximately 25 miles southwest from the central business district of the City of Houston, Texas. Many of the single-family developments with which the District competes are in a more developed state and have lower taxes. As a result, particularly during times of increased competition, the Developer within the District may be at a competitive disadvantage to the developers in other single-family projects located closer to major urban centers or in a more developed state. See “THE DISTRICT” and “STATUS OF DEVELOPMENT.”

Cybersecurity

The District's consultants use digital technologies to collect taxes, hold funds and process disbursements. These systems necessarily hold sensitive protected information that is valued on the black market. As a result, the electronic systems and networks of organizations like the District's consultants are considered targets for cyber-attacks and other potential breaches of their systems. To the extent the District is determined to be the party responsible for various electronic systems or suffers a loss of funds due to a security breach, there could be a material adverse effect on the District's finances. Insurance to protect against such breaches is limited.

Approval of the Bonds

The Attorney General of Texas must approve the legality of the Bonds prior to their delivery. The Attorney General, however, does not pass upon or guarantee the security of the Bonds as an investment, nor has the Attorney General passed upon the adequacy or accuracy of the information contained in this Official Statement.

LEGAL MATTERS

Legal Opinions

The District will furnish the Underwriter a transcript of certain certified proceedings held incident to the authorization and issuance of the Bonds, including a certified copy of the approving opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Bonds are valid and legally binding special obligations of the District, payable from the proceeds of an annual ad valorem tax levied, without legal limit as to rate or amount, upon all taxable property in the District. The District will also furnish the legal opinion of Young & Brooks, Bond Counsel, to the effect that, based upon an examination of such transcript, the Bonds are legal, valid and binding special obligations of the District payable from the sources and enforceable in accordance with the terms and conditions described therein, except to the extent the enforceability thereof may be affected by bankruptcy, insolvency, reorganization, moratorium, or other similar laws affecting creditors' rights or the exercise of judicial discretion in accordance with all general principles of equity, and are payable from annual ad valorem taxes, which are not limited by applicable law in rate or amount, levied against all property within the District which is not exempt from taxation by or under

applicable law. Issuance of the Bonds is also subject to the legal opinion of Bond Counsel to the effect that interest on the Bonds is excludable from gross income for federal income tax purposes under existing statutes, regulations, published rulings and court decisions as described below under "TAX MATTERS". Such opinions will express no opinions with respect to the sufficiency and security for or the marketability of the Bonds.

In addition to serving as Bond Counsel, Young & Brooks also acts as general counsel to the District on matters other than the issuance of bonds. The legal fees to be paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based upon a percentage of the Bonds actually issued, sold and delivered and, therefore, such fees are contingent upon the sale and delivery of the Bonds.

Legal Review

Bond Counsel has reviewed the information appearing in this Official Statement under the captioned sections: "THE BONDS" (except for the subsection "--Book-Entry-Only System"), "THE DISTRICT--Authority," "TAX PROCEDURES," "LEGAL MATTERS--Legal Opinions," "TAX MATTERS" and "CONTINUING DISCLOSURE OF INFORMATION" (except for the subsection "--Compliance with Prior Undertakings") solely to determine whether such information fairly summarizes matters of law with respect to the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement, nor has it conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel's limited participation as an assumption of responsibility for, or an expression of opinion of any kind with regard to, the accuracy or completeness of any of the information contained herein, other than the matters discussed immediately above.

No-Litigation Certificate

The District will furnish the Underwriter a certificate, dated as of the date of delivery of the Bonds, executed by both the President and Secretary of the Board, to the effect that no litigation of any nature is then pending against or, to the best knowledge of the certifying officers, threatened against the District contesting or attacking the Bonds or the Bond Order; restraining or enjoining the authorization, execution or delivery of the Bonds; affecting the provisions made for the payment of or security for the Bonds; in any manner questioning the authority of proceedings for the authorization, execution or delivery of the Bonds; or affecting the validity of the Bonds, the Bond Order, the corporate existence or boundaries of the District or the titles of the then present officers of the Board.

No Material Adverse Change

The obligations of the Underwriter to take and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the condition (financial or otherwise) of the District subsequent to the date of sale from that set forth or contemplated in the Preliminary Official Statement, as it may have been supplemented or amended through the date of sale.

TAX MATTERS

Opinion

On the date of initial delivery of the Bonds, Young & Brooks, Houston, Texas, Bond Counsel, will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof ("Existing Law"), (1) interest on the Bonds for federal income tax purposes will be excludable from the "gross income" of the holders thereof and (2) the Bonds will not be treated as "specified private activity bonds" the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the "Code"). Except as stated above, Bond Counsel will express no opinion as to any other federal, state or local tax consequences of the purchase, ownership or disposition of the Bonds.

In rendering its opinion, Bond Counsel will rely upon (a) certain information and representations of the District, including information and representations contained in the District's federal tax certificate, and (b) covenants of the District contained in the Bond documents relating to certain matters, including arbitrage and the use of the proceeds of the Bonds and the property financed or refinanced therewith. Failure by the District to comply with the aforementioned representations or covenants could cause the interest on the Bonds to become includable in gross income retroactively to the date of issuance.

The Code and the regulations promulgated thereunder contain a number of requirements that must be satisfied subsequent to the issuance of the Bonds in order for interest on the Bonds to be, and to remain, excludable from gross income for federal income tax purposes. Failure to comply with such requirements may cause interest on the Bonds to be included in gross income retroactively to the date of issuance of the Bonds. The opinion of Bond Counsel is conditioned on compliance by the Issuer with such requirements, and Bond Counsel has not been retained to monitor compliance with these requirements subsequent to the issuance of the Bonds.

Bond Counsel's opinion represents its legal judgment based upon its review of Existing Law and the reliance on the aforementioned information, representations and covenants. Bond Counsel's opinion is not a guarantee of a result. The Existing Law is subject to change by the Congress and to subsequent judicial and administrative interpretation by the courts and the Department of the Treasury. There can be no assurance that such Existing Law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of the purchase, ownership or disposition of the Bonds.

A ruling was not sought from the Internal Revenue Service by the District with respect to the Bonds or the Project. No assurances can be given as to whether the Internal Revenue Service will commence an audit of the Bonds, or as to whether the Internal Revenue Service would agree with the opinion of Bond Counsel. If an Internal Revenue Service audit is commenced, under current procedures the Internal Revenue Service is likely to treat the District as the taxpayer and the Bondholders may have no right to participate in such procedure. No additional interest will be paid upon any determination of taxability.

Federal Income Tax Accounting Treatment of Original Issue Discount

The initial public offering price to be paid for one or more maturities of the Bonds (the "Original Issue Discount Bonds") may be less than the principal amount thereof, or one or more periods for the payment of interest on the bonds may not be equal to the accrual period or be in excess of one year. In such event, the difference between (i) the "stated redemption price at maturity" of each Original Issue Discount Bond, and (ii) the initial offering price to the public of such Original Issue Discount Bond would constitute original issue discount. The "stated redemption price at maturity" means the sum of all payments to be made on the bonds less the amount of all periodic interest payments. Periodic interest payments are payments which are made during equal accrual periods (or during any unequal period if it is the initial or final period) and which are made during accrual periods which do not exceed one year.

Under Existing Law, any owner who has purchased such Original Issue Discount Bond in the initial public offering is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the accrual period. For a discussion of certain collateral federal tax consequences, see discussion set forth below.

In the event of the redemption, sale or other taxable disposition of such Original Issue Discount Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Original Issue Discount Bond was held by such initial owner) is includable in gross income.

Under Existing Law, the original issue discount on each Original Issue Discount Bond is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Original Issue Discount Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each

accrual period is equal to (a) the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (b) the amounts payable as current interest during such accrual period on such Original Issue Discount Bond.

The federal income tax consequences of the purchase, ownership, redemption, sale or other disposition of Original Issue Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. All owners of Original Issue Discount Bonds should consult their own tax advisors with respect to the determination for federal, state and local income tax purposes of the treatment of interest accrued upon redemption, sale or other disposition of such Original Issue Discount Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale or other disposition of such Original Issue Discount Bonds.

Collateral Federal Income Tax Consequences

The following discussion is a summary of certain collateral federal income tax consequences resulting from the purchase, ownership or disposition of the Bonds. This discussion is based on existing statutes, regulations, published rulings and court decisions, all of which are subject to change or modification, retroactively.

The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, such as financial institutions, property and casualty insurance companies, life insurance companies, individual recipients of Social Security or Railroad Retirement benefits, individuals allowed an earned income credit, certain S corporations with accumulated earnings and profits and excess passive investment income, foreign corporations subject to the branch profits tax, taxpayers qualifying for the health insurance premium assistance credit, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase tax-exempt obligations.

THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIAL PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM RECENTLY ENACTED LEGISLATION OR THE PURCHASE, OWNERSHIP AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.

Interest on the Bonds may be includable in a corporation's "adjusted financial statement income" determined under section 56A of the Code to calculate the alternative minimum tax imposed on certain corporations by section 55 of the Code.

Under section 6012 of the Code, holders of tax-exempt obligations, such as the Bonds, may be required to disclose interest received or accrued during each taxable year on their returns of federal income taxation.

Section 1276 of the Code provides for ordinary income tax treatment of gain recognized upon the disposition of a tax-exempt obligation, such as the Bonds, if such obligation was acquired at a "market discount" and if the fixed maturity of such obligation is equal to, or exceeds, one year from the date of issue. Such treatment applies to "market discount bonds" to the extent such gain does not exceed the accrued market discount of such bonds; although for this purpose, a de minimis amount of market discount is ignored. A "market discount bond" is one which is acquired by the holder at a purchase price which is less than the stated redemption price at maturity or, in the case of a bond issued at an original issue discount, the "revised issue price" (i.e., the issue price plus accrued original issue discount). The "accrued market discount" is the amount which bears the same ratio to the market discount as the number of days during which the holder holds the obligation bears to the number of days between the acquisition date and the final maturity date.

State, Local and Foreign Taxes

Investors should consult their own tax advisors concerning the tax implications of the purchase, ownership or disposition of the Bonds under applicable state or local laws. Foreign investors should also consult their own tax advisors regarding the tax consequences unique to investors who are not United States persons.

Qualified Tax-Exempt Obligations for Financial Institutions

Section 265(a) of the Code provides, in pertinent part, that interest paid or incurred by a taxpayer, including a “financial institution,” on indebtedness incurred or continued to purchase or carry tax-exempt obligations is not deductible in determining the taxpayer’s taxable income. Section 265(b) of the Code provides an exception to the disallowance of such deduction for any interest expense paid or incurred on indebtedness of a taxpayer that is a “financial institution” allocable to tax-exempt obligations, other than “private activity bonds,” that are designated by a “qualified small issuer” as “qualified tax-exempt obligations.” A “qualified small issuer” is any governmental issuer (together with any “on-behalf of” and “subordinate” issuers) who issues no more than \$10,000,000 of tax-exempt obligations during the calendar year. Section 265(b)(5) of the Code defines the term “financial institution” as any “bank” described in Section 585(a)(2) of the Code, or any person accepting deposits from the public in the ordinary course of such person’s trade or business that is subject to federal or state supervision as a financial institution. Notwithstanding the exception to the disallowance of the deduction of interest on indebtedness related to “qualified tax-exempt obligations” provided by Section 265(b) of the Code, Section 291 of the Code provides that the allowable deduction to a “bank,” as defined in Section 585(a)(2) of the Code, for interest on indebtedness incurred or continued to purchase “qualified tax-exempt obligations” shall be reduced by twenty-percent (20%) as a “financial institution preference item.”

The District expects to designate the Bonds as “qualified tax-exempt obligations” within the meaning of section 265(b) of the Code. In furtherance of that designation, the District will covenant to take such action which would assure or to refrain from such action which would adversely affect the treatment of the Bonds as “qualified tax-exempt obligations.” Potential purchasers should be aware that if the issue price to the public (or, in the case of discount bonds, the amount payable at maturity) exceeds \$10,000,000, then such obligations might fail to satisfy the \$10,000,000 limitation and the obligations would not be “qualified tax-exempt obligations.”

CONTINUING DISCLOSURE OF INFORMATION

The offering of the Bonds qualifies for an exemption from Rule 15c2-12(b)(5) of the United States Securities and Exchange Commission (the “Rule”) regarding the District’s continuing disclosure obligations because the District does not have more than \$10,000,000 in aggregate amount of bonds outstanding and no person is committed by contract or other arrangement with respect to the payment of the Bonds. As required by the exemption, and in the Bond Order, the District has made the following agreement for the benefit of the holders and beneficial owners of the Bonds. The District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain updated financial information and operating data annually, audited financial statements and timely notice of specified material events, in an electronic format as prescribed by the Municipal Securities Rulemaking Board (the “MSRB”) or any successor to its functions as a repository through its Electronic Municipal Market Access (“EMMA”) system.

Annual Reports

The District will provide certain financial information and operating data annually. The information to be updated includes the quantitative financial information and operating data of the general type included in this Official Statement under the headings “DEFINED AREA DEBT,” “DEFINED AREA TAX DATA,” and the District’s audited financial statements and supplemental schedules as found in “APPENDIX A- Financial Statements of the District.” The District will update and provide this information within six months after the end of each of its fiscal years ending in or after 2025. The District will provide the updated information to the Municipal Securities Rulemaking Board (the “MSRB”) or any successor to its functions as a repository through its Electronic Municipal Market Access (“EMMA”) system. Any information concerning the District so provided shall be prepared in accordance with generally accepted auditing standards or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the audit report is completed within the period during which it must be provided. If the audit report of the District is not complete within such period, then the District shall provide unaudited financial statements for the applicable entity and fiscal year to the MSRB within such six month period, and audited financial statements when the audit report becomes available.

The District's current fiscal year end is July 31. Accordingly, it must provide updated information by January 31 in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other material events affecting the tax-exempt status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District; (13) consummation of a merger, consolidation, or acquisition involving the District or the sale of all or substantially all of the assets of the District, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material to a decision to purchase or sell Bonds; (15) incurrence of a financial obligation of the District, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the District, any of which reflect financial difficulties. With respect to the Bonds, there are no "obligated persons" within the meaning of the Rule other than the District. The terms "financial obligation" and "material" when used in this paragraph shall have the meaning ascribed to them under federal securities laws. The term "financial obligation" does not include municipal securities for which a final official statement has been proved to the MSRB consistent with the Rule. Neither the Bonds nor the Bond Order makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described above under "Annual Reports."

For these purposes, any event described in (12) in the immediately preceding paragraph is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the District in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the District, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the District; and the District intends the words used in the immediately preceding paragraphs (15) and (16) and the definition of Financial Obligation in this subcaption to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018 (the "2018 Release") and any further written guidance provided by the SEC or its staff with respect to the amendment to the Rule effected by the 2018 Release.

Availability of Information from MSRB

The District has agreed to provide the foregoing information only to the MSRB. The MSRB makes the information available to the public without charge through the EMMA internet portal at www.emma.msrb.org.

Limitations and Amendments

The District has agreed to update information and to provide notices of certain events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results

of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although holders or Beneficial Owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement. The District may amend its continuing disclosure agreement from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, if but only if (1) the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering made hereby in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (2) either (a) the holders of a majority in aggregate principal amount of the outstanding Bonds consent to the amendment or (b) any person unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the Registered Owners and Beneficial Owners of the Bonds. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under "Annual Reports" an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information and operating so provided. The District may also amend or repeal the agreement in the Bond Order if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid or unenforceable, but only to the extent that its right to do so would not prevent an underwriter from lawfully purchasing the Bonds in the initial offering.

Compliance with Prior Undertakings

The District is in compliance in all material respects with all continuing disclosure agreements made by it for the last five years in accordance with SEC Rule 15c2-12.

FORWARD-LOOKING STATEMENTS

The statements contained in this Official Statement, and in any other information provided by the District, that are not purely historical, are forward-looking statements, including statements regarding the District's expectations, hopes, intentions, or strategies regarding the future. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available to the District on the date hereof, and the District assumes no obligation to update any such forward-looking statements. It is important to note that the District's actual results could differ materially from those in such forward-looking statements.

The forward-looking statements herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, and legislative, judicial and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the District. Any of such assumptions could be inaccurate and, therefore, there can be no assurance that the forward-looking statements included in this Official Statement would prove to be accurate.

PREPARATION OF OFFICIAL STATEMENT

General

The information contained in this Official Statement has been obtained primarily from the District's records, the District's Engineer, the Appraisal District, the District's Tax Assessor/Collector and other sources believed to be reliable. The District, however, makes no representation as to the accuracy or completeness of the information derived from such sources. The

summaries of the statutes, resolutions, orders, agreements and engineering and other related reports set forth in this Official Statement are included herein subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents for further information.

Consultants

The information contained in this Official Statement relating to the physical characteristics of the District and engineering matters and, in particular, that engineering information included in the sections captioned "THE DISTRICT" and "THE SYSTEM" has been provided by the District's Engineer and has been included herein in reliance upon the authority of such firm as experts in the field of civil engineering.

The information contained in this Official Statement relating to assessed valuations of property generally and, in particular, that information concerning historical breakdown of District valuations, principal taxpayers and collection rates contained in the sections captioned "TAX DATA" and "DISTRICT DEBT" has been provided by the Appraisal District and the District's Tax Assessor/Collector and has been included herein in reliance upon their authority as experts in the field of tax assessing and collecting.

The financial statements contained in "APPENDIX A--Financial Statements of the District" have been included in reliance upon the accompanying report of the District's Auditor.

Updating the Official Statement

If, subsequent to the date of the Official Statement, the District learns, or is notified by the Underwriter, of any adverse event which causes the Official Statement to be materially misleading, unless the Underwriter elects to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Underwriter an appropriate amendment or supplement to the Official Statement satisfactory to the Underwriter; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate when the District delivers the Bonds to the Underwriter, unless the Underwriter notifies the District on or before such date that less than all of the Bonds have been sold to ultimate customers, in which case the District's obligations hereunder will extend for an additional period of time (but not more than 90 days after the date the District delivers the Bonds to the Underwriter) until all of the Bonds have been sold to ultimate customers.

Certification of Official Statement

The District, acting through the Board in its official capacity, hereby certifies, as of the date hereof, that the information, statements and descriptions pertaining to the District and its affairs contained herein, to the best of its knowledge and belief, contain no untrue statements of a material fact and do not omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they are made, not misleading. With respect to information included in this Official Statement other than that relating to the District, the Board has no reason to believe that such information contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements herein, in light of the circumstances under which they are made, not misleading; however, the Board can give no assurance as to the accuracy or completeness of the information derived from sources other than the District. This Official Statement is duly certified and approved by the Board of Directors of Texas National Municipal Utility District as of the date specified on the first page hereof.

/s/ _____
President, Board of Directors
Porter Municipal Utility District

ATTEST:
/s/ _____
Secretary, Board of Directors
Porter Municipal Utility District

APPENDIX A -- Financial Statements of the District

PORTER MUNICIPAL UTILITY DISTRICT
MONTGOMERY COUNTY, TEXAS
ANNUAL FINANCIAL REPORT
SEPTEMBER 30, 2024

McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC
Certified Public Accountants

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McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

*Chris Swedlund
Noel W. Barfoot
Joseph Ellis
Ashlee Martin*

*Mike M. McCall
(retired)
Debbie Gibson
(retired)*

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Porter Municipal Utility District
Montgomery County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund and the aggregate remaining fund information of Porter Municipal Utility District (the "District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund and the aggregate remaining fund information of the District as of September 30, 2024, 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 Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General 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
Porter Municipal Utility 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 combining nonmajor fund financial statements and 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. This 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, this information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McCall Gibson Swedlund Barfoot Ellis PLLC

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

January 28, 2025

PORTER MUNICIPAL UTILITY DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED SEPTEMBER 30, 2024

Management's discussion and analysis of Porter Municipal Utility District's (the "District") financial performance provides an overview of the District's financial activities for the year ended September 30, 2024. 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 the 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 similar to 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 of the District's assets, liabilities and, if necessary, 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 as a whole 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 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 maintains twelve governmental funds. The General Fund accounts for resources not accounted for in another fund, customer service revenues, costs and general expenditures. 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. The Auburn Trails Defined Area No. 1 Capital Projects Fund accounts for financial resources restricted committed or assigned for acquisition or construction of facilities and related costs. The Auburn

**PORTER MUNICIPAL UTILITY DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

FUND FINANCIAL STATEMENTS (Continued)

Trails Defined Area No. 2 Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs. The Hendricks Defined Area Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition of facilities and related costs. The remaining six funds are nonmajor funds aggregated together into a single column labeled Nonmajor Funds and are restricted to expenditures for specific purposes.

Governmental funds are reported in each of the financial statements. The focus in the fund 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 period. 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 THE FINANCIAL STATEMENTS

The accompanying notes to the 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.

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 \$29,382,928 as of September 30, 2024.

A portion of the District's net position reflects its net investment in capital assets (e.g. wastewater facilities and building and equipment less any debt used to acquire those assets that is still outstanding). The District uses these assets to provide wastewater services.

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

PORTER MUNICIPAL UTILITY DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

	Summary of Changes in the Statement of Net Position		
	2024	2023	Change Positive (Negative)
Current and Other Assets	\$ 53,781,711	\$ 47,324,647	\$ 6,457,064
Capital Assets (Net of Accumulated Depreciation)	65,902,999	55,847,696	10,055,303
Total Assets	<u>\$ 119,684,710</u>	<u>\$ 103,172,343</u>	<u>\$ 16,512,367</u>
Due to Developer	\$ 4,074,672	\$ 6,905,889	\$ 2,831,217
Bonds Payable	83,547,008	67,467,781	(16,079,227)
Other Liabilities	2,680,102	2,654,266	(25,836)
Total Liabilities	<u>\$ 90,301,782</u>	<u>\$ 77,027,936</u>	<u>\$ (13,273,846)</u>
Net Position:			
Net Investment in Capital Assets	\$ 12,036,588	\$ 10,021,957	\$ 2,014,631
Restricted	3,711,785	3,492,492	219,293
Unrestricted	13,634,555	12,629,958	1,004,597
Total Net Position	<u>\$ 29,382,928</u>	<u>\$ 26,144,407</u>	<u>\$ 3,238,521</u>

The following table provides a summary of the District's operations for the year ended September 30, 2024, and September 30, 2023. The District's net position increased by \$3,238,521.

	Summary of Changes in the Statement of Activities		
	2024	2023	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 7,159,822	\$ 6,607,666	\$ 552,156
Charges for Services	2,513,608	2,333,122	180,486
Other Revenues	3,751,069	2,831,013	920,056
Total Revenues	<u>\$ 13,424,499</u>	<u>\$ 11,771,801</u>	<u>\$ 1,652,698</u>
Expenses for Services	<u>10,185,978</u>	<u>9,756,960</u>	<u>(429,018)</u>
Change in Net Position	\$ 3,238,521	\$ 2,014,841	\$ 1,223,680
Net Position, Beginning of Year	<u>26,144,407</u>	<u>24,129,566</u>	<u>2,014,841</u>
Net Position, End of Year	<u>\$ 29,382,928</u>	<u>\$ 26,144,407</u>	<u>\$ 3,238,521</u>

**PORTER MUNICIPAL UTILITY DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS

The District's combined fund balances as of September 30, 2024, were \$51,130,171 an increase of \$6,478,765 from the prior year.

The General Fund fund balance increased by \$245,990, primarily due to service and property tax revenues exceeding operating and capital costs.

The Debt Service Fund fund balance increased by \$213,878, primarily due to the structure of the District's outstanding debt.

The Capital Projects Fund fund balance increased by \$4,949,491, primarily due to unspent Series 2023 bond proceeds.

The Auburn Trails Defined Area No. 1 Capital Projects Fund fund balance increased by \$13,875.

The Auburn Trails Defined Area No. 2 Capital Projects Fund fund balance increased by \$11,526.

The Hendricks Defined Area Capital Projects Fund fund balance increased by \$232,146 primarily due to unspent proceeds from bonds issued in the current fiscal year.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Directors did not amend the budget during the current year. Actual revenue was \$806,851 more than budgeted. Actual expenditures were \$2,414,002 less than budgeted expenditures. This resulted in a positive budget variance of \$3,220,853. See the budget to actual comparison for further information.

CAPITAL ASSETS

Capital assets as of September 30, 2024, total \$65,902,999 (net of accumulated depreciation). These capital assets include the wastewater system, District building and equipment.

**PORTER MUNICIPAL UTILITY DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

CAPITAL ASSETS (Continued)

Capital Assets At Year-End, Net of Accumulated Depreciation			
	2024	2023	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 2,515,824	\$ 2,378,084	\$ 137,740
District Organizational Costs	244,070	244,070	
Construction in Progress	27,455,568	18,011,923	9,443,645
Capital Assets, Net of Accumulated Depreciation:			
District Office Building	107,469	114,038	(6,569)
Wastewater System	35,348,453	34,776,450	572,003
Machinery and Equipment	231,615	323,131	(91,516)
Total Net Capital Assets	<u>\$ 65,902,999</u>	<u>\$ 55,847,696</u>	<u>\$ 10,055,303</u>

Additional information on the District's capital assets can be found in Note 6 of this report.

LONG-TERM DEBT ACTIVITY

As of September 30, 2024, the District (inclusive of the Defined Areas) had total bond debt payable of \$83,185,000.

The changes in the debt position of the District during the year ended September 30, 2024, are summarized as follows:

Bond Debt Payable, October 1, 2023	\$ 67,130,000
Add: Bond Sales - Series 2023	17,660,000
Less: Bond Principal Paid	<u>1,605,000</u>
Bond Debt Payable, September 30, 2024	<u>\$ 83,185,000</u>

The District's bonds carry an underlying rating of "A2" from Moody's. The Series 2016 and Series 2021 Refunding bonds carry an insured rating of "AA/A1" from Standard & Poor's by virtue of bond insurance issued Assured Guaranty Municipal Corp. The Series 2022, Series 2023 and Series 2022 and Series 2023 Hendricks Defined Area bonds carry an insured rating of "AA" by virtue of bond insurance issued by Build America Mutual Assurance Company. None of the other Defined Area bonds carry an underlying rating or insured rating. The above ratings are as of September 30, 2024 and reflect all rating changes through that date.

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 Porter Municipal Utility District, P.O. Box 1030, Porter, TX 77365.

PORTER MUNICIPAL UTILITY DISTRICT
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund
ASSETS			
Cash	\$ 273,625	\$ 15,837	\$ 315
Investments	10,021,568	2,257,298	33,404,190
Receivables:			
Property Taxes	68,064	114,977	
Penalty and Interest on Delinquent Taxes			
Service Accounts	134,078		
Accrued Interest	19,553		
Due from Other Funds	15,681		
Prepaid Costs	159,772		
Due from Other Governmental Units	25,881		
Land			
District Organizational Costs			
Construction in Progress			
Capital Assets (Net of Accumulated Depreciation)			
TOTAL ASSETS	<u>\$ 10,718,222</u>	<u>\$ 2,388,112</u>	<u>\$ 33,404,505</u>

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

Auburn Trails Defined Area No. 1 - Capital Projects Fund	Auburn Trails Defined Area No. 2 - Capital Projects Fund	Hendricks Defined Area Capital Projects Fund	Total Nonmajor Funds	Total	Adjustments	Statement of Net Position
\$ 277,274	\$ 237,458	\$ 861,626	\$ 13,090 5,813,959	\$ 302,867 52,873,373	\$	\$ 302,867 52,873,373
			5,114	188,155		188,155
					78,032	78,032
				134,078		134,078
				19,553		19,553
			1,701	17,382	(17,382)	
				159,772		159,772
				25,881		25,881
					2,515,824	2,515,824
					244,070	244,070
					27,455,568	27,455,568
					35,687,537	35,687,537
<u>\$ 277,274</u>	<u>\$ 237,458</u>	<u>\$ 861,626</u>	<u>\$ 5,833,864</u>	<u>\$ 53,721,061</u>	<u>\$ 65,963,649</u>	<u>\$ 119,684,710</u>

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

PORTER MUNICIPAL UTILITY DISTRICT
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund
LIABILITIES			
Accounts Payable	\$ 697,257	\$	\$ 1,025,493
Accrued Interest Payable			
Due to Developer			
Due to Other Funds		5,579	
Due to Taxpayers			
Security Deposits	577,400		
Long-Term Liabilities:			
Due Within One Year			
Due After One Year			
TOTAL LIABILITIES	<u>\$ 1,274,657</u>	<u>\$ 5,579</u>	<u>\$ 1,025,493</u>
DEFERRED INFLOWS OF RESOURCES			
Property Taxes	<u>\$ 68,064</u>	<u>\$ 114,977</u>	<u>\$ -0-</u>
FUND BALANCES			
Nonspendable Prepaid Costs	\$ 159,772	\$	\$
Restricted for Authorized Construction			32,379,012
Restricted for Debt Service		2,267,556	
Assigned for 2025 Budget Deficit	4,075,633		
Restricted for Defined Areas			
Unassigned	<u>5,140,096</u>		
TOTAL FUND BALANCES	<u>\$ 9,375,501</u>	<u>\$ 2,267,556</u>	<u>\$ 32,379,012</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u><u>\$ 10,718,222</u></u>	<u><u>\$ 2,388,112</u></u>	<u><u>\$ 33,404,505</u></u>
NET POSITION			
Net Investment in Capital Assets			
Restricted for Debt Service			
Unrestricted			
TOTAL NET POSITION			

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

Auburn Trails Defined Area No. 1 - Capital Projects Fund	Auburn Trails Defined Area No. 2 - Capital Projects Fund	Hendricks Defined Area Capital Projects Fund	Total Nonmajor Funds	Total	Adjustments	Statement of Net Position
\$	\$	\$	\$ 84,842	\$ 1,807,592	\$	\$ 1,807,592
					294,749	294,749
					4,074,672	4,074,672
38	25	38	11,702	17,382	(17,382)	
			361	361		361
				577,400		577,400
					1,660,000	1,660,000
					81,887,008	81,887,008
<u>\$ 38</u>	<u>\$ 25</u>	<u>\$ 38</u>	<u>\$ 96,905</u>	<u>\$ 2,402,735</u>	<u>\$ 87,899,047</u>	<u>\$ 90,301,782</u>
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ 5,114</u>	<u>\$ 188,155</u>	<u>\$ (188,155)</u>	<u>\$ -0-</u>
\$	\$	\$	\$	\$ 159,772	\$ (159,772)	\$
277,236	237,433	861,588		33,755,269	(33,755,269)	
				2,267,556	(2,267,556)	
				4,075,633	(4,075,633)	
			5,731,845	5,731,845	(5,731,845)	
				5,140,096	(5,140,096)	
<u>\$ 277,236</u>	<u>\$ 237,433</u>	<u>\$ 861,588</u>	<u>\$ 5,731,845</u>	<u>\$ 51,130,171</u>	<u>\$ (51,130,171)</u>	<u>\$ - 0 -</u>
<u>\$ 277,274</u>	<u>\$ 237,458</u>	<u>\$ 861,626</u>	<u>\$ 5,833,864</u>	<u>\$ 53,721,061</u>		
					\$ 12,036,588	\$ 12,036,588
					3,711,785	3,711,785
					13,634,555	13,634,555
					<u>\$ 29,382,928</u>	<u>\$ 29,382,928</u>

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

PORTER MUNICIPAL UTILITY DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

Total Fund Balances - Governmental Funds	\$ 51,130,171
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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.	65,902,999
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Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2023 and prior tax levies became part of recognized revenue in the governmental activities of the District.	266,187
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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:

Due to Developer	\$ (4,074,672)	
Accrued Interest Payable	(294,749)	
Bonds Payable	<u>(83,547,008)</u>	<u>(87,916,429)</u>
Total Net Position - Governmental Activities		<u>\$ 29,382,928</u>

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

PORTER MUNICIPAL UTILITY DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund
REVENUES			
Property Taxes	\$ 1,822,945	\$ 2,847,843	\$
Wastewater Service	2,429,201		
Penalty and Interest	40,172	25,472	
Investment Revenues	554,366	162,692	1,857,669
Miscellaneous Revenues	787,474		
TOTAL REVENUES	<u>\$ 5,634,158</u>	<u>\$ 3,036,007</u>	<u>\$ 1,857,669</u>
EXPENDITURES/EXPENSES			
Service Operations:			
Personnel	\$ 915,869	\$	\$
Professional Fees	427,272		
Contracted Services	157,687	47,515	
Utilities	265,123		
Repairs and Maintenance	687,516		
Depreciation			
Other	875,992	1,502	72
Capital Outlay	2,058,709		9,343,047
Developer Interest			
Debt Service:			
Bond Issuance Costs			962,441
Bond Principal		1,045,000	
Bond Interest		2,376,725	
TOTAL EXPENDITURES/EXPENSES	<u>\$ 5,388,168</u>	<u>\$ 3,470,742</u>	<u>\$ 10,305,560</u>
EXCESS (DEFICIENCY) OF REVENUES OVER			
EXPENDITURES/EXPENSES	<u>\$ 245,990</u>	<u>\$ (434,735)</u>	<u>\$ (8,447,891)</u>
OTHER FINANCING SOURCES (USES)			
Transfers In(Out)	\$	\$	\$
Long-Term Debt Issued		648,613	13,391,387
Bond Discount			(84,505)
Bond Premium			90,500
TOTAL OTHER FINANCING SOURCES (USES)	<u>\$ -0-</u>	<u>\$ 648,613</u>	<u>\$ 13,397,382</u>
NET CHANGE IN FUND BALANCES	<u>\$ 245,990</u>	<u>\$ 213,878</u>	<u>\$ 4,949,491</u>
CHANGE IN NET POSITION			
FUND BALANCES/NET POSITION -			
OCTOBER 1, 2023	<u>9,129,511</u>	<u>2,053,678</u>	<u>27,429,521</u>
FUND BALANCES/NET POSITION -			
SEPTEMBER 30, 2024	<u>\$ 9,375,501</u>	<u>\$ 2,267,556</u>	<u>\$ 32,379,012</u>

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

Auburn Trails Defined Area No. 1 - Capital Projects Fund	Auburn Trails Defined Area No. 2 - Capital Projects Fund	Hendricks Defined Area Capital Projects Fund	Total Nonmajor Funds	Total	Adjustments	Statement of Activities
\$	\$	\$	\$ 2,488,591	\$ 7,159,379	\$ 443	\$ 7,159,822
				2,429,201		2,429,201
			1,319	66,963	17,444	84,407
14,386	12,323	44,826	317,333	2,963,595		2,963,595
				787,474		787,474
<u>\$ 14,386</u>	<u>\$ 12,323</u>	<u>\$ 44,826</u>	<u>\$ 2,807,243</u>	<u>\$ 13,406,612</u>	<u>\$ 17,887</u>	<u>\$ 13,424,499</u>
\$	\$	\$	\$	\$ 915,869	\$	\$ 915,869
			39,624	466,896	57,921	524,817
511	497	1,515	132,317	340,042		340,042
			24,500	289,623		289,623
			263,707	951,223		951,223
					1,184,806	1,184,806
			11,263	888,829		888,829
		2,743,923	58,570	14,204,249	(14,129,249)	75,000
		362,771		362,771		362,771
		344,325		1,306,766		1,306,766
			560,000	1,605,000	(1,605,000)	
			963,486	3,340,211	6,021	3,346,232
<u>\$ 511</u>	<u>\$ 497</u>	<u>\$ 3,452,534</u>	<u>\$ 2,053,467</u>	<u>\$ 24,671,479</u>	<u>\$ (14,485,501)</u>	<u>\$ 10,185,978</u>
<u>\$ 13,875</u>	<u>\$ 11,826</u>	<u>\$ (3,407,708)</u>	<u>\$ 753,776</u>	<u>\$ (11,264,867)</u>	<u>\$ 14,503,388</u>	<u>\$ 3,238,521</u>
\$	\$	\$ (57,783)	\$ 57,783	\$	\$	\$
		3,620,000		17,660,000	(17,660,000)	
		(47,412)		(131,917)	131,917	
		125,049		215,549	(215,549)	
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ 3,639,854</u>	<u>\$ 57,783</u>	<u>\$ 17,743,632</u>	<u>\$ (17,743,632)</u>	<u>\$ -0-</u>
\$ 13,875	\$ 11,826	\$ 232,146	\$ 811,559	\$ 6,478,765	\$ (6,478,765)	\$
					3,238,521	3,238,521
263,361	225,607	629,442	4,920,286	44,651,406	(18,506,999)	26,144,407
<u>\$ 277,236</u>	<u>\$ 237,433</u>	<u>\$ 861,588</u>	<u>\$ 5,731,845</u>	<u>\$ 51,130,171</u>	<u>\$ (21,747,243)</u>	<u>\$ 29,382,928</u>

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

PORTER MUNICIPAL UTILITY 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, 2024

Net Change in Fund Balances - Governmental Funds	\$ 6,478,765
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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.	443
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Governmental funds report penalty and interest revenue on property taxes when collected. However, in the Statement of Activities, revenue is recorded when penalties and interest are assessed.	17,444
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Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(1,184,806)
--	-------------

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.	14,071,328
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Governmental funds report bond premiums and bond discounts as other financing sources or uses in the year received or paid. However, in the Statement of Net Position, the bond premiums and bond discounts are amortized over the life of the bonds and the current year amortized portion is recorded in the Statement of Activities.	(83,632)
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Governmental funds report bond principal payments as expenditures. However, in the Statement of Net Position, bond principal payments are reported as decreases in long-term liabilities.	1,605,000
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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.	(6,021)
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Governmental funds report bond proceeds as other financing sources. Issued bonds increase long-term liabilities in the Statement of Net Position.	(17,660,000)
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Change in Net Position - Governmental Activities	\$ <u>3,238,521</u>
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The accompanying notes to the financial
statements are an integral part of this report.

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 1. CREATION OF DISTRICT

Porter Municipal Utility District of Montgomery County, Texas (the “District”) was created effective June 10, 1978, by an Order of the Texas Water Rights Commission, presently known as the Texas Commission on Environmental Quality (the “Commission”). The creation of the District was confirmed by election held within the District on August 12, 1978. Pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, the District is empowered to purchase, operate and maintain all facilities, plants, and improvements necessary to provide water, sanitary sewer service, storm sewer drainage, solid waste collection and disposal, including recycling, and to construct parks and recreational facilities for the residents of the District. The District is also empowered to establish, operate and maintain a fire department to perform all fire-fighting activities within the District.

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 *Water District Financial Management Guide* published by the Commission.

The District is a political subdivision of the State of Texas governed by an elected board. GASB has established the criteria for determining whether or not 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. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

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 period 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 to obtain net total revenues and expenses of the government-wide Statement of Activities.

Fund Financial Statements

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

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental Funds

The District has six governmental funds considered to be major funds.

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

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.

Auburn Trails Defined Area No. 1 Capital Projects Fund - To account for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

Auburn Trails Defined Area No. 2 Capital Projects Fund - To account for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

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

The District also has six nonmajor funds that are restricted for expenditures for specific purposes.

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 revenue 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 current year and taxes collected after September 30, 2024, 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.

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Accounting (Continued)

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.

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. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenditures 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, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation. Estimated useful lives are as follows:

	<u>Years</u>
District Office Building	40
Wastewater System	5-45
All Other Equipment	3-20

Budgeting

An annual unappropriated budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. The original General Fund budget for the current year was not amended. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund presents the original budget amounts compared to the actual amounts of revenues and expenditures for the current year.

Pensions

The District does have employees. Additionally, the Internal Revenue Service has determined that directors are considered to be “employees” for federal payroll tax purposes only. The District has established a defined contribution plan (the “Plan”) for its eligible full-time employees. The Plan is a qualified pension plan under Section 408(a) of the Internal Revenue Code. The District makes an annual \$2,000 contribution to the Plan on behalf of each eligible employer.

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Compensated Absences

It is the District's policy to accumulate earned but unused vacation to a maximum of a week per employee. Vacation shall be reimbursed at the rate established by the Board. No liabilities were recorded as the amounts were not significant.

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 and liabilities 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 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 fund balances.

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. As of September 30, 2024, the District has assigned \$4,075,633 of the General Fund fund balance for a projected budget deficit for the year ending September 30, 2025.

Unassigned: all other spendable amounts in the General Fund.

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus (Continued)

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

The following is a summary of transactions regarding bonds payable for the year ended September 30, 2024:

	October 1, 2023	Additions	Retirements	September 30, 2024
Bonds Payable	\$ 67,130,000	\$ 17,660,000	\$ 1,605,000	\$ 83,185,000
Unamortized Discount	(349,945)	(131,917)	(18,349)	(463,513)
Unamortized Premium	687,726	215,549	77,754	825,521
Bonds Payable, Net	<u>\$ 67,467,781</u>	<u>\$ 17,743,632</u>	<u>\$ 1,664,405</u>	<u>\$ 83,547,008</u>
			Amount Due Within One Year	\$ 1,660,000
			Amount Due After One Year	81,887,008
			Bonds Payable, Net	<u>\$ 83,547,008</u>

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 3. LONG-TERM DEBT (Continued)

	Porter Municipal Utility District			
	Series 2016	Refunding Series 2021	Series 2022	Series 2023
Amount Outstanding – September 30, 2024	\$16,830,000	\$3,125,000	\$26,265,000	\$14,040,000
Interest Rates	3.00% - 4.00%	2.00%-3.00%	4.50%-5.00%	4.25%-4.75%
Maturity Dates - Serially Beginning/Ending	March 1, 2025/2038	March 1, 2025/2028	March 1, 2039/2052	March 1, 2039/2053
Interest Payment Dates	March 1/ September 1	March 1/ September 1	March 1/ September 1	March 1/ September 1
Callable Dates	September 1, 2023*	March 1, 2026*	September 1, 2028*	September 1, 2029*

- * Or any date thereafter, in whole or in part, at the option of the District, at a price equal to par plus unpaid accrued interest to the date fixed for redemption. Series 2016 term bonds maturing March 1, 2027, March 1, 2036 and March 1, 2038 are subject to mandatory redemption beginning March 1, 2026, March 1, 2035 and March 1, 2037, respectively. Series 2022 term bonds maturing March 1, 2044, March 1, 2046, March 1, 2048 and March 1, 2052 are subject to mandatory redemption beginning March 1, 2043, March 1, 2045, March 1, 2047 and March 1, 2049, respectively. Series 2023 term bonds maturing March 1, 2053 are subject to mandatory redemption beginning March 1, 2052.

	Auburn Trails Defined Area No. 1		
	Series 2014	Series 2015	Series 2017
Amount Outstanding – September 30, 2024	\$1,270,000	\$1,890,000	\$1,365,000
Interest Rates	3.50% - 4.50%	3.25% - 4.25%	3.00% - 4.00%
Maturity Dates - Serially Beginning/Ending	March 1, 2025/2038	March 1, 2025/2040	March 1, 2025/2040
Interest Payment Dates	March 1/ September 1	March 1/ September 1	March 1/ September 1
Callable Dates	September 1, 2022*	September 1, 2022*	March 1, 2024*

- * Or any date thereafter, in whole or in part, at the option of the District, at a price equal to par plus unpaid accrued interest to the date fixed for redemption. Series 2014 term bonds maturing March 1, 2032, March 1, 2034, March 1, 2036 and March 1, 2038 are subject to mandatory redemption beginning March 1, 2031, March 1, 2033, March 1, 2035 and March 1, 2037, respectively. Series 2015 term bonds maturing March 1, 2029, March 1, 2032, March 1, 2034, March 1, 2037 and March 1, 2040 are subject to mandatory redemption beginning March 1, 2028, March 1, 2030, March 1, 2033, March 1, 2036 and March 1, 2039, respectively. Series 2017 term bonds maturing March 1, 2040 are subject to mandatory redemption beginning March 1, 2031.

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 3. LONG-TERM DEBT (Continued)

	Hendricks Defined Area			
	Series 2015	Series 2017	Series 2022	Series 2023
Amount Outstanding – September 30, 2024	\$1,100,000	\$3,020,000	\$7,185,000	\$3,620,000
Interest Rates	3.30% - 4.10%	2.90% - 4.00%	4.00% - 9.00%	4.625% - 8.625%
Maturity Dates - Serially Beginning/Ending	March 1, 2025/2039	March 1, 2025/2041	March 1, 2025/2051	March 1, 2025/2052
Interest Payment Dates	March 1/ September 1	March 1/ September 1	March 1/ September 1	March 1/ September 1
Callable Dates	September 1, 2022*	March 1, 2024*	September 1, 2028*	September 1, 2029*

- * Or any date thereafter, in whole or in part, at the option of the District, at a price equal to par plus unpaid accrued interest to the date fixed for redemption. Series 2015 term bonds maturing March 1, 2031, March 1, 2033, March 1, 2036 and March 1, 2039 are subject to mandatory redemption on March 1, 2029, March 1, 2032, March 1, 2034 and March 1, 2037, respectively. Series 2017 term Bonds maturing March 1, 2035, March 1, 2038 and March 1, 2041 are subject to mandatory redemption on March 1, 2034, March 1, 2036 and March 1, 2039, respectively. Series 2022 term bonds maturing on March 1, 2030, March 1, 2032, March 1, 2034, March 1, 2036, March 1, 2039, March 1, 2041, March 1, 2043, March 1, 2045, March 1, 2048 and March 1, 2051 are subject to mandatory redemption on March 1, 2028, March 1, 2031, March 1, 2033, March 1, 2035, March 1, 2037, March 1, 2040, March 1, 2042, March 1, 2044, March 1, 2046 and March 1, 2049, respectively. Series 2023 term bonds maturing on March 1, 2031, March 1, 2033, March 1, 2035, March 1, 2037, March 1, 2039 and March 1, 2044 are subject to mandatory redemption on March 1, 2030, March 1, 2032, March 1, 2034, March 1, 2036, March 1, 2038 and March 1, 2043, respectively.

	Auburn Trails Defined Area No. 2	
	Series 2016	Series 2017
Amount Outstanding – September 30, 2024	\$1,930,000	\$1,545,000
Interest Rates	2.75% - 4.00%	3.00% - 4.00%
Maturity Dates - Serially Beginning/Ending	March 1, 2025/2045	March 1, 2025/2045
Interest Payment Dates	March 1/ September 1	March 1/ September 1
Callable Dates	March 1, 2023*	March 1, 2025*

- * Or any date thereafter, in whole or in part, at the option of the District, at a price equal to par plus unpaid accrued interest to the date fixed for redemption. Series 2016 term bonds maturing March 1, 2045 are subject to mandatory redemption beginning March 1, 2040. Series 2017 term bonds maturing March 1, 2033, March 1, 2036, March 1, 2040 and March 1, 2045 are subject to mandatory redemption beginning March 1, 2032, March 1, 2034, March 1, 2037 and March 1, 2041, respectively.

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 3. LONG-TERM DEBT (Continued)

As of September 30, 2024, the debt service requirements on the District (inclusive of the Defined Areas) bonds outstanding were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 1,660,000	\$ 3,509,073	\$ 5,169,073
2026	1,720,000	3,451,756	5,171,756
2027	1,790,000	3,395,401	5,185,401
2028	1,845,000	3,340,046	5,185,046
2029	2,050,000	3,275,619	5,325,619
2030-2034	11,350,000	15,150,310	26,500,310
2035-2039	13,565,000	12,707,508	26,272,508
2040-2044	15,310,000	9,513,032	24,823,032
2045-2049	17,655,000	5,857,499	23,512,499
2050-2053	16,240,000	1,508,929	17,748,929
	<u>\$ 83,185,000</u>	<u>\$ 61,709,173</u>	<u>\$ 144,894,173</u>

The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District and Defined Areas, without limitation as to rate or amount. During the year ended September 30, 2024, the District levied an ad valorem debt service tax rate of \$0.257 per \$100 of assessed valuation, which resulted in a tax levy of \$2,863,823 on the adjusted taxable valuation of \$1,113,397,739 for the 2023 tax year. The bond orders require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. Additionally, for the 2023 tax year, the Auburn Trails Defined Area No. 1 levied an ad valorem debt service rate of \$0.4964 per \$100 of assessed valuation which resulted in a tax levy of \$389,646 on the adjusted taxable valuation of \$78,494,271; the Auburn Trails Defined Area No. 2 levied an ad valorem debt service tax rate of \$0.40 per \$100 of assessed valuation which resulted in a tax levy of \$226,614 on adjusted taxable valuation of \$56,653,511; and the Hendricks defined area levied an ad valorem debt service tax rate of \$0.489 per \$100 of assessed valuation which resulted in a tax levy of \$894,503 on the adjusted taxable valuation of \$182,880,894. Note 7 for the maintenance tax levies.

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 are levied around October/November, are due upon receipt and are delinquent the following February 1. Penalty and interest attach thereafter.

At an election held on May 1, 2021, the voters of the District approved the definition and designation of the Montgomery Crossing Defined Area. The voters also approved the issuance of \$4,500,000 of bonds for water, sanitary sewer, and drainage and storm systems, as well as the issuance of \$4,500,00 bonds to refund any bonds or refunding bonds to serve Montgomery Crossing Defined Area. The voters also approved for an operation and maintenance tax for facilities to serve Montgomery Crossing Defined Area not to exceed \$1.00 per \$100 of assessed valuation of taxable property.

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 4. SIGNIFICANT BOND ORDER AND LEGAL REQUIREMENTS

All investments and any profits realized from or interest accruing on such investments shall belong to the fund from which the moneys for such investments were taken; provided, however, that in the discretion of the Board of Directors the profits realized from and interest accruing on investments made from any fund may be transferred to the Debt Service Fund.

The bond orders state that the District is required by the Securities and Exchange Commission to provide continuing disclosure of certain general financial information and operating data to each nationally recognized municipal securities information depository and the state information depository. This information, along with the audited annual financial statements, is to be provided within six (6) months after the end of each fiscal year and shall continue to be provided through the life 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 September 30, 2024, the carrying amount of the District's deposits was \$1,007,867 and the bank balance was \$1,101,571. The District was not exposed to custodial credit risk at year-end.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at September 30, 2024, as listed below:

	Cash	Certificates of Deposit	Total
GENERAL FUND	\$ 273,625	\$ 705,000	\$ 978,625
SPECIAL REVENUE FUNDS	8,109		8,109
DEBT SERVICE FUNDS	20,818		20,818
CAPITAL PROJECTS FUNDS	315		315
TOTAL DEPOSITS	<u>\$ 302,867</u>	<u>\$ 705,000</u>	<u>\$ 1,007,867</u>

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

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 TexPool, an external investment pool that is not SEC-registered. The State Comptroller of Public Accounts of the State of Texas has oversight of the pool. Federated Hermes, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool measures all of its portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool.

The District records its investments in certificates of deposit at acquisition cost.

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

As of September 30, 2024, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
TexPool	\$ 9,316,568	\$ 9,316,568
Certificates of Deposit	705,000	705,000
<u>SPECIAL REVENUE FUNDS</u>		
TexPool	4,277,368	4,277,368
<u>DEBT SERVICE FUNDS</u>		
TexPool	3,793,889	3,793,889
<u>CAPITAL PROJECTS FUNDS</u>		
TexPool	34,780,548	34,780,548
TOTAL INVESTMENTS	<u><u>\$52,873,373</u></u>	<u><u>\$ 52,873,373</u></u>

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At September 30, 2024, the District's investment in TexPool was rated AAAM by Standard and Poor's. The District manages credit risk by typically investing in certificates of deposit with balances that are covered by either the FDIC or pledged securities.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investment in TexPool to have a maturity of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the District, unless there has been a significant change in value. The District manages interest rate risk by investing in certificates of deposit with maturities of less than one year.

Restrictions

All cash and investments of the District's, Auburn Trails Defined Area No. 1, Auburn Trails Defined Area No. 2 and Hendricks Area Debt Service Funds are restricted for the payment of debt service and the cost of assessing and collecting taxes. All cash and investments of the District's, Auburn Trails Defined Area No. 1, Auburn Trails Defined Area No. 2 and Hendricks Area Capital Projects Funds are restricted for the purchase of capital assets. All cash investments of the Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than those identified as a major fund) that are restricted or committed to expenditures for a specific purpose.

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 6. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024:

	October 1, 2023	Increases	Decreases	September 30, 2024
Capital Assets Not Being Depreciated				
Land and Land Improvements	\$ 2,378,084	\$ 137,740	\$	\$ 2,515,824
District Organizational Costs	244,070			244,070
Construction in Progress	<u>18,011,923</u>	<u>11,240,109</u>	<u>1,796,464</u>	<u>27,455,568</u>
Total Capital Assets Not Being Depreciated	<u>\$ 20,634,077</u>	<u>\$ 11,377,849</u>	<u>\$ 1,796,464</u>	<u>\$ 30,215,462</u>
Capital Assets Subject to Depreciation				
District Office Building	\$ 244,242	\$	\$	\$ 244,242
Wastewater System	49,655,767	1,658,724		51,314,491
Machinery and Equipment	<u>1,183,220</u>	<u></u>	<u></u>	<u>1,183,220</u>
Total Capital Assets Subject to Depreciation	<u>\$ 51,083,229</u>	<u>\$ 1,658,724</u>	<u>\$ - 0 -</u>	<u>\$ 52,741,953</u>
Less Accumulated Depreciation				
District Office Building	\$ 130,204	\$ 6,569	\$	\$ 136,773
Wastewater System	14,879,317	1,086,721		15,966,038
Machinery and Equipment	<u>860,089</u>	<u>91,516</u>	<u></u>	<u>951,605</u>
Total Accumulated Depreciation	<u>\$ 15,869,610</u>	<u>\$ 1,184,806</u>	<u>\$ - 0 -</u>	<u>\$ 17,054,416</u>
Total Depreciable Capital Assets, Net of Accumulated Depreciation	<u>\$ 35,213,619</u>	<u>\$ 473,918</u>	<u>\$ - 0 -</u>	<u>\$ 35,687,537</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 55,847,696</u>	<u>\$ 11,851,767</u>	<u>\$ 1,796,464</u>	<u>\$ 65,902,999</u>

NOTE 7. MAINTENANCE TAX

On September 14, 2002, the voters of the District approved the levy and collection of a maintenance tax not to exceed \$0.25 per \$100 of assessed valuation of taxable property within the District. This maintenance tax is to be used by the General Fund to pay expenditures of operating the District's waterworks and sanitary sewer system. During the year ended September 30, 2024, the District levied an ad valorem maintenance tax rate of \$0.163 per \$100 of assessed valuation, which resulted in a tax levy of \$1,816,354 on the adjusted taxable valuation of \$1,113,397,739 for the 2023 tax year. Additionally, for the 2023 tax year, the Auburn Trails Defined Area No. 1 levied an ad valorem maintenance tax rate of \$0.0706 per \$100 of assessed valuation which resulted in a tax levy of \$55,417 on the adjusted taxable valuation of \$78,494,271; the Auburn Trails Defined Area No. 2 levied an ad valorem maintenance tax rate of \$0.15 per \$100 of assessed valuation which resulted in a tax levy of \$84,980 on the adjusted taxable valuation of \$56,653,511; and the Hendricks Defined Area levied an ad valorem maintenance tax rate of \$0.461 per \$100 of assessed valuation which resulted in a tax levy of \$843,283 on the adjusted valuation of \$182,880,894.

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 8. UNREIMBURSED COSTS

The District has executed development financing agreements with Developers within the District. These agreements call for the Developers to fund costs associated with water, sewer and drainage facilities until such time as the District can sell bonds to reimburse the Developers. As reflected in the Statement of Net Position, \$4,074,672 has been recorded as a liability for completed facilities financed by Developers. Reimbursement to the Developers will come from future bond sales.

The following table summarizes the current year activity related to unreimbursed Developer costs for completed projects.

Due to Developers, beginning of year	\$ 6,905,889
Reimbursements	<u>2,831,217</u>
Due to Developers, end of year	<u><u>\$ 4,074,672</u></u>

NOTE 9. RISK MANAGEMENT

The District is exposed to various risk of loss related to torts, theft of, damage to and construction of assets, errors and omissions and natural disasters for which the District carries, commercial insurance. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

NOTE 10. INTERFUND PAYABLES AND RECEIVABLES/TRANSFERS

The Debt Service Fund recorded a payable to the General Fund in the amount of \$5,579 for the over-transfer of maintenance tax collections. The Auburn Trails Defined Area No. 1 Capital Projects Fund recorded a payable to the Auburn Trails Defined Area No. 1 Special Revenue Fund in the amount of \$38 for bookkeeping costs. The Auburn Trails Defined Area No. 2 Capital Projects Fund recorded a payable to the Auburn Trails Defined Area No. 2 Special Revenue Fund in the amount of \$25 for costs paid in a prior year. The Hendricks Defined Area Capital Projects Fund recorded a payable to the Hendricks Defined Area Special Revenue Fund in the amount of \$38 for bond issuance costs. The Hendricks Defined Area Special Revenue Fund recorded a payable to the Hendricks Defined Area Debt Service Fund in the amount of \$1,600 for the over-transfer of maintenance tax collections. The Auburn Trails Defined Area No. 1 Special Revenue Fund recorded a payable to the General Fund in the amount of \$606 for maintenance and utilities costs. The Auburn Trails Defined Area No. 2 Special Revenue Fund recorded a payable to the General Fund in the amount of \$606 for maintenance and utilities cost. The Hendricks Defined Area Special Revenue Fund recorded a payable to the General Fund in the amount of \$8,890 for maintenance and utilities costs. During the current fiscal year, the Hendricks Defined Area Capital Projects Fund transferred \$57,783 to the Hendricks Defined Area Special Revenue Fund to reimburse bond issuance costs.

PORTER MUNICIPAL UTILITY DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2024

NOTE 11. BOND SALES

On October 18, 2023, the District issued \$3,620,000 of Hendricks Defined Area Unlimited Tax Bonds, Series 2023. Proceeds from the bonds were used to reimburse a Developer for construction and engineering costs for water, wastewater and drainage facilities and a stormwater pump station for Brooklyn Trails, Section 2. Additional proceeds were used to pay capitalized interest, Developer interest and issuance cost of the bonds.

On December 21, 2023, the District issued \$14,040,000 of Unlimited Tax Bonds, Series 2023. Proceeds from the bonds are being used to expand the District's existing wastewater treatment plant and for lift station projects. Additional proceeds were used to pay capitalized interest and issuance costs of the bonds.

PORTER MUNICIPAL UTILITY DISTRICT

REQUIRED SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2024

PORTER MUNICIPAL UTILITY DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Property Taxes	\$ 1,800,457	\$ 1,822,945	\$ 22,488
Wastewater Service	2,346,500	2,429,201	82,701
Penalty and Interest	34,000	40,172	6,172
Investment Revenues	389,000	554,366	165,366
Miscellaneous Revenues	<u>257,350</u>	<u>787,474</u>	<u>530,124</u>
TOTAL REVENUES	<u>\$ 4,827,307</u>	<u>\$ 5,634,158</u>	<u>\$ 806,851</u>
EXPENDITURES			
Service Operations:			
Personnel	\$ 987,000	\$ 915,869	\$ 71,131
Professional Fees	440,500	427,272	13,228
Contracted Services	118,000	157,687	(39,687)
Utilities	300,620	265,123	35,497
Repairs and Maintenance	621,200	687,516	(66,316)
Other	967,850	875,992	91,858
Capital Outlay	<u>4,367,000</u>	<u>2,058,709</u>	<u>2,308,291</u>
TOTAL EXPENDITURES	<u>\$ 7,802,170</u>	<u>\$ 5,388,168</u>	<u>\$ 2,414,002</u>
NET CHANGE IN FUND BALANCE	\$ (2,974,863)	\$ 245,990	\$ 3,220,853
FUND BALANCE - OCTOBER 1, 2023	<u>9,129,511</u>	<u>9,129,511</u>	<u></u>
FUND BALANCE - SEPTEMBER 30, 2024	<u><u>\$ 6,154,648</u></u>	<u><u>\$ 9,375,501</u></u>	<u><u>\$ 3,220,853</u></u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT

SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2024

PORTER MUNICIPAL UTILITY DISTRICT
COMBINING BALANCE SHEET NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Auburn Trails Defined Area No. 1 - Debt Service Fund	Auburn Trails Defined Area No. 1 - Special Revenue Fund
ASSETS		
Cash	\$ 1,254	\$ 2,597
Investments	130,283	590,085
Receivables:		
Property Taxes	1,268	180
Due from Other Funds	<u> </u>	<u>38</u>
TOTAL ASSETS	<u><u>\$ 132,805</u></u>	<u><u>\$ 592,900</u></u>
LIABILITIES		
Accounts Payable	\$	\$ 5,609
Due to Other Funds		606
Due to Taxpayers	<u> </u>	<u> </u>
TOTAL LIABILITIES	<u><u>\$ -0-</u></u>	<u><u>\$ 6,215</u></u>
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	<u>\$ 1,268</u>	<u>\$ 180</u>
FUND BALANCES		
Restricted	<u>\$ 131,537</u>	<u>\$ 586,505</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u><u>\$ 132,805</u></u>	<u><u>\$ 592,900</u></u>

See accompanying independent auditor's report.

Hendricks Defined Area Debt Service Fund	Hendricks Defined Area Special Revenue Fund	Auburn Trails Defined Area No. 2 - Debt Service Fund	Auburn Trails Defined Area No. 2- Special Revenue Fund	Total Nonmajor Funds
\$ 2,147 1,116,681	\$ 2,600 3,244,456	\$ 1,580 289,627	\$ 2,912 442,827	\$ 13,090 5,813,959
1,879 1,600	1,772 38	11	4 25	5,114 1,701
<u>\$ 1,122,307</u>	<u>\$ 3,248,866</u>	<u>\$ 291,218</u>	<u>\$ 445,768</u>	<u>\$ 5,833,864</u>
\$	\$ 73,429 10,490	\$	\$ 5,804 606	\$ 84,842 11,702 361
361				
<u>\$ 361</u>	<u>\$ 83,919</u>	<u>\$ -0-</u>	<u>\$ 6,410</u>	<u>\$ 96,905</u>
\$ 1,879	\$ 1,772	\$ 11	\$ 4	\$ 5,114
\$ 1,120,067	\$ 3,163,175	\$ 291,207	\$ 439,354	\$ 5,731,845
<u>\$ 1,122,307</u>	<u>\$ 3,248,866</u>	<u>\$ 291,218</u>	<u>\$ 445,768</u>	<u>\$ 5,833,864</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Auburn Trails Defined Area No. 1 - Debt Service Fund	Auburn Trails Defined Area No. 1 - Special Revenue Fund
REVENUES		
Property Taxes	\$ 386,589	\$ 55,045
Penalty and Interest	667	
Investment Revenues	10,905	32,113
TOTAL REVENUES	<u>\$ 398,161</u>	<u>\$ 87,158</u>
EXPENDITURES		
Service Operations:		
Professional Fees	\$	\$ 13,590
Contracted Services	6,714	30,714
Utilities		3,000
Repairs and Maintenance		31,908
Other		1,376
Capital Outlay		
Debt Service:		
Bond Principal	205,000	
Bond Interest	181,468	
TOTAL EXPENDITURES	<u>\$ 393,182</u>	<u>\$ 80,588</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES/EXPENSES	<u>\$ 4,979</u>	<u>\$ 6,570</u>
OTHER FINANCING SOURCES (USES)		
Transfers In(Out)	<u>\$ -0-</u>	<u>\$ -0-</u>
NET CHANGE IN FUND BALANCES	\$ 4,979	\$ 6,570
FUND BALANCES - OCTOBER 1, 2023	<u>126,558</u>	<u>579,935</u>
FUND BALANCES - SEPTEMBER 30, 2024	<u><u>\$ 131,537</u></u>	<u><u>\$ 586,505</u></u>

See accompanying independent auditor's report.

Hendricks Defined Area Debt Service Fund	Hendricks Defined Area Special Revenue Fund	Auburn Trails Defined Area No. 2 - Debt Service Fund	Auburn Trails Defined Area No. 2- Special Revenue Fund	Total Nonmajor Funds
\$ 895,066	\$ 843,365	\$ 224,320	\$ 84,206	\$ 2,488,591
328		324		1,319
71,750	160,577	18,097	23,891	317,333
<u>\$ 967,144</u>	<u>\$ 1,003,942</u>	<u>\$ 242,741</u>	<u>\$ 108,097</u>	<u>\$ 2,807,243</u>
\$	\$ 15,564	\$	\$ 10,470	\$ 39,624
21,317	37,975	4,515	31,082	132,317
	18,500		3,000	24,500
	201,241		30,558	263,707
	8,590		1,297	11,263
	58,570			58,570
245,000		110,000		560,000
652,068		129,950		963,486
<u>\$ 918,385</u>	<u>\$ 340,440</u>	<u>\$ 244,465</u>	<u>\$ 76,407</u>	<u>\$ 2,053,467</u>
<u>\$ 48,759</u>	<u>\$ 663,502</u>	<u>\$ (1,724)</u>	<u>\$ 31,690</u>	<u>\$ 753,776</u>
\$ -0-	\$ 57,783	\$ -0-	\$ -0-	\$ 57,783
\$ 48,759	\$ 721,285	\$ (1,724)	\$ 31,690	\$ 811,559
1,071,308	2,441,890	292,931	407,664	4,920,286
<u>\$ 1,120,067</u>	<u>\$ 3,163,175</u>	<u>\$ 291,207</u>	<u>\$ 439,354</u>	<u>\$ 5,731,845</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
SUPPLEMENTARY INFORMATION REQUIRED BY THE
WATER DISTRICT FINANCIAL MANAGEMENT GUIDE
SEPTEMBER 30, 2024

PORTER MUNICIPAL UTILITY DISTRICT
SERVICES AND RATES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

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

<u> </u>	Retail Water	<u> </u>	Wholesale Water	<u> </u>	Drainage
<u> X </u>	Retail Wastewater	<u> </u>	Wholesale Wastewater	<u> </u>	Irrigation
<u> </u>	Parks/Recreation	<u> </u>	Fire Protection	<u> </u>	Security
<u> </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):

Based on the rate order approved April 18, 2023.

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1,000 Gallons	Usage Levels
WATER:	N/A	N/A	N/A	N/A	N/A
WASTEWATER:	\$ 20.40	N/A	Y		
SURCHARGE:					
Commission					
Regulatory					
Assessments	0.5% of actual sewer bill				

District employs winter averaging for wastewater usage?	<u> </u>	<u> X </u>
	Yes	No

Total monthly charges per 10,000 gallons usage: Wastewater: \$20.40 Surcharge: \$0.10 Total: \$20.50

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
SERVICES AND RATES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

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	_____
≤¾"	_____	_____	x 1.0	_____
1"	_____	_____	x 2.5	_____
1½"	_____	_____	x 5.0	_____
2"	_____	_____	x 8.0	_____
3"	_____	_____	x 15.0	_____
4"	_____	_____	x 25.0	_____
6"	_____	_____	x 50.0	_____
8"	_____	_____	x 80.0	_____
10"	_____	_____	x 115.0	_____
Total Water Connections	<u>N/A</u>	<u>N/A</u>		<u>N/A</u>
Total Wastewater Connections	<u>6,970</u>	<u>6,657</u>	x 1.0	<u>6,657</u>

3. TOTAL WATER CONSUMPTION DURING THE YEAR ROUNDED TO THE NEAREST THOUSAND: Not Applicable

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
SERVICES AND RATES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

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 or Counties in which District is located:

Montgomery County, Texas

Is the District located within a city?

Entirely ☐ Partly ☐ Not at all ☒

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

Entirely ☒ Partly ☒ Not at all ☐

ETJ's in which District is located:

City of Houston, Texas; City of Conroe, Texas

Are Board Members appointed by an office outside the District?

Yes ☐ No ☒

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

PERSONNEL EXPENDITURES (Including Benefits)	\$ <u>915,869</u>
PROFESSIONAL FEES:	
Auditing	\$ 19,250
Engineering	228,529
Legal	<u>179,493</u>
TOTAL PROFESSIONAL FEES	\$ <u>427,272</u>
CONTRACTED SERVICES:	
Bookkeeping	\$ 154,331
Security	<u>3,356</u>
TOTAL CONTRACTED SERVICES	\$ <u>157,687</u>
UTILITIES:	
Electricity	\$ 241,139
Telephone	<u>23,984</u>
TOTAL UTILITIES	\$ <u>265,123</u>
REPAIRS AND MAINTENANCE	\$ <u>687,516</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees	\$ 22,984
Election Costs	26,167
Insurance	121,634
Legal Notices	846
Office Supplies and Postage	52,239
Payroll Taxes	61,845
Travel and Meetings	<u>23,433</u>
TOTAL ADMINISTRATIVE EXPENDITURES	\$ <u>309,148</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

TOTAL CAPITAL OUTLAY:	\$ 2,058,709
OTHER EXPENDITURES:	
Chemicals	\$ 81,834
Fuel	32,538
Laboratory Fees	23,962
Permit Fees	6,185
Reconnection Fees	50,400
Regulatory Assessment	9,869
Sludge Hauling	243,562
Uniforms	2,375
Other	<u>116,119</u>
TOTAL OTHER EXPENDITURES	<u>\$ 566,844</u>
TOTAL EXPENDITURES	<u><u>\$ 5,388,168</u></u>

Number of persons employed by the District	<u>11</u>	Full-Time	<u>-0-</u>	Part-Time
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See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
INVESTMENTS
SEPTEMBER 30, 2024

<u>Fund</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
TexPool	XXXX0003	Varies	Daily	\$ 9,316,568	\$
Certificate of Deposit	XXXX2377	5.25%	07/24/25	235,000	2,298
Certificate of Deposit	XXXX8019	5.50%	10/05/24	235,000	6,162
Certificate of Deposit	XXXX0265	5.54%	11/23/24	235,000	11,093
TOTAL GENERAL FUND				<u>\$ 10,021,568</u>	<u>\$ 19,553</u>
<u>SPECIAL REVENUE FUNDS</u>					
TexPool	XXXX0010	Varies	Daily	\$ 590,085	\$
TexPool	XXXX0009	Varies	Daily	442,827	
TexPool	XXXX0008	Varies	Daily	3,244,456	
TOTAL SPECIAL REVENUE FUNDS				<u>\$ 4,277,368</u>	<u>\$ -0-</u>
<u>DEBT SERVICE FUNDS</u>					
TexPool	XXXX0001	Varies	Daily	\$ 2,257,298	\$
TexPool	XXXX0013	Varies	Daily	130,283	
TexPool	XXXX0012	Varies	Daily	289,627	
TexPool	XXXX0011	Varies	Daily	1,116,681	
TOTAL DEBT SERVICE FUNDS				<u>\$ 3,793,889</u>	<u>\$ -0-</u>
<u>CAPITAL PROJECTS FUNDS</u>					
TexPool	XXXX0019	Varies	Daily	\$ 1,840,001	\$
TexPool	XXXX0015	Varies	Daily	134,233	
TexPool	XXXX0016	Varies	Daily	16,536	
TexPool	XXXX0020	Varies	Daily	126,505	
TexPool	XXXX0017	Varies	Daily	132,838	
TexPool	XXXX0021	Varies	Daily	104,620	
TexPool	XXXX0014	Varies	Daily	63,330	
TexPool	XXXX0022	Varies	Daily	101,207	
TexPool	XXXX0024	Varies	Daily	498,330	
TexPool	XXXX0025	Varies	Daily	198,759	
TexPool	XXXX0023	Varies	Daily	18,601,319	
TexPool	XXXX0026	Varies	Daily	12,962,870	
TOTAL CAPITAL PROJECTS FUNDS				<u>\$ 34,780,548</u>	<u>\$ -0-</u>
TOTAL - ALL FUNDS				<u><u>\$ 52,873,373</u></u>	<u><u>\$ 19,553</u></u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Maintenance Taxes	Debt Services Taxes
TAXES RECEIVABLE - OCTOBER 1, 2023	\$ 70,958	\$ 116,754
2023 Tax Levy - District	1,816,354	2,863,823
2023 Tax Levy - Auburn Trails Defined Area No. 1	55,417	389,646
2023 Tax Levy - Hendricks Defined Area	843,283	894,503
2023 Tax Levy - Auburn Trails Defined Area No. 2	84,980	226,614
Adjustments to Prior Year Levies	4,589	(19,387)
TOTAL TO BE ACCOUNTED FOR	<u>\$ 2,875,581</u>	<u>\$ 4,471,953</u>
 TAX COLLECTIONS:		
Current Year - District	\$ 1,822,945	\$ 2,847,843
Current Year - Auburn Trails Defined Area No. 1	55,045	386,589
Current Year - Hendricks Defined Area	843,365	895,066
Current Year - Auburn Trails Defined Area No. 2	84,206	224,320
TOTAL COLLECTIONS	<u>\$ 2,805,561</u>	<u>\$ 4,353,818</u>
 TAXES RECEIVABLE - SEPTEMBER 30, 2024	<u>\$ 70,020</u>	<u>\$ 118,135</u>
 TAXES RECEIVABLE BY YEAR:		
2023	\$ 27,595	\$ 43,585
2022	11,100	16,322
2021	6,671	8,958
2020	5,599	8,893
2019 and prior	19,055	40,377
TOTAL	<u>\$ 70,020</u>	<u>\$ 118,135</u>
 TAXES RECEIVABLE BY FUND:		
District	\$ 68,064	\$ 114,977
Auburn Trails Defined Area No. 1	180	1,268
Hendricks Defined Area	1,772	1,879
Auburn Trails Defined Area No. 2	4	11
TOTAL	<u>\$ 70,020</u>	<u>\$ 118,135</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
PROPERTY VALUATIONS:				
Land and Improvements	\$ 1,326,438,165	\$ 1,249,276,776	\$ 924,000,849	\$ 822,786,891
Personal Property	107,774,359	90,544,842	84,068,663	79,452,511
Exemptions	<u>(320,814,785)</u>	<u>(314,492,691)</u>	<u>(230,724,011)</u>	<u>(222,351,129)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 1,113,397,739</u>	<u>\$ 1,025,328,927</u>	<u>\$ 777,345,501</u>	<u>\$ 679,888,273</u>
TAX RATES PER \$100 VALUATION:				
Debt Service Tax	\$ 0.257	\$ 0.25	\$ 0.235	\$ 0.27
Maintenance Tax	<u>0.163</u>	<u>0.17</u>	<u>0.175</u>	<u>0.17</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.420</u>	<u>\$ 0.42</u>	<u>\$ 0.410</u>	<u>\$ 0.44</u>
ADJUSTED TAX LEVY*	<u>\$ 4,680,177</u>	<u>\$ 4,313,240</u>	<u>\$ 3,190,775</u>	<u>\$ 2,999,048</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>98.59 %</u>	<u>98.36 %</u>	<u>99.51 %</u>	<u>99.52 %</u>

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

Maintenance Tax Rates – Voters of Porter MUD approved a maximum tax rate of \$0.25 per \$100 of assessed valuation on September 14, 2002. Voters of Auburn Trails Defined Area No.1 and Hendricks Defined Area approved a maximum tax rate of \$1.00 per \$100 of assessed valuation on May 12, 2007. Voters of Auburn Trails Defined Area No. 2 approved a maximum tax rate of \$1.00 per \$100 of assessed valuation on May 11, 2013.

The 2023 real property valuations for Auburn Trails Defined Area No. 1 is \$78,494,271, Hendricks Defined Area is \$182,880,894 and Auburn Trails Defined Area No. 2 is \$56,653,511. The Auburn Trails Defined Area No. 1 had a maintenance tax rate of \$0.0706 per \$100 of assessed value and debt service rate of \$0.4964 per \$100 of assessed value. The Hendricks Defined Area had a maintenance tax rate of \$0.461 per \$100 of assessed value and debt service tax rate of \$0.489 per \$100 of assessed value and Auburn Trails Defined Area No. 2 had a maintenance tax rate of \$0.15 per \$100 of assessed value and debt service tax rate of \$0.40 per \$100 of assessed value.

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

AUBURN TRAILS DEFINED AREA NO. 1
S E R I E S - 2 0 1 4

Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$ 65,000	\$ 51,367	\$ 116,367
2026	70,000	48,918	118,918
2027	70,000	46,240	116,240
2028	75,000	43,375	118,375
2029	80,000	40,275	120,275
2030	80,000	37,075	117,075
2031	85,000	33,775	118,775
2032	90,000	30,275	120,275
2033	95,000	26,516	121,516
2034	100,000	22,494	122,494
2035	105,000	18,134	123,134
2036	110,000	13,431	123,431
2037	120,000	8,325	128,325
2038	125,000	2,813	127,813
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2053			
	\$ 1,270,000	\$ 423,013	\$ 1,693,013

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

AUBURN TRAILS DEFINED AREA NO. 1
S E R I E S - 2 0 1 5

Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$ 75,000	\$ 73,656	\$ 148,656
2026	75,000	71,219	146,219
2027	80,000	68,600	148,600
2028	85,000	65,606	150,606
2029	85,000	62,419	147,419
2030	90,000	59,138	149,138
2031	95,000	55,669	150,669
2032	100,000	52,013	152,013
2033	100,000	48,138	148,138
2034	105,000	44,038	149,038
2035	110,000	39,738	149,738
2036	115,000	35,166	150,166
2037	115,000	30,422	145,422
2038	125,000	25,394	150,394
2039	260,000	17,213	277,213
2040	275,000	5,844	280,844
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2051			
2052			
2053			
	<u>\$ 1,890,000</u>	<u>\$ 754,273</u>	<u>\$ 2,644,273</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

AUBURN TRAILS DEFINED AREA NO. 1
S E R I E S - 2 0 1 7

Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$ 70,000	\$ 49,888	\$ 119,888
2026	75,000	47,712	122,712
2027	75,000	45,462	120,462
2028	75,000	43,119	118,119
2029	80,000	40,550	120,550
2030	80,000	37,800	117,800
2031	80,000	34,800	114,800
2032	80,000	31,600	111,600
2033	85,000	28,300	113,300
2034	90,000	24,800	114,800
2035	90,000	21,200	111,200
2036	95,000	17,500	112,500
2037	95,000	13,700	108,700
2038	95,000	9,900	104,900
2039	100,000	6,000	106,000
2040	100,000	2,000	102,000
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2052			
2053			
	<u>\$ 1,365,000</u>	<u>\$ 454,331</u>	<u>\$ 1,819,331</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

HENDRICKS DEFINED AREA
S E R I E S - 2 0 1 5

Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$ 50,000	\$ 42,550	\$ 92,550
2026	55,000	40,763	95,763
2027	55,000	38,783	93,783
2028	60,000	36,625	96,625
2029	65,000	34,185	99,185
2030	65,000	31,585	96,585
2031	70,000	28,885	98,885
2032	70,000	26,085	96,085
2033	75,000	23,185	98,185
2034	80,000	20,085	100,085
2035	85,000	16,785	101,785
2036	85,000	13,385	98,385
2037	90,000	9,840	99,840
2038	95,000	6,048	101,048
2039	100,000	2,050	102,050
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2053			
	<u>\$ 1,100,000</u>	<u>\$ 370,839</u>	<u>\$ 1,470,839</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

HENDRICKS DEFINED AREA
S E R I E S - 2 0 1 7

Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$ 125,000	\$ 109,429	\$ 234,429
2026	125,000	105,741	230,741
2027	135,000	101,706	236,706
2028	135,000	97,319	232,319
2029	140,000	92,711	232,711
2030	145,000	87,794	232,794
2031	150,000	82,556	232,556
2032	160,000	76,956	236,956
2033	160,000	71,156	231,156
2034	165,000	65,163	230,163
2035	170,000	58,881	228,881
2036	180,000	52,206	232,206
2037	190,000	45,038	235,038
2038	195,000	37,578	232,578
2039	200,000	29,800	229,800
2040	315,000	19,500	334,500
2041	330,000	6,600	336,600
2042			
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2053			
	<u>\$ 3,020,000</u>	<u>\$ 1,140,134</u>	<u>\$ 4,160,134</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

HENDRICKS DEFINED AREA
S E R I E S - 2 0 2 2

Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$ 75,000	\$ 324,425	\$ 399,425
2026	80,000	317,450	397,450
2027	75,000	310,475	385,475
2028	80,000	303,500	383,500
2029	80,000	296,300	376,300
2030	85,000	288,875	373,875
2031	85,000	281,225	366,225
2032	90,000	273,350	363,350
2033	95,000	266,450	361,450
2034	95,000	260,750	355,750
2035	100,000	254,900	354,900
2036	105,000	248,750	353,750
2037	105,000	243,500	348,500
2038	110,000	239,200	349,200
2039	115,000	234,700	349,700
2040	115,000	230,100	345,100
2041	120,000	225,400	345,400
2042	465,000	213,700	678,700
2043	485,000	194,700	679,700
2044	505,000	174,900	679,900
2045	520,000	154,400	674,400
2046	545,000	133,100	678,100
2047	565,000	110,900	675,900
2048	585,000	87,900	672,900
2049	610,000	64,000	674,000
2050	635,000	39,100	674,100
2051	660,000	13,200	673,200
2052			
2053			
	\$ 7,185,000	\$ 5,785,250	\$ 12,970,250

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

HENDRICKS DEFINED AREA

S E R I E S - 2 0 2 3

Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$ 20,000	\$ 187,663	\$ 207,663
2026	25,000	185,722	210,722
2027	35,000	183,134	218,134
2028	40,000	179,900	219,900
2029	45,000	176,234	221,234
2030	50,000	172,138	222,138
2031	60,000	167,394	227,394
2032	65,000	162,003	227,003
2033	70,000	156,181	226,181
2034	80,000	150,813	230,813
2035	80,000	146,112	226,112
2036	85,000	141,638	226,638
2037	90,000	137,262	227,262
2038	95,000	132,638	227,638
2039	105,000	127,637	232,637
2040	110,000	122,262	232,262
2041	115,000	116,637	231,637
2042	120,000	110,762	230,762
2043	125,000	104,872	229,872
2044	130,000	98,975	228,975
2045	145,000	92,616	237,616
2046	150,000	85,794	235,794
2047	160,000	78,625	238,625
2048	170,000	70,994	240,994
2049	175,000	63,016	238,016
2050	185,000	54,691	239,691
2051	195,000	45,903	240,903
2052	895,000	20,697	915,697
2053			
	<u>\$ 3,620,000</u>	<u>\$ 3,472,313</u>	<u>\$ 7,092,313</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

AUBURN TRAILS DEFINED AREA NO. 2

S E R I E S - 2 0 1 6

Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$ 50,000	\$ 70,806	\$ 120,806
2026	55,000	69,294	124,294
2027	55,000	67,644	122,644
2028	60,000	65,919	125,919
2029	60,000	64,081	124,081
2030	65,000	62,088	127,088
2031	70,000	59,806	129,806
2032	75,000	57,269	132,269
2033	80,000	54,556	134,556
2034	80,000	51,706	131,706
2035	85,000	48,663	133,663
2036	90,000	45,381	135,381
2037	95,000	41,913	136,913
2038	105,000	38,097	143,097
2039	110,000	33,931	143,931
2040	115,000	29,500	144,500
2041	120,000	24,800	144,800
2042	130,000	19,800	149,800
2043	135,000	14,500	149,500
2044	145,000	8,900	153,900
2045	150,000	3,000	153,000
2046			
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2051			
2052			
2053			
	<u>\$ 1,930,000</u>	<u>\$ 931,654</u>	<u>\$ 2,861,654</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

AUBURN TRAILS DEFINED AREA NO. 2
S E R I E S - 2 0 1 7

Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$ 60,000	\$ 56,100	\$ 116,100
2026	60,000	54,300	114,300
2027	65,000	52,393	117,393
2028	65,000	50,345	115,345
2029	70,000	48,150	118,150
2030	70,000	45,805	115,805
2031	70,000	43,390	113,390
2032	70,000	40,905	110,905
2033	70,000	38,385	108,385
2034	75,000	35,738	110,738
2035	75,000	32,962	107,962
2036	75,000	30,188	105,188
2037	75,000	27,300	102,300
2038	75,000	24,300	99,300
2039	75,000	21,300	96,300
2040	80,000	18,200	98,200
2041	80,000	15,000	95,000
2042	80,000	11,800	91,800
2043	85,000	8,500	93,500
2044	85,000	5,100	90,100
2045	85,000	1,700	86,700
2046			
2047			
2048			
2049			
2050			
2051			
2052			
2053			
	<u>\$ 1,545,000</u>	<u>\$ 661,861</u>	<u>\$ 2,206,861</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

PORTER MUNICIPAL UTILITY DISTRICT			
S E R I E S - 2 0 1 6			
Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$ 330,000	\$ 591,163	\$ 921,163
2026	335,000	581,187	916,187
2027	345,000	570,988	915,988
2028	350,000	560,563	910,563
2029	1,345,000	535,138	1,880,138
2030	1,385,000	492,456	1,877,456
2031	1,425,000	446,794	1,871,794
2032	1,470,000	397,912	1,867,912
2033	1,515,000	345,675	1,860,675
2034	1,560,000	290,888	1,850,888
2035	1,610,000	232,425	1,842,425
2036	1,665,000	171,019	1,836,019
2037	1,720,000	105,400	1,825,400
2038	1,775,000	35,500	1,810,500
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
2052			
2053			
	<u>\$ 16,830,000</u>	<u>\$ 5,357,108</u>	<u>\$ 22,187,108</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

PORTER MUNICIPAL UTILITY DISTRICT S E R I E S - 2 0 2 1 R E F U N D I N G			
Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$ 740,000	\$ 66,450	\$ 806,450
2026	765,000	43,875	808,875
2027	800,000	24,400	824,400
2028	820,000	8,200	828,200
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
2052			
2053			
	<u>\$ 3,125,000</u>	<u>\$ 142,925</u>	<u>\$ 3,267,925</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

PORTER MUNICIPAL UTILITY DISTRICT S E R I E S - 2 0 2 2			
Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$	\$ 1,236,963	\$ 1,236,963
2026		1,236,963	1,236,963
2027		1,236,963	1,236,963
2028		1,236,963	1,236,963
2029		1,236,963	1,236,963
2030		1,236,963	1,236,963
2031		1,236,963	1,236,963
2032		1,236,963	1,236,963
2033		1,236,963	1,236,963
2034		1,236,963	1,236,963
2035		1,236,963	1,236,963
2036		1,236,963	1,236,963
2037		1,236,963	1,236,963
2038		1,236,963	1,236,963
2039	1,430,000	1,201,213	2,631,213
2040	1,485,000	1,128,338	2,613,338
2041	1,545,000	1,052,588	2,597,588
2042	1,605,000	977,850	2,582,850
2043	1,670,000	904,163	2,574,163
2044	1,740,000	827,438	2,567,438
2045	1,810,000	747,563	2,557,563
2046	1,885,000	664,425	2,549,425
2047	1,965,000	575,344	2,540,344
2048	2,045,000	480,106	2,525,106
2049	2,135,000	380,831	2,515,831
2050	2,220,000	277,400	2,497,400
2051	2,315,000	169,694	2,484,694
2052	2,415,000	57,356	2,472,356
2053			
	<u>\$ 26,265,000</u>	<u>\$ 26,761,791</u>	<u>\$ 53,026,791</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

PORTER MUNICIPAL UTILITY DISTRICT S E R I E S - 2 0 2 3			
Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$	\$ 648,613	\$ 648,613
2026		648,612	648,612
2027		648,613	648,613
2028		648,612	648,612
2029		648,613	648,613
2030		648,612	648,612
2031		648,613	648,613
2032		648,612	648,612
2033		648,613	648,613
2034		648,612	648,612
2035		648,613	648,613
2036		648,612	648,612
2037		648,612	648,612
2038		648,612	648,612
2039	465,000	638,731	1,103,731
2040	505,000	617,803	1,122,803
2041	540,000	594,944	1,134,944
2042	580,000	570,081	1,150,081
2043	620,000	543,081	1,163,081
2044	655,000	514,394	1,169,394
2045	700,000	483,469	1,183,469
2046	740,000	450,169	1,190,169
2047	785,000	414,903	1,199,903
2048	840,000	377,325	1,217,325
2049	890,000	337,319	1,227,319
2050	955,000	294,653	1,249,653
2051	1,015,000	249,097	1,264,097
2052	1,080,000	199,975	1,279,975
2053	3,670,000	87,163	3,757,163
	\$ 14,040,000	\$ 15,453,681	\$ 29,493,681

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS
SEPTEMBER 30, 2024

ANNUAL REQUIREMENTS
FOR ALL SERIES

Due During Fiscal Years Ending September 30	Total Principal Due	Total Interest Due	Total Principal Interest Due
2025	\$ 1,660,000	\$ 3,509,073	\$ 5,169,073
2026	1,720,000	3,451,756	5,171,756
2027	1,790,000	3,395,401	5,185,401
2028	1,845,000	3,340,046	5,185,046
2029	2,050,000	3,275,619	5,325,619
2030	2,115,000	3,200,329	5,315,329
2031	2,190,000	3,119,870	5,309,870
2032	2,270,000	3,033,943	5,303,943
2033	2,345,000	2,944,118	5,289,118
2034	2,430,000	2,852,050	5,282,050
2035	2,510,000	2,755,376	5,265,376
2036	2,605,000	2,654,239	5,259,239
2037	2,695,000	2,548,275	5,243,275
2038	2,795,000	2,437,043	5,232,043
2039	2,960,000	2,312,575	5,272,575
2040	3,100,000	2,173,547	5,273,547
2041	2,850,000	2,035,969	4,885,969
2042	2,980,000	1,903,993	4,883,993
2043	3,120,000	1,769,816	4,889,816
2044	3,260,000	1,629,707	4,889,707
2045	3,410,000	1,482,748	4,892,748
2046	3,320,000	1,333,488	4,653,488
2047	3,475,000	1,179,772	4,654,772
2048	3,640,000	1,016,325	4,656,325
2049	3,810,000	845,166	4,655,166
2050	3,995,000	665,844	4,660,844
2051	4,185,000	477,894	4,662,894
2052	4,390,000	278,028	4,668,028
2053	3,670,000	87,163	3,757,163
	<u>\$ 83,185,000</u>	<u>\$ 61,709,173</u>	<u>\$ 144,894,173</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED SEPTEMBER 30, 2024

Description	Original Bonds Issued	Bonds Outstanding October 1, 2023
Porter Municipal Utility District Unlimited Tax Bonds - Series 2016	\$ 19,400,000	\$ 17,175,000
Porter Municipal Utility District - Auburn Trails Defined Area No. 1 Unlimited Tax Bonds - Series 2014	1,800,000	1,330,000
Porter Municipal Utility District - Auburn Trails Defined Area No. 1 Unlimited Tax Bonds - Series 2015	2,420,000	1,965,000
Porter Municipal Utility District - Auburn Trails Defined Area No. 1 Unlimited Tax Bonds - Series 2017	1,840,000	1,435,000
Porter Municipal Utility District - Henricks Defined Area Unlimited Tax Bonds - Series 2015	1,500,000	1,150,000
Porter Municipal Utility District - Henricks Defined Area Unlimited Tax Bonds - Series 2017	3,810,000	3,140,000
Porter Municipal Utility District - Auburn Trails Defined Area No. 2 Unlimited Tax Bonds - Series 2016	2,240,000	1,975,000
Porter Municipal Utility District - Auburn Trails Defined Area No. 2 Unlimited Tax Bonds - Series 2017	1,975,000	1,610,000
Porter Municipal Utility District Unlimited Tax Refunding Bonds - Series 2021	5,355,000	3,825,000
Porter Municipal Utility District - Henricks Defined Area Unlimited Tax Bonds - Series 2022	7,260,000	7,260,000
Porter Municipal Utility District Unlimited Tax Bonds - Series 2022	26,265,000	26,265,000
Porter Municipal Utility District - Henricks Defined Area Unlimited Tax Bonds - Series 2023	3,620,000	
Porter Municipal Utility District Unlimited Tax Bonds - Series 2023	14,040,000	
TOTAL	\$ 91,525,000	\$ 67,130,000

See accompanying independent auditor's report.

Current Year Transactions				Bonds Outstanding September 30, 2024	
Bonds Sold	Retirements				
	Principal	Interest			
\$	\$ 345,000	\$ 600,991	\$ 16,830,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
	60,000	53,480	1,270,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
	75,000	76,000	1,890,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
	70,000	51,988	1,365,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
	50,000	44,150	1,100,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
	120,000	112,831	3,020,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
	45,000	72,056	1,930,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
	65,000	57,894	1,545,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
	700,000	88,050	3,125,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
	75,000	331,175	7,185,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
		1,236,963	26,265,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
3,620,000		163,912	3,620,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
14,040,000		450,721	14,040,000		The Bank of New York Mellon Trust Co., N.A. Dallas, TX
\$ 17,660,000	\$ 1,605,000	\$ 3,340,211	\$ 83,185,000		

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED SEPTEMBER 30, 2024

Bond Authority:	Porter MUD Tax Bonds*	Auburn Trails Defined Area No. 1
Amount Authorized by Voters	\$ 153,900,000	\$ 13,365,000
Amount Issued	<u>68,400,000</u>	<u>6,060,000</u>
Remaining to be Issued	<u>\$ 85,500,000</u>	<u>\$ 7,305,000</u>
Debt Service Fund cash and investment balances as of September 30, 2024:		<u>\$ 3,814,707</u>
Average annual debt service payment (principal and interest) for remaining term of all debt:		<u>\$ 4,996,351</u>

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

* Includes all bonds secured with tax revenues. Bonds in this category may also be secured with other revenues in combination with taxes.

See accompanying independent auditor's report.

<u>Hendricks Defined Area</u>	<u>Valley Ranch Defined Area</u>	<u>Auburn Trails Defined Area No. 2</u>	<u>Montgomery Crossing Defined Area</u>	<u>Porter MUD Refunding Bonds</u>
\$ 45,045,000	\$ 4,500,000	\$ 6,650,000	\$ 4,500,000	\$ 4,000,000
<u>16,190,000</u>		<u>4,215,000</u>		<u>1,769,000</u>
<u>\$ 28,855,000</u>	<u>\$ 4,500,000</u>	<u>\$ 2,435,000</u>	<u>\$ 4,500,000</u>	<u>\$ 2,231,000</u>

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND - FIVE YEARS

	Amounts		
	2024	2023	2022
REVENUES			
Property Taxes	\$ 1,822,945	\$ 1,725,375	\$ 1,350,789
Wastewater Service	2,429,201	2,286,726	2,284,544
Investment Revenues	554,366	406,976	62,745
Miscellaneous Revenues	827,646	695,096	272,659
TOTAL REVENUES	\$ 5,634,158	\$ 5,114,173	\$ 3,970,737
EXPENDITURES			
Service Operations:			
Personnel	\$ 915,869	\$ 839,831	\$ 748,264
Professional Fees	427,272	351,427	342,570
Contracted Services	157,687	119,983	53,747
Utilities	265,123	239,877	248,173
Repairs and Maintenance	687,516	1,130,230	449,080
Administrative Expenditures/Other	875,992	826,347	752,340
Capital Outlay/Developer Interest	2,058,709	966,056	1,099,850
TOTAL EXPENDITURES	\$ 5,388,168	\$ 4,473,751	\$ 3,694,024
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ 245,990	\$ 640,422	\$ 276,713
OTHER FINANCING SOURCES (USES)			
Transfers In(Out)	\$ - 0 -	\$ 413,081	\$ - 0 -
NET CHANGE IN FUND BALANCE	\$ 245,990	\$ 1,053,503	\$ 276,713
BEGINNING FUND BALANCE	9,129,511	8,076,008	7,799,295
ENDING FUND BALANCE	\$ 9,375,501	\$ 9,129,511	\$ 8,076,008

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2021	2020	2024	2023	2022	2021	2020
\$ 1,155,372	\$ 981,173	32.4 %	33.7 %	34.0 %	30.4 %	27.2 %
2,317,786	2,223,944	43.1	44.7	57.5	61.1	61.6
17,225	95,039	9.8	8.0	1.6	0.5	2.6
302,473	308,783	14.7	13.6	6.9	8.0	8.6
<u>\$ 3,792,856</u>	<u>\$ 3,608,939</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 656,977	\$ 618,633	16.3 %	16.4 %	18.8 %	17.3 %	17.1 %
243,447	236,419	7.6	6.9	8.6	6.4	6.6
47,505	48,010	2.8	2.3	1.4	1.3	1.3
277,637	209,082	4.7	4.7	6.3	7.3	5.8
480,320	253,159	12.2	22.1	11.3	12.7	7.0
577,729	520,055	15.5	16.2	18.9	15.2	14.4
2,003,242	623,424	36.5	18.9	27.7	52.8	17.3
<u>\$ 4,286,857</u>	<u>\$ 2,508,782</u>	<u>95.6 %</u>	<u>87.5 %</u>	<u>93.0 %</u>	<u>113.0 %</u>	<u>69.5 %</u>
<u>\$ (494,001)</u>	<u>\$ 1,100,157</u>	<u>4.4 %</u>	<u>12.5 %</u>	<u>7.0 %</u>	<u>(13.0) %</u>	<u>30.5 %</u>
<u>\$ 83,800</u>	<u>\$ - 0 -</u>					
\$ (410,201)	\$ 1,100,157					
<u>8,209,496</u>	<u>7,109,339</u>					
\$ 7,799,295	\$ 8,209,496					

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
DEBT SERVICE FUND - FIVE YEARS

	Amounts		
	2024	2023	2022
REVENUES			
Property Taxes	\$ 2,847,843	\$ 2,521,919	\$ 1,817,154
Investment Revenues	162,692	123,538	17,023
Miscellaneous Revenues	<u>25,472</u>	<u>20,241</u>	<u>32,513</u>
TOTAL REVENUES	<u>\$ 3,036,007</u>	<u>\$ 2,665,698</u>	<u>\$ 1,866,690</u>
EXPENDITURES			
Debt Service and Related Costs	\$ 3,469,240	\$ 2,842,089	\$ 1,763,413
Other	<u>1,502</u>	<u>2,002</u>	<u>2,368</u>
TOTAL EXPENDITURES	<u>\$ 3,470,742</u>	<u>\$ 2,844,091</u>	<u>\$ 1,765,781</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ (434,735)</u>	<u>\$ (178,393)</u>	<u>\$ 100,909</u>
OTHER FINANCING SOURCES (USES)			
Bond Proceeds	\$ 648,613	\$	\$
Refunding Bond Proceeds			
Transfer to Refund Bond Escrow Agent			
Bond Premium	<u></u>	<u></u>	<u></u>
TOTAL OTHER FINANCING SOURCES (USES)	<u>\$ 648,613</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
NET CHANGE IN FUND BALANCE	\$ 213,878	\$ (178,393)	\$ 100,909
BEGINNING FUND BALANCE	<u>2,053,678</u>	<u>2,232,071</u>	<u>2,131,162</u>
ENDING FUND BALANCE	<u><u>\$ 2,267,556</u></u>	<u><u>\$ 2,053,678</u></u>	<u><u>\$ 2,232,071</u></u>
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	<u>6,657</u>	<u>5,994</u>	<u>6,040</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2021	2020	2024	2023	2022	2021	2020
\$ 1,838,285	\$ 1,750,682	93.8 %	94.6 %	97.4 %	97.1 %	96.4 %
4,367	25,602	5.4	4.6	0.9	0.2	1.4
<u>51,466</u>	<u>39,582</u>	<u>0.8</u>	<u>0.8</u>	<u>1.7</u>	<u>2.7</u>	<u>2.2</u>
\$ 1,894,118	\$ 1,815,866	<u>100.0</u> %	<u>100.0</u> %	<u>100.0</u> %	<u>100.0</u> %	<u>100.0</u> %
\$ 1,999,599	\$ 1,839,717	114.3 %	106.6 %	94.5 %	105.6 %	101.3 %
<u>2,508</u>	<u>1,951</u>		<u>0.1</u>	<u>0.1</u>	<u>0.1</u>	<u>0.1</u>
\$ 2,002,107	\$ 1,841,668	<u>114.3</u> %	<u>106.7</u> %	<u>94.6</u> %	<u>105.7</u> %	<u>101.4</u> %
\$ (107,989)	\$ (25,802)	<u>(14.3)</u> %	<u>(6.7)</u> %	<u>5.4</u> %	<u>(5.7)</u> %	<u>(1.4)</u> %
\$ 5,355,000	\$					
(5,483,398)						
<u>364,692</u>						
\$ 236,294	\$ - 0 -					
\$ 128,305	\$ (25,802)					
<u>2,002,857</u>	<u>2,028,659</u>					
\$ 2,131,162	\$ 2,002,857					
<u>6,206</u>	<u>5,525</u>					

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2024

District Mailing Address - Porter Municipal Utility District
P.O. Box 1030
Porter, TX 77365

District Telephone Number - (713) 354-9352

Board Members:	Term of Office (Elected or Appointed)	Fees of Office for the year ended September 30, 2024	Expense Reimbursements for the year ended September 30, 2024	Title
Wayne Curry	05/2024 05/2028 (Elected)	\$ 6,630	\$ 2,926	President
Val R. Bankston III	05/2022 05/2026 (Elected)	\$ 3,978	\$ 2,659	Vice President
Mary E. Hebert	05/2024 05/2028 (Elected)	\$ 3,536	\$ 2,115	Secretary
Michael Zientek	05/2022 05/2026 (Elected)	\$ 4,420	\$ 2,668	Treasurer
Lynn (Ed) Rhodes	05/2024 05/2028 (Elected)	\$ 2,431	\$ 2,474	Director

Notes: No Director has any business or family relationships (as defined by the Texas Water Code) 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: May 28, 2024

The limit on Fees of Office that a Director may receive during a fiscal year is authorized to the maximum extent allowed by law as set by Board Resolution (TWC Section 49.060). Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

See accompanying independent auditor's report.

PORTER MUNICIPAL UTILITY DISTRICT
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2024

Key Personnel:	<u>Date Hired</u>	<u>District Fees for the year ended September 30, 2024</u>	<u>Title</u>
Karen McClain	05/31/22	\$ 104,621	Office Manager
Christopher Sartain	02/02/15	\$ 166,468	Operator Supervisor
Consultants:			
Young & Brooks LLP	11/16/99	\$ 190,637 \$ 451,000	General Counsel Bond Counsel
McCall Gibson Swedlund Barfoot PLLC	05/15/18	\$ 32,750 \$ 2,500	Auditor Bond Related
Municipal Accounts & Consulting, L.P.	12/20/05	\$ 263,899	Bookkeeper
A&S Associates, Inc.	09/20/05	\$ 1,506,678	Engineer
Blitch Associates, Inc.	11/17/09	\$ 123,542	Financial Advisor
Mark Burton Ghia Lewis	05/06	\$ -0-	Investment Officers

See accompanying independent auditor's report.