

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1**

**MONTGOMERY COUNTY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**SEPTEMBER 30, 2024**

**McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC**  
Certified Public Accountants

## **TABLE OF CONTENTS**

	<b><u>PAGE</u></b>
INDEPENDENT AUDITOR'S REPORT	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-8
BASIC FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET	9-12
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION	13
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES	14-15
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES	16
NOTES TO THE FINANCIAL STATEMENTS	17-31
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND	33
SUPPLEMENTARY INFORMATION REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE	
NOTES REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE (Included in the notes to the financial statements)	
SERVICES AND RATES	35-37
GENERAL FUND EXPENDITURES	38-39
INVESTMENTS	40
TAXES LEVIED AND RECEIVABLE	41-42
LONG-TERM DEBT SERVICE REQUIREMENTS	43-48
CHANGES IN LONG-TERM BOND DEBT	49-50
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS	51-54
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS	55-56

# ***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  
Montgomery County Water Control  
and Improvement District No. 1  
Montgomery County, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Montgomery County Water Control and Improvement District No. 1 (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 and each major fund 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  
Montgomery County Water Control  
and Improvement District No. 1

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide an assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*McCall Gibson Swedlund Barfoot Ellis PLLC*

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

March 18, 2025

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

Management's discussion and analysis of Montgomery County Water Control and Improvement District No. 1's (the "District") financial performance provides an overview of the District's financial activities for the fiscal 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 applicable, deferred outflows and inflows 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 fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

**FUND FINANCIAL STATEMENTS**

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has three governmental fund types. 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.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

**FUND FINANCIAL STATEMENTS (Continued)**

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

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

**NOTES TO 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"). The budgetary comparison schedule is 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 and deferred outflows of resources exceeded liabilities by \$9,444,063 as of September 30, 2024.

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

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

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
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	\$ 11,374,795	\$ 11,250,720	\$ 124,075
Capital Assets (Net of Accumulated Depreciation)	25,786,292	24,286,477	1,499,815
Total Assets	<u>\$ 37,161,087</u>	<u>\$ 35,537,197</u>	<u>\$ 1,623,890</u>
Deferred Outflows of Resources	\$ 475,984	\$ 543,089	\$ (67,105)
Due to Developer	\$ 3,921,426	\$ 4,438,291	\$ 516,865
Bonds Payable	22,959,831	23,779,862	820,031
Other Liabilities	1,311,751	565,596	(746,155)
Total Liabilities	<u>\$ 28,193,008</u>	<u>\$ 28,783,749</u>	<u>\$ 590,741</u>
Net Position:			
Net Investment in Capital Assets	\$ 2,798,999	\$ 97,809	\$ 2,701,190
Restricted	814,411	829,447	(15,036)
Unrestricted	5,830,653	6,369,281	(538,628)
Total Net Position	<u>\$ 9,444,063</u>	<u>\$ 7,296,537</u>	<u>\$ 2,147,526</u>

The following table provides a summary of the District's operations for the years ended September 30, 2024, and September 30, 2023.

	Summary of Changes in the Statement of Activities		
	2024	2023	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 4,118,863	\$ 3,831,644	\$ 287,219
Charges for Services	3,365,021	2,905,460	459,561
Other Revenues	899,550	653,933	245,617
Total Revenues	<u>\$ 8,383,434</u>	<u>\$ 7,391,037</u>	<u>\$ 992,397</u>
Expenses for Services	<u>6,235,908</u>	<u>6,052,560</u>	<u>(183,348)</u>
Change in Net Position	\$ 2,147,526	\$ 1,338,477	\$ 809,049
Net Position, Beginning of Year	7,296,537	5,958,060	1,338,477
Net Position, End of Year	<u>\$ 9,444,063</u>	<u>\$ 7,296,537</u>	<u>\$ 2,147,526</u>



**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)**

Property tax revenues in the current fiscal year totaled \$4,118,863. Property tax revenue is derived from taxes being levied based upon the assessed value of real and personal property within the District. Property taxes levied for the 2023 tax year (September 30, 2024 fiscal year) were based upon a current assessed value of \$587,700,512 and a tax rate of \$0.697 per \$100 of assessed valuation. Property taxes levied for the 2022 tax year (September 30, 2023 fiscal year) were based upon an adjusted assessed value of \$535,626,844 and a tax rate of \$0.7265 per \$100 of assessed valuation.

**FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUND**

The District's combined fund balances as of the fiscal year ended September 30, 2024, were \$10,076,617, a decrease of \$663,239 from the prior year.

The General Fund fund balance decreased by \$561,396, primarily due to service expenses and capital outlay exceeding service revenues and property tax revenues.

The Debt Service Fund fund balance decreased by \$42,148, due to the structure of the District's outstanding debt service requirements.

The Capital Projects Fund fund balance decreased by \$59,695, primarily due to the use of bonds proceeds received in prior years to fund current year capital costs.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Board of Directors did not amend the budget during the current fiscal year. Actual revenues were \$703,916 more than budgeted and actual expenditures were \$1,265,312 more than budgeted which resulted in a negative variance of \$561,396. See the budget to actual for more information.

**CAPITAL ASSETS**

Capital assets as of September 30, 2024, total \$25,786,292 (net of accumulated depreciation) and include land, buildings and equipment as well as the water, wastewater and drainage systems. Significant capital asset activity during the current fiscal year includes the lift station no. 3 relocation, SCADA system and generators.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
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	\$ 2,040,485	\$ 2,040,485	\$
Construction in Progress	1,584,664	276,704	1,307,960
Capital Assets, Net of Accumulated Depreciation:			
Water System	4,794,713	4,400,799	393,914
Wastewater System	13,185,148	13,251,571	(66,423)
Drainage	3,932,006	4,040,914	(108,908)
Buildings, Equipment and Improvements	249,276	276,004	(26,728)
Total Net Capital Assets	<u>\$ 25,786,292</u>	<u>\$ 24,286,477</u>	<u>\$ 1,499,815</u>

**LONG-TERM DEBT ACTIVITY**

At the end of the current fiscal year, the District had total bond debt payable of \$23,139,997. The changes in the debt position of the District during the fiscal year ended September 30, 2024, are summarized as follows:

Bond Debt Payable, October 1, 2023	\$ 23,969,997
Less: Bond Principal Paid	<u>830,000</u>
Bond Debt Payable, September 30, 2024	<u>\$ 23,139,997</u>

The District's bonds carry an underlying rating of "A3" from Moody's. The District's Series 2016 Refunding bonds carry an insured rating of "AA" by virtue of bond insurance issued by Assured Guaranty Municipal Corp. and the Series 2017 bonds, Series 2021 Refunding bonds, Series 2021 bonds, and the Series 2022 bonds carry an insured rating of "AA" by virtue of bond insurance issued by Build America Mutual Assurance Company.

**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 Montgomery County Water Control and Improvement District No. 1, Roach & Associates, PLLC, 2001 Timberloch Place, Ste 500, The Woodlands, Texas 77380.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
STATEMENT OF NET POSITION AND  
GOVERNMENTAL FUNDS BALANCE SHEET  
SEPTEMBER 30, 2024**

	<u>General Fund</u>	<u>Debt Service Fund</u>
<b>ASSETS</b>		
Cash	\$ 195,125	\$ 35,183
Investments	5,803,185	936,805
Receivables:		
Property Taxes	75,246	53,345
Penalty and Interest on Delinquent Taxes		
Service Accounts	300,285	
Other	120,867	
Due from Other Funds	81,421	
Prepaid Costs		
Land		
Construction in Progress		
Capital Assets (Net of Accumulated Depreciation)	<u>                    </u>	<u>                    </u>
<b>TOTAL ASSETS</b>	<u>\$ 6,576,129</u>	<u>\$ 1,025,333</u>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred Charges on Refunding Bonds	<u>\$ -0-</u>	<u>\$ -0-</u>
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<u>\$ 6,576,129</u>	<u>\$ 1,025,333</u>

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$	\$	\$	\$
3,766,097	230,308		230,308
	10,506,087		10,506,087
	128,591		128,591
		57,394	57,394
	300,285		300,285
	120,867		120,867
115,448	196,869	(196,869)	
		31,263	31,263
		2,040,485	2,040,485
		1,584,664	1,584,664
		22,161,143	22,161,143
<u>\$ 3,881,545</u>	<u>\$ 11,483,007</u>	<u>\$ 25,678,080</u>	<u>\$ 37,161,087</u>
<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ 475,984</u>	<u>\$ 475,984</u>
<u>\$ 3,881,545</u>	<u>\$ 11,483,007</u>	<u>\$ 26,154,064</u>	<u>\$ 37,637,071</u>

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

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
STATEMENT OF NET POSITION AND  
GOVERNMENTAL FUNDS BALANCE SHEET  
SEPTEMBER 30, 2024**

	<u>General Fund</u>	<u>Debt Service Fund</u>
<b>LIABILITIES</b>		
Accounts Payable	\$ 583,941	\$ 8,537
Accrued Interest Payable		
Due to Developer		
Due to Other Funds		196,869
Due to Voluntary Services	2,968	
Security Deposits	189,830	
Long-Term Liabilities:		
Compound Interest Bonds Interest Payable		
Due Within One Year		
Due After One Year		
<b>TOTAL LIABILITIES</b>	<u>\$ 776,739</u>	<u>\$ 205,406</u>
 <b>DEFERRED INFLOWS OF RESOURCES</b>		
Property Taxes	<u>\$ 75,246</u>	<u>\$ 53,345</u>
 <b>FUND BALANCES</b>		
Restricted for Authorized Construction	\$	\$
Restricted for Debt Service		766,582
Unassigned	<u>5,724,144</u>	
<b>TOTAL FUND BALANCES</b>	<u>\$ 5,724,144</u>	<u>\$ 766,582</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<u><u>\$ 6,576,129</u></u>	<u><u>\$ 1,025,333</u></u>
 <b>NET POSITION</b>		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
<b>TOTAL NET POSITION</b>		

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 295,654	\$ 888,132	\$	\$ 888,132
		62,910	62,910
		3,921,426	3,921,426
	196,869	(196,869)	
	2,968		2,968
	189,830		189,830
		167,911	167,911
		850,000	850,000
		22,109,831	22,109,831
<u>\$ 295,654</u>	<u>\$ 1,277,799</u>	<u>\$ 26,915,209</u>	<u>\$ 28,193,008</u>
<u>\$ -0-</u>	<u>\$ 128,591</u>	<u>\$ (128,591)</u>	<u>\$ -0-</u>
\$ 3,585,891	\$ 3,585,891	\$ (3,585,891)	\$
	766,582	(766,582)	
	5,724,144	(5,724,144)	
<u>\$ 3,585,891</u>	<u>\$ 10,076,617</u>	<u>\$ (10,076,617)</u>	<u>\$ -0-</u>
<u>\$ 3,881,545</u>	<u>\$ 11,483,007</u>		
		\$ 2,798,999	\$ 2,798,999
		814,411	814,411
		5,830,653	5,830,653
		<u>\$ 9,444,063</u>	<u>\$ 9,444,063</u>

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

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Total Fund Balances - Governmental Funds	\$ 10,076,617
--	---------------

Amounts reported for governmental activities in the Statement of Net Position are different because:

Prepaid bond insurance in governmental activities is not a current financial resource and, therefore, is not reported as an asset in the governmental funds.	31,263
--	--------

Interest paid in advance as part of a refunding bond sale is recorded as a deferred outflow in the governmental activities and systematically charged to interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter.	475,984
--	---------

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds.	25,786,292
--	------------

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.	185,985
--	---------

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	\$ (3,921,426)	
Compound Interest Bonds Interest Payable	(167,911)	
Accrued Interest Payable	(62,910)	
Bonds Payable	<u>(22,959,831)</u>	<u>(27,112,078)</u>
Total Net Position - Governmental Activities		<u>\$ 9,444,063</u>

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

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
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
<b>REVENUES</b>		
Property Taxes	\$ 2,597,821	\$ 1,482,946
Water Service	1,014,605	
Wastewater Service	1,257,002	
Surface Water Revenue	505,493	
Penalty and Interest	32,683	36,800
Sales Tax Revenue	147,882	
Reconnection Fees	4,411	
Tap Connection and Inspection Fees	501,664	
Investment and Miscellaneous Revenues	401,355	114,354
<b>TOTAL REVENUES</b>	<b>\$ 6,462,916</b>	<b>\$ 1,634,100</b>
<b>EXPENDITURES/EXPENSES</b>		
Service Operations:		
Personnel	\$ 969,347	\$
Professional Fees	584,849	18,985
Contracted Services	378,296	48,041
Utilities	198,690	
Surface Water Fees	410,109	
Repairs and Maintenance	1,000,498	
Depreciation		
Other	740,266	9,029
Capital Outlay	2,742,257	
Debt Service:		
Bond Principal		830,000
Bond Interest		770,193
<b>TOTAL EXPENDITURES/EXPENSES</b>	<b>\$ 7,024,312</b>	<b>\$ 1,676,248</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>\$ (561,396)</b>	<b>\$ (42,148)</b>
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCES/NET POSITION - OCTOBER 1, 2023</b>	<b>6,285,540</b>	<b>808,730</b>
<b>FUND BALANCES/NET POSITION - SEPTEMBER 30, 2024</b>	<b>\$ 5,724,144</b>	<b>\$ 766,582</b>

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



Capital Projects Fund	Total	Adjustments	Statement of Activities
\$	\$ 4,080,767	\$ 38,096	\$ 4,118,863
	1,014,605		1,014,605
	1,257,002		1,257,002
	505,493		505,493
	69,483	12,363	81,846
	147,882		147,882
	4,411		4,411
	501,664		501,664
235,959	751,668		751,668
<u>\$ 235,959</u>	<u>\$ 8,332,975</u>	<u>\$ 50,459</u>	<u>\$ 8,383,434</u>
\$	\$ 969,347	\$	\$ 969,347
	603,834		603,834
	426,337		426,337
	198,690		198,690
	410,109		410,109
	1,000,498		1,000,498
		1,021,231	1,021,231
	749,295		749,295
295,654	3,037,911	(3,037,911)	
	830,000	(830,000)	
	770,193	86,374	856,567
<u>\$ 295,654</u>	<u>\$ 8,996,214</u>	<u>\$ (2,760,306)</u>	<u>\$ 6,235,908</u>
\$ (59,695)	\$ (663,239)	\$ 663,239	\$
		2,147,526	2,147,526
3,645,586	10,739,856	(3,443,319)	7,296,537
<u>\$ 3,585,891</u>	<u>\$ 10,076,617</u>	<u>\$ (632,554)</u>	<u>\$ 9,444,063</u>

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

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
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	\$	(663,239)
--	----	-----------

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.		38,096
--	--	--------

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.		12,363
---	--	--------

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.		(1,021,231)
--	--	-------------

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.		3,037,911
---	--	-----------

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.		830,000
---	--	---------

Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end.		(86,374)
---	--	----------

Change in Net Position - Governmental Activities	\$	2,147,526
--	----	-----------

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

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

**NOTE 1. CREATION OF DISTRICT**

Montgomery County Water Control and Improvement District No. 1 (the “District”) was created by Texas Water Rights Commission, now known as the Texas Commission on Environmental Quality (the “Commission”), effective June 15, 1964, in accordance with the Texas Water Code, Chapter 51. On September 11, 1978, the District converted into a municipal utility district by order of the Texas Water Commission in accordance with the Texas Water Code, Chapter 54. The District operates in accordance with Chapters 49 and 54 of the Texas Water Code and is subject to the continuing supervision of the Commission.

**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 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:

- 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.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Financial Statement Presentation (Continued)

- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

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

Government-Wide Financial Statements

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

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

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

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Governmental Funds

The District has three governmental funds and considers each to be a major fund.

General Fund - To account for resources for customer service revenues, costs and general expenditures. The General Fund also includes the revenue for maintenance and operations ad valorem taxes and the cost of assessing and collecting taxes.

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

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

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both “measurable and available.” Measurable means the amount can be determined. Available means collectible 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 collectible within 60 days after year end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

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

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. As of September 30, 2024, the Debt Service Fund owed the General Fund \$81,421 for maintenance tax collections. The Debt Service Fund owed the Capital Projects Fund \$115,448 for bond issuance costs associated with the Series 2021 Bonds.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

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 of \$5,000 or more and a useful life of at least two years. Depreciation is calculated on each class of depreciable property using no salvage value and the straight-line method of depreciation. Estimated useful lives are as follows:

	<u>Years</u>
Water System	10-45
Wastewater System	10-45
Drainage System	10-45
Furniture and 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 Internal Revenue Service has determined that directors are considered to be “employees” for federal payroll tax purposes only. A pension plan has not been established for the directors. The District does have employees for which a retirement plan was established (see Note 8).

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

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. The District does not have any nonspendable fund balances.

*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 and does not have any assigned fund balances.

*Unassigned*: all other spendable amounts in the General Fund.

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

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

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**

	Refunding Series 2016	Series 2017	Series 2021
Amount Outstanding – September 30, 2024	\$ 6,950,000	\$ 4,745,000	\$ 3,565,000
Interest Rates	2.00% - 3.00%	3.00% - 5.00%	2.00% - 2.125%
Maturity Dates – Serially Beginning/Ending	March 1, 2025/2036	March 1, 2025/2040	March 1, 2025/2042
Interest Payment Dates	March 1/ September 1	March 1/ September 1	March 1/ September 1
Callable Dates	March 1, 2024*	March 1, 2024*	September 1, 2028*

\* Or any date thereafter in such order as the District may determine, callable at par plus unpaid accrued interest in whole or in part at the option of the District. Series 2017 term bonds maturing on March 1, 2032 and March 1, 2037 are subject to mandatory redemption beginning March 1, 2028 and March 1, 2033, respectively. Series 2021 term bonds maturing on March 1, 2029, March 1, 2034, and March 1, 2041 are subject to mandatory redemption beginning March 1, 2028, March 1, 2030, and March 1, 2035, respectively



**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

**NOTE 3. LONG-TERM DEBT (Continued)**

	Refunding Series 2021		
	Current Interest Bonds	Compound Interest Bonds	Series 2022
Amount Outstanding – September 30, 2024	\$ 1,935,000	\$ 304,997	\$ 5,640,000
Interest Rates	2.00% - 3.00%	1.87%	4.00% - 25.00%
Maturity Dates – Serially Beginning/Ending	March 1, 2025/2036	March 1, 2035	March 1, 2025/2045
Interest Payment Dates	March 1/ September 1	At Maturity	March 1/ September 1
Callable Dates	March 1, 2026*	Non-Callable**	September 1, 2028*

\* Or any date thereafter in such order as the District may determine, callable at par plus unpaid accrued interest in whole or in part at the option of the District. . Series 2021 Refunding term bonds maturing on March 1, 2031 and March 1, 2034 are subject to mandatory redemption beginning March 1, 2029 and March 1, 2032, respectively. Series 2022 term bonds maturing on March 1, 2030, March 1, 2032, March 1, 2036 and March 1, 2042 are subject to mandatory redemption beginning March 1, 2029, March 1, 2031, March 1, 2033 and March 1, 2037, respectively.

\*\* The Refunding Series 2021 Compound Interest Bonds (CIBs) are non-callable. The par value of the outstanding CIBs is \$304,997 and the maturity value is \$575,000. Interest will be paid at maturity. Accrued interest of \$167,911 has been recorded as a liability in the Statement of Net Position.

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	\$ 23,969,997	\$	\$ 830,000	\$ 23,139,997
Unamortized Discount	(475,134)		(25,930)	(449,204)
Unamortized Premium	284,999		15,961	269,038
Bonds Payable, Net	<u>\$ 23,779,862</u>	<u>\$ -0-</u>	<u>\$ 820,031</u>	<u>\$ 22,959,831</u>
		Amount Due Within One Year		\$ 850,000
		Amount Due After One Year		<u>22,109,831</u>
		Bonds Payable, Net		<u>\$ 22,959,831</u>

On November 2, 2021, voters of the District approved the issuance of \$25,810,000 of tax bonds for utility facilities and \$2,000,000 of refunding bonds. As of September 30, 2024, none of these authorized bonds have been issued.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
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 bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2025	\$ 850,000	\$ 738,867	\$ 1,588,867
2026	870,000	706,643	1,576,643
2027	890,000	673,886	1,563,886
2028	910,000	639,543	1,549,543
2029	935,000	607,980	1,542,980
2030-2034	5,065,000	2,612,353	7,677,353
2035-2039	5,469,997	2,181,839	7,651,836
2040-2044	6,670,000	956,129	7,626,129
2045	1,480,000	29,600	1,509,600
	<u>\$ 23,139,997</u>	<u>\$ 9,146,840</u>	<u>\$ 32,286,837</u>

The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.

For the year ended September 30, 2024, the District levied an ad valorem debt service tax at the rate of \$0.25 per \$100 of assessed valuation, which resulted in a tax levy of \$1,498,636 on the adjusted taxable valuation of \$587,700,512 for the 2023 tax year. The bond resolutions require that the District 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. See Note 7 for maintenance tax levy.

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

**NOTE 4. SIGNIFICANT BOND RESOLUTIONS AND LEGAL REQUIREMENTS**

The bond resolutions state that all investments and any profits realized from or interest accruing on such investments shall belong to the fund from which the monies for such investments were taken; provided, however, at 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. In accordance with this provision, the earnings in each fund have been retained by the fund making the investment.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

**NOTE 4. SIGNIFICANT BOND RESOLUTIONS AND LEGAL REQUIREMENTS**  
(Continued)

The bond resolutions state that the District is required by the Securities and Exchange Commission to provide continuing disclosure of certain general financial information and operating data with respect to the District to the state information depository. This information, along with the audited annual financial statements, is to be provided within six months after the end of each fiscal year and shall continue to be provided through the life of the bonds.

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

**NOTE 5. DEPOSITS AND INVESTMENTS**

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year-end, the carrying amount of the District's deposits was \$230,308 and the bank balance was \$277,774. 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:

	<u>Cash</u>
GENERAL FUND	\$ 195,125
DEBT SERVICE FUND	<u>35,183</u>
TOTAL DEPOSITS	<u><u>\$ 230,308</u></u>

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
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. 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	\$ 5,803,185	\$ 5,803,185
<u>DEBT SERVICE FUND</u>		
TexPool	936,805	936,805
<u>CAPITAL PROJECTS FUND</u>		
TexPool	<u>3,766,097</u>	<u>3,766,097</u>
<b>TOTAL INVESTMENTS</b>	<b><u>\$ 10,506,087</u></b>	<b><u>\$ 10,506,087</u></b>

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

**NOTE 5. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

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.

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 positions can usually be redeemed each day at the discretion of the District, unless there has been a significant change in value.

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of debt service and the cost of assessing and collecting taxes. All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
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
<b>Capital Assets Not Being Depreciated</b>				
Land and Land Improvements	\$ 2,040,485	\$	\$	\$ 2,040,485
Construction in Progress	<u>276,704</u>	<u>2,521,046</u>	<u>1,213,086</u>	<u>1,584,664</u>
<b>Total Capital Assets Not Being Depreciated</b>	<u>\$ 2,317,189</u>	<u>\$ 2,521,046</u>	<u>\$ 1,213,086</u>	<u>\$ 3,625,149</u>
<b>Capital Assets Subject to Depreciation</b>				
Water System	\$ 11,607,506	\$ 648,686	\$	\$ 12,256,192
Wastewater System	20,486,277	564,400		21,050,677
Drainage	4,887,483			4,887,483
Buildings, Equipment and Improvements	<u>663,469</u>			<u>663,469</u>
<b>Total Capital Assets Subject to Depreciation</b>	<u>\$ 37,644,735</u>	<u>\$ 1,213,086</u>	<u>\$ - 0 -</u>	<u>\$ 38,857,821</u>
<b>Less Accumulated Depreciation</b>				
Water System	\$ 7,206,707	\$ 254,772	\$	\$ 7,461,479
Wastewater System	7,234,706	630,823		7,865,529
Drainage	846,569	108,908		955,477
Buildings, Equipment and Improvements	<u>387,465</u>	<u>26,728</u>		<u>414,193</u>
<b>Total Accumulated Depreciation</b>	<u>\$ 15,675,447</u>	<u>\$ 1,021,231</u>	<u>\$ - 0 -</u>	<u>\$ 16,696,678</u>
<b>Total Depreciable Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 21,969,288</u>	<u>\$ 191,855</u>	<u>\$ - 0 -</u>	<u>\$ 22,161,143</u>
<b>Total Capital Assets, Net of Accumulated Depreciation</b>	<u>\$ 24,286,477</u>	<u>\$ 2,712,901</u>	<u>\$ 1,213,086</u>	<u>\$ 25,786,292</u>

**NOTE 7. MAINTENANCE TAX**

On August 8, 1992, the voters of the District approved the levy and collection of an unlimited maintenance tax assessed valuation of taxable property within the District. For the year ended September 30, 2024, the District levied an ad valorem maintenance tax rate of \$0.447 per \$100 of assessed valuation, which resulted in a tax levy of \$2,627,021 on the adjusted taxable valuation of \$587,700,512 for the 2023 tax year. This maintenance tax is to be used by the General Fund to pay expenditures of operating and maintaining the District's waterworks and sanitary sewer system.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

**NOTE 8. PENSION PLAN**

Effective June 1, 1997, the District adopted a simplified employee pension plan, which benefits all of the District's employees. During the current fiscal year, the District contributed \$55,222 to the plan, which was based on 10 percent of employee's salaries.

**NOTE 9. RECREATIONAL FACILITIES**

On March 30, 1981, the District entered into a recreational facilities lease contract with Timber Lakes/Timber Ridge Association, Inc. (the "Association"). Under the terms of the contract, the District has the right to use the Association's facilities for the benefit and enjoyment of the residents of Timber Lakes and Timber Ridge and, in turn, is required to pay all expenses associated with the operations of the facilities, including premiums on liability insurance. On March 18, 1991, the Association transferred the property and any improvements to the District.

**NOTE 10. LONE STAR GROUNDWATER CONSERVATION DISTRICT**

The District is located within the boundaries of the Lone Star Groundwater Conservation District (the "Conservation District"). The Conservation District was created under Article 16, Section 59 of the Texas Constitution by House Bill 2362 (the "Act"), as passed by the 77<sup>th</sup> Texas Legislature, in 2001. The Conservation District was created to conserve, protect, and enhance the groundwater resources of Montgomery County, Texas.

A nine-member board of directors governs the Conservation District. The directors serve staggered four-year terms. Each director must qualify to serve as director in the manner provided by Section 36.055 of the Water Code.

The Conservation District charges a fee, currently \$0.085 per 1,000 gallons, based on the amount of water pumped from a well, to the owner of wells located within the boundaries of the Conservation District, unless exempted. This fee enables the Conservation District to fulfill its purpose and regulatory functions.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

**NOTE 11. SAN JACINTO RIVER AUTHORITY**

On June 28, 2010, the District entered into the Contract for Groundwater Reduction Planning, Alternative Water Supply, and Related Goods and Services with the San Jacinto River Authority (the “Authority”). The District and the Authority operate within the boundaries of Lone Star Groundwater Conservation District (the “Conservation District”). See Note 10. The Authority has developed supplies of surface water that, when taken together with groundwater withdrawals to be permitted by the Conservation District, are reasonably believed to be adequate to satisfy the total water demands of Montgomery County. A surface water treatment and transmission system (the “Project”) is proposed to be designed, constructed, operated, and maintained by the Authority in order to provide phased treatment, transmission, and delivery of the Authority’s surface water to regulated users for blending with groundwater supplies, so that regulated users may continue to pump groundwater.

The Authority will develop a Groundwater Reduction Plan (the “GRP”) for all participants. The Authority charges a fee, currently \$2.67 and \$3.26 per 1,000 gallons, based on the amount of groundwater and surface water used, respectively. This fee enables the Authority to achieve, maintain and implement the GRP. The term of this contract expires on December 31, 2045. During the current fiscal year, the District recorded an expenditure of \$410,109 in relation to this contract.

**NOTE 12. RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets; error and omission; and natural disasters. The District carries commercial insurance for its fidelity bonds and participates in the Texas Municipal League Intergovernmental Risk Pool (TML) to provide property, boiler and machinery, general liability, auto liability, errors and omission and workers compensation coverage. The District, along with other participating entities, contributes annual amounts determined by TML’s management. As claims arise, they are submitted and paid by TML. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

**NOTE 13. STRATEGIC PARTNERSHIP AGREEMENT**

Effective November 2, 2015, the District entered into a Strategic Partnership Agreement with the City of Houston, Texas (the “City”). The agreement provides that in accordance with Subchapter F of Chapter 43 of the Local Government Code and Act, the City shall annex a tract of land defined as the “Subject Tract” for the limited purposes of applying the City’s Planning, Zoning, Health, and Safety Ordinances within the Subject Tract within the boundaries of the District.



**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
NOTES TO THE FINANCIAL STATEMENTS  
SEPTEMBER 30, 2024**

**NOTE 13. STRATEGIC PARTNERSHIP AGREEMENT (Continued)**

Upon annexation, the City began imposing a Sales and Use Tax within the boundaries of the Subject Tract on the receipts from the sale and use at retail of taxable items at the rate of one percent or the rate specified under the future amendments to Chapter 321 of the Tax Code. The City pays the District an amount equal to one-half of all Sales and Use Tax revenues generated within the boundaries of the Subject Tract within 30 days of the City receiving the funds from the State Comptroller's office. During the current fiscal year, the District recorded \$147,882 of sales tax revenue from the City of Houston with \$28,596 being recorded as a receivable at year-end.

The City agrees that it will not annex the District for full purposes or commence any action to annex the District for full purposes during the term of this Agreement. The term of this Agreement is 30 years from the effective date of the agreement.

**NOTE 14. UNREIMBURSED COSTS**

The District has entered into certain financing and reimbursement agreements with Developers within the District which for the Developers to make payments on behalf of the District for various projects and operating advances. As of September 30, 2024, \$3,921,426 has been recorded as a liability in the Statement of Net Position, of which \$516,865 was reimbursed in the current fiscal year. The \$3,921,426 are drainage expenses and will not be paid from bonds but under the formula agreed to in the agreement from excess operating and maintenance tax revenues generated by the taxable real property and improvements specific to the service area developed.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1**

**REQUIRED SUPPLEMENTARY INFORMATION**

**SEPTEMBER 30, 2024**

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
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)
<b>REVENUES</b>			
Property Taxes	\$ 2,350,000	\$ 2,597,821	\$ 247,821
Water Service	620,000	1,014,605	394,605
Wastewater Service	1,250,000	1,257,002	7,002
Surface Water Revenue	500,000	505,493	5,493
Penalty and Interest	28,000	32,683	4,683
Sales Tax Revenue	75,000	147,882	72,882
Reconnection Fees	2,500	4,411	1,911
Cell Tower Lease	350,000		(350,000)
Tap Connection and Inspection Fees	315,000	501,664	186,664
Investment and Miscellaneous Revenues	<u>268,500</u>	<u>401,355</u>	<u>132,855</u>
<b>TOTAL REVENUES</b>	<u>\$ 5,759,000</u>	<u>\$ 6,462,916</u>	<u>\$ 703,916</u>
<b>EXPENDITURES</b>			
Service Operations:			
Personnel	\$ 960,000	\$ 969,347	\$ (9,347)
Professional Fees	436,200	584,849	(148,649)
Contracted Services	425,000	378,296	46,704
Utilities	232,500	198,690	33,810
Surface Water Fees	550,000	410,109	139,891
Repairs and Maintenance	1,123,800	1,000,498	123,302
Other	646,500	740,266	(93,766)
Capital Outlay	<u>1,385,000</u>	<u>2,742,257</u>	<u>(1,357,257)</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 5,759,000</u>	<u>\$ 7,024,312</u>	<u>\$ (1,265,312)</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ -0-	\$ (561,396)	\$ (561,396)
<b>FUND BALANCE - OCTOBER 1, 2023</b>	<u>6,285,540</u>	<u>6,285,540</u>	
<b>FUND BALANCE - SEPTEMBER 30, 2024</b>	<u>\$ 6,285,540</u>	<u>\$ 5,724,144</u>	<u>\$ (561,396)</u>

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1**

**SUPPLEMENTARY INFORMATION REQUIRED BY THE  
WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**

**SEPTEMBER 30, 2024**

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
SERVICES AND RATES  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

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

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

**2. RETAIL SERVICE PROVIDERS**

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

Based on the rate order effective March 16, 2024.

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1,000 Gallons over Minimum Use</u>	<u>Usage Levels</u>
WATER:	\$ 32.75	6,000	N	\$ 6.00	6,001 to 10,000
				\$ 6.15	10,001 to 19,000
				\$ 6.30	19,001 to 29,000
				\$ 6.45	29,001 to 39,000
				\$ 6.70	39,001 to 49,000
				\$ 6.95	49,001 to 59,000
				\$ 7.45	59,001 to 69,000
				\$ 7.95	69,001 to 79,000
				\$ 8.45	79,001 to 89,000
				\$ 8.95	89,001 and up
WASTEWATER:	\$ 51.73	10,000	N	\$ 0.50	10,001 and over
SURCHARGE:					
Commission				0.5% of water	
Regulatory				and wastewater	
Assessments			N	charges	
Water					
Conservation					
District Fees			N	\$ 0.11	0,001 and up
Groundwater					
Reduction			N	\$2.94	0,001 and up
District employs winter averaging for wastewater usage?					<u>          </u> <u>  X  </u>
					Yes No

Total monthly charges per 10,000 gallons usage: Water: \$56.75 Wastewater: \$51.73 Surcharge: \$31.04 Total: \$139.52

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
SERVICES AND RATES  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

**2. RETAIL SERVICE PROVIDERS (Continued)**

**b. WATER AND WASTEWATER RETAIL CONNECTIONS: (Unaudited)**

<b>Meter Size</b>	<b>Total Connections</b>	<b>Active Connections</b>	<b>ESFC Factor</b>	<b>Active ESFCs</b>
Unmetered	<u>7</u>	<u>7</u>	x 1.0	<u>7</u>
≤¾"	<u>1,221</u>	<u>1,181</u>	x 1.0	<u>1,181</u>
1"	<u>8</u>	<u>8</u>	x 2.5	<u>20</u>
1½"	<u>2</u>	<u>5</u>	x 5.0	<u>25</u>
2"	<u>17</u>	<u>17</u>	x 8.0	<u>136</u>
3"	<u>2</u>	<u>2</u>	x 15.0	<u>30</u>
4"	<u>1</u>	<u>1</u>	x 25.0	<u>25</u>
6"	<u>5</u>	<u>5</u>	x 50.0	<u>250</u>
8"	<u>12</u>	<u>12</u>	x 80.0	<u>960</u>
10"	<u>2</u>	<u>2</u>	x 115.0	<u>230</u>
Total Water Connections	<u><u>1,277</u></u>	<u><u>1,240</u></u>		<u><u>2,864</u></u>
Total Wastewater Connections	<u><u>1,250</u></u>	<u><u>1,214</u></u>	x 1.0	<u><u>1,214</u></u>

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

Gallons pumped into system:	162,793,000	Water Accountability Ratio: 92.9% (Gallons billed/Gallons pumped)
Gallons billed to customers:	151,256,000	

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
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 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 in which District is located:

City of Houston, Texas

Are Board Members appointed by an office outside the District?

Yes ☐ No ☒

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
GENERAL FUND EXPENDITURES  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

PERSONNEL EXPENDITURES (Including Benefits)	<u>\$ 969,347</u>
PROFESSIONAL FEES:	
Auditing	\$ 20,250
Engineering	469,932
Legal	<u>94,667</u>
TOTAL PROFESSIONAL FEES	<u>\$ 584,849</u>
CONTRACTED SERVICES:	
Bookkeeping	\$ 52,269
Solid Waste Disposal	<u>326,027</u>
TOTAL CONTRACTED SERVICES	<u>\$ 378,296</u>
UTILITIES:	
Electricity	\$ 167,156
Gas	4,546
Telephone	<u>26,988</u>
TOTAL UTILITIES	<u>\$ 198,690</u>
REPAIRS AND MAINTENANCE	<u>\$ 1,000,498</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees	\$ 12,816
Dues	5,480
Insurance	63,578
Office Supplies and Postage	15,701
Surface Water Fees	410,109
Travel and Meetings	2,704
Other	<u>65,094</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 575,482</u>

See accompanying independent auditor's report.



**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
GENERAL FUND EXPENDITURES  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

CAPITAL OUTLAY	\$ <u>2,742,257</u>
----------------	---------------------

OTHER EXPENDITURES:

Chemicals	\$ 64,181
Computer Expense	251,771
Meter Expense	17,848
Fuel and Lubricants	28,720
Laboratory Fees	27,403
Permit Fees	22,081
Pool Management and Operations	47,480
Regulatory Assessment	8,723
Sludge Hauling	36,500
Uniforms	4,890
Other	<u>65,296</u>

TOTAL OTHER EXPENDITURES	\$ <u>574,893</u>
--------------------------	-------------------

TOTAL EXPENDITURES	<u><u>\$ 7,024,312</u></u>
--------------------	----------------------------

Number of persons employed by the District	<u>7</u>	Full-Time	<u>1</u>	Part-Time
--	----------	-----------	----------	-----------

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
INVESTMENTS  
SEPTEMBER 30, 2024**

<u>Funds</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	\$ 288,827	\$
TexPool	XXXX0004	Varies	Daily	648,534	
TexPool	XXXX0011	Varies	Daily	756,095	
TexPool	XXXX0012	Varies	Daily	<u>4,109,729</u>	<u></u>
TOTAL GENERAL FUND				<u>\$ 5,803,185</u>	<u>\$ -0-</u>
<u>DEBT SERVICE FUND</u>					
TexPool	XXXX0001	Varies	Daily	<u>\$ 936,805</u>	<u>\$ -0-</u>
<u>CAPITAL PROJECTS FUND</u>					
TexPool	XXXX0002	Varies	Daily	\$ 364,716	\$
TexPool	XXXX0013	Varies	Daily	<u>3,401,381</u>	<u></u>
TOTAL CAPITAL PROJECTS FUND				<u>\$ 3,766,097</u>	<u>\$ -0-</u>
TOTAL - ALL FUNDS				<u><u>\$ 10,506,087</u></u>	<u><u>\$ -0-</u></u>

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
TAXES LEVIED AND RECEIVABLE  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

	<u>Maintenance Taxes</u>		<u>Debt Service Taxes</u>	
TAXES RECEIVABLE -				
OCTOBER 1, 2023	\$	49,470	\$	41,025
Adjustments to Beginning				
Balance		<u>(3,424)</u>		<u>(3,370)</u>
	\$	46,046	\$	37,655
Original 2023 Tax Levy	\$	2,530,466	\$	1,443,554
Adjustment to 2023 Tax Levy		<u>96,555</u>		<u>55,082</u>
		<u>2,627,021</u>		<u>1,498,636</u>
TOTAL TO BE				
ACCOUNTED FOR		\$ 2,673,067		\$ 1,536,291
TAX COLLECTIONS:				
Prior Years	\$	12,791	\$	8,264
Current Year		<u>2,585,030</u>		<u>1,474,682</u>
		<u>2,597,821</u>		<u>1,482,946</u>
TAXES RECEIVABLE -				
SEPTEMBER 30, 2024		<u>\$ 75,246</u>		<u>\$ 53,345</u>
TAXES RECEIVABLE BY				
YEAR:				
2023	\$	41,991	\$	23,954
2022		14,974		10,786
2021		6,239		4,420
2020		3,359		2,379
2019		1,725		1,290
2018 and prior		<u>6,958</u>		<u>10,516</u>
TOTAL	\$	<u>75,246</u>	\$	<u>53,345</u>

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
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	\$ 77,337,100	\$ 56,987,080	\$ 46,213,030	\$ 48,153,890
Improvements	538,786,162	529,898,952	383,113,672	339,928,302
Personal Property	18,629,396	16,662,190	12,676,921	12,521,128
Exemptions	<u>(47,052,146)</u>	<u>(67,921,378)</u>	<u>(35,622,656)</u>	<u>(39,734,374)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 587,700,512</u>	<u>\$ 535,626,844</u>	<u>\$ 406,380,967</u>	<u>\$ 360,868,946</u>
TAX RATES PER \$100 VALUATION:				
Debt Service Tax	\$ 0.250	\$ 0.3000	\$ 0.3100	\$ 0.3100
Maintenance Tax	<u>0.447</u>	<u>0.4165</u>	<u>0.4376</u>	<u>0.4376</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.697</u>	<u>\$ 0.7165</u>	<u>\$ 0.7476</u>	<u>\$ 0.7476</u>
ADJUSTED TAX LEVY*	<u>\$ 4,125,657</u>	<u>\$ 3,838,618</u>	<u>\$ 3,038,104</u>	<u>\$ 2,698,496</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>98.40 %</u>	<u>99.33 %</u>	<u>99.65 %</u>	<u>99.79 %</u>

\* Based upon adjusted tax at time of audit for the period in which the tax was levied.

Maintenance Tax – Maximum tax rate in an unlimited amount per \$100 of assessed valuation approved by voters on August 8, 1992.

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
LONG-TERM DEBT SERVICE REQUIREMENTS  
SEPTEMBER 30, 2024**

S E R I E S - 2 0 1 6 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	\$ 570,000	\$ 174,238	\$ 744,238
2026	590,000	162,637	752,637
2027	605,000	149,931	754,931
2028	625,000	135,313	760,313
2029	650,000	119,375	769,375
2030	670,000	102,456	772,456
2031	695,000	84,106	779,106
2032	720,000	64,650	784,650
2033	745,000	43,575	788,575
2034	775,000	20,775	795,775
2035	305,000	4,575	309,575
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
	<u>\$ 6,950,000</u>	<u>\$ 1,061,631</u>	<u>\$ 8,011,631</u>

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
LONG-TERM DEBT SERVICE REQUIREMENTS  
SEPTEMBER 30, 2024**

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	\$ 45,000	\$ 154,737	\$ 199,737
2026	40,000	152,613	192,613
2027	40,000	150,612	190,612
2028	40,000	149,013	189,013
2029	45,000	147,737	192,737
2030	45,000	146,388	191,388
2031	40,000	145,112	185,112
2032	40,000	143,913	183,913
2033	45,000	142,609	187,609
2034	40,000	141,281	181,281
2035	45,000	139,953	184,953
2036		139,250	139,250
2037	1,010,000	123,469	1,133,469
2038	1,050,000	90,625	1,140,625
2039	1,090,000	55,850	1,145,850
2040	1,130,000	19,069	1,149,069
2041			
2042			
2043			
2044			
2045			
	<u>\$ 4,745,000</u>	<u>\$ 2,042,231</u>	<u>\$ 6,787,231</u>

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
LONG-TERM DEBT SERVICE REQUIREMENTS  
SEPTEMBER 30, 2024**

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	\$ 110,000	\$ 39,250	\$ 149,250
2026	110,000	35,950	145,950
2027	105,000	33,250	138,250
2028	105,000	31,150	136,150
2029	95,000	29,150	124,150
2030	100,000	27,200	127,200
2031	95,000	25,250	120,250
2032	95,000	23,350	118,350
2033	90,000	21,500	111,500
2034	90,000	19,700	109,700
2035	304,997	288,803	593,800
2036	940,000	9,400	949,400
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
	<u>\$ 2,239,997</u>	<u>\$ 583,953</u>	<u>\$ 2,823,950</u>

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
LONG-TERM DEBT SERVICE REQUIREMENTS  
SEPTEMBER 30, 2024**

S E R I E S - 2 0 2 1			
Due During Fiscal Years Ending September 30	Principal Due March 1	Interest Due March 1/ September 1	Total
2025	\$ 70,000	\$ 73,655	\$ 143,655
2026	75,000	72,205	147,205
2027	85,000	70,605	155,605
2028	80,000	68,955	148,955
2029	80,000	67,355	147,355
2030	80,000	65,755	145,755
2031	85,000	64,105	149,105
2032	85,000	62,405	147,405
2033	85,000	60,705	145,705
2034	90,000	58,955	148,955
2035	90,000	57,110	147,110
2036	90,000	55,220	145,220
2037	45,000	53,803	98,803
2038	40,000	52,910	92,910
2039	35,000	52,122	87,122
2040	35,000	51,387	86,387
2041	1,195,000	38,473	1,233,473
2042	1,220,000	12,963	1,232,963
2043			
2044			
2045			
	<u>\$ 3,565,000</u>	<u>\$ 1,038,688</u>	<u>\$ 4,603,688</u>

See accompanying independent auditor's report.



**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
LONG-TERM DEBT SERVICE REQUIREMENTS  
SEPTEMBER 30, 2024**

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	\$ 55,000	\$ 296,987	\$ 351,987
2026	55,000	283,238	338,238
2027	55,000	269,488	324,488
2028	60,000	255,112	315,112
2029	65,000	244,363	309,363
2030	65,000	237,862	302,862
2031	70,000	232,863	302,863
2032	70,000	229,363	299,363
2033	75,000	225,925	300,925
2034	75,000	222,550	297,550
2035	75,000	219,175	294,175
2036	80,000	215,687	295,687
2037	85,000	211,975	296,975
2038	90,000	208,037	298,037
2039	95,000	203,875	298,875
2040	95,000	199,600	294,600
2041	100,000	195,212	295,212
2042	105,000	190,600	295,600
2043	1,365,000	156,672	1,521,672
2044	1,425,000	92,153	1,517,153
2045	1,480,000	29,600	1,509,600
	<u>\$ 5,640,000</u>	<u>\$ 4,420,337</u>	<u>\$ 10,060,337</u>

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
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	\$ 850,000	\$ 738,867	\$ 1,588,867
2026	870,000	706,643	1,576,643
2027	890,000	673,886	1,563,886
2028	910,000	639,543	1,549,543
2029	935,000	607,980	1,542,980
2030	960,000	579,661	1,539,661
2031	985,000	551,436	1,536,436
2032	1,010,000	523,681	1,533,681
2033	1,040,000	494,314	1,534,314
2034	1,070,000	463,261	1,533,261
2035	819,997	709,616	1,529,613
2036	1,110,000	419,557	1,529,557
2037	1,140,000	389,247	1,529,247
2038	1,180,000	351,572	1,531,572
2039	1,220,000	311,847	1,531,847
2040	1,260,000	270,056	1,530,056
2041	1,295,000	233,685	1,528,685
2042	1,325,000	203,563	1,528,563
2043	1,365,000	156,672	1,521,672
2044	1,425,000	92,153	1,517,153
2045	1,480,000	29,600	1,509,600
	<u>\$ 23,139,997</u>	<u>\$ 9,146,840</u>	<u>\$ 32,286,837</u>

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
CHANGES IN LONG-TERM BOND DEBT  
FOR THE YEAR ENDED SEPTEMBER 30, 2024**

Description	Original Bonds Issued	Bonds Outstanding October 1, 2023
Montgomery County Water Control and Improvement District No. 1 Unlimited Tax Refunding Bonds - Series 2016	\$ 9,595,000	\$ 7,505,000
Montgomery County Water Control and Improvement District No. 1 Unlimited Tax Bonds - Series 2017	5,040,000	4,790,000
Montgomery County Water Control and Improvement District No. 1 Unlimited Tax Refunding Bonds - Series 2021	2,619,997	2,349,997
Montgomery County Water Control and Improvement District No. 1 Unlimited Tax Bonds - Series 2021	3,775,000	3,635,000
Montgomery County Water Control and Improvement District No. 1 Unlimited Tax Bonds - Series 2022	<u>5,740,000</u>	<u>5,690,000</u>
TOTAL	<u>\$ 26,769,997</u>	<u>\$ 23,969,997</u>
Bond Authority:	<u>Tax Bonds*</u>	<u>Refunding</u>
Amount Authorized by Voters	\$ 31,550,000	\$ 2,000,000
Amount Issued	<u>5,740,000</u>	<u></u>
Remaining to be Issued	<u>\$ 25,810,000</u>	<u>\$ 2,000,000</u>

See Note 3 for interest rates, 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.

Current Year Transactions					
	Retirements		Bonds Outstanding September 30, 2024		
Bonds Sold	Principal	Interest			
\$	\$ 555,000	\$ 185,487	\$ 6,950,000		BOKF, N.A. Austin, TX
	45,000	156,988	4,745,000		BOKF, N.A. Austin, TX
	110,000	42,550	2,239,997		UMB Bank, N.A. Houston, TX
	70,000	75,055	3,565,000		UMB Bank, N.A. Houston, TX
	50,000	310,113	5,640,000		UMB Bank, N.A. Houston, TX
\$ - 0 -	\$ 830,000	\$ 770,193	\$ 23,139,997		

Debt Service Fund cash and investment balances as of September 30, 2024: \$ 971,988

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,537,468

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES  
GENERAL FUND - FIVE YEARS**

	Amounts		
	2024	2023	2022
<b>REVENUES</b>			
Property Taxes	\$ 2,597,821	\$ 2,218,177	\$ 1,782,398
Water Service	1,014,605	738,906	726,876
Wastewater Service	1,257,002	1,198,198	1,175,639
Surface Water Revenue	505,493	529,563	486,319
Penalty and Interest	32,683	28,056	30,694
Sales Tax Revenue	147,882	138,349	142,063
Reconnection Fees	4,411	2,850	4,350
Septic Service			8,738
Tap Connection and Inspection Fees	501,664	360,141	24,044
Investment and Miscellaneous Revenues	401,355	225,831	70,482
<b>TOTAL REVENUES</b>	<u>\$ 6,462,916</u>	<u>\$ 5,440,071</u>	<u>\$ 4,451,603</u>
<b>EXPENDITURES</b>			
Service Operations:			
Personnel	\$ 969,347	\$ 848,805	\$ 816,701
Professional Fees	584,849	416,681	330,051
Contracted Services	378,296	338,203	303,821
Utilities	198,690	195,971	175,068
Surface Water Fees	410,109	496,298	454,165
Repairs and Maintenance	1,000,498	652,850	512,720
Other	740,266	762,074	985,267
Capital Outlay	2,742,257	899,282	1,970,244
<b>TOTAL EXPENDITURES</b>	<u>\$ 7,024,312</u>	<u>\$ 4,610,164</u>	<u>\$ 5,548,037</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ (561,396)</u>	<u>\$ 829,907</u>	<u>\$ (1,096,434)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In(Out)	<u>\$ - 0 -</u>	<u>\$ 1,889,075</u>	<u>\$ 239,766</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ (561,396)</u>	<u>\$ 2,718,982</u>	<u>\$ (856,668)</u>
<b>BEGINNING FUND BALANCE</b>	<u>6,285,540</u>	<u>3,566,558</u>	<u>4,423,226</u>
<b>ENDING FUND BALANCE</b>	<u><u>\$ 5,724,144</u></u>	<u><u>\$ 6,285,540</u></u>	<u><u>\$ 3,566,558</u></u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2021	2020	2024	2023	2022	2021	2020
\$ 1,576,331	\$ 1,498,575	40.2 %	40.8 %	40.1 %	40.3 %	39.4 %
645,562	619,171	15.7	13.6	16.3	16.5	16.2
1,068,550	1,027,779	19.4	22.0	26.4	27.3	26.9
409,641	381,550	7.8	9.7	10.9	10.5	10.0
28,302	12,762	0.5	0.5	0.7	0.7	0.3
52,241	31,690	2.3	2.5	3.2	1.3	0.8
5,469	2,900	0.1	0.1	0.1	0.1	0.1
64,057	53,250			0.2	1.6	1.4
4,500	51,237	7.8	6.6	0.5	0.1	1.3
62,535	138,002	6.2	4.2	1.6	1.6	3.6
<u>\$ 3,917,188</u>	<u>\$ 3,816,916</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 758,731	\$ 711,641	15.0 %	15.6 %	18.3 %	19.4 %	18.6 %
221,448	168,928	9.0	7.7	7.4	5.7	4.4
244,910	265,081	5.9	6.2	6.8	6.3	6.9
191,874	159,717	3.1	3.6	3.9	4.9	4.2
391,678	408,831	6.3	9.1	10.2	10.0	10.7
622,468	922,453	15.5	12.0	11.5	15.9	24.2
497,808	551,948	11.5	14.0	22.1	12.7	14.5
251,527	864,854	42.4	16.5	44.3	6.4	22.7
<u>\$ 3,180,444</u>	<u>\$ 4,053,453</u>	<u>108.7 %</u>	<u>84.7 %</u>	<u>124.5 %</u>	<u>81.3 %</u>	<u>106.2 %</u>
<u>\$ 736,744</u>	<u>\$ (236,537)</u>	<u>(8.7) %</u>	<u>15.3 %</u>	<u>(24.5) %</u>	<u>18.7 %</u>	<u>(6.2) %</u>
<u>\$ - 0 -</u>	<u>\$ (111,124)</u>					
\$ 736,744	\$ (347,661)					
<u>3,686,482</u>	<u>4,034,143</u>					
<u>\$ 4,423,226</u>	<u>\$ 3,686,482</u>					

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES  
DEBT SERVICE FUND - FIVE YEARS**

	Amounts		
	2024	2023	2022
<b>REVENUES</b>			
Property Taxes	\$ 1,482,946	\$ 1,597,686	\$ 1,265,460
Penalty and Interest	36,800	43,180	50,728
Investment and Miscellaneous Revenues	114,354	109,738	7,205
<b>TOTAL REVENUES</b>	<u>\$ 1,634,100</u>	<u>\$ 1,750,604</u>	<u>\$ 1,323,393</u>
<b>EXPENDITURES</b>			
Tax Collection Expenditures	\$ 74,555	\$ 74,574	\$ 73,096
Debt Service Principal	830,000	810,000	745,000
Debt Service Interest and Fees	771,693	740,262	490,263
Bond Issuance Costs			
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,676,248</u>	<u>\$ 1,624,836</u>	<u>\$ 1,308,359</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ (42,148)</u>	<u>\$ 125,768</u>	<u>\$ 15,034</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Refunding Bond Proceeds	\$	\$	\$
Transfer to Refund Bond Escrow Agent			
Bond Discount			
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ (42,148)	\$ 125,768	\$ 15,034
<b>BEGINNING FUND BALANCE</b>	<u>808,730</u>	<u>682,962</u>	<u>667,928</u>
<b>ENDING FUND BALANCE</b>	<u>\$ 766,582</u>	<u>\$ 808,730</u>	<u>\$ 682,962</u>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<u>1,240</u>	<u>1,173</u>	<u>1,125</u>
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<u>1,214</u>	<u>1,150</u>	<u>1,147</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2021	2020	2024	2023	2022	2021	2020
\$ 1,118,005	\$ 1,122,530	90.7 %	91.2 %	95.7 %	95.8 %	94.3 %
47,411	54,940	2.3	2.5	3.8	4.1	4.6
1,704	13,619	7.0	6.3	0.5	0.1	1.1
<u>\$ 1,167,120</u>	<u>\$ 1,191,089</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 77,993	\$ 62,335	4.6 %	4.3 %	5.5 %	6.7 %	5.2 %
685,000	625,000	50.8	46.3	56.3	58.7	52.5
414,411	519,396	47.2	42.3	37.0	35.5	43.6
162,927					14.0	
<u>\$ 1,340,331</u>	<u>\$ 1,206,731</u>	<u>102.6 %</u>	<u>92.9 %</u>	<u>98.8 %</u>	<u>114.9 %</u>	<u>101.3 %</u>
\$ (173,211)	\$ (15,642)	(2.6) %	7.1 %	1.2 %	(14.9) %	(1.3) %
\$ 2,619,997	\$					
(2,679,803)						
216,397						
<u>\$ 156,591</u>	<u>\$ - 0 -</u>					
\$ (16,620)	\$ (15,642)					
684,548	700,190					
<u>\$ 667,928</u>	<u>\$ 684,548</u>					
1,182	1,178					
1,153	1,150					

See accompanying independent auditor's report.



**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS  
SEPTEMBER 30, 2024**

District Mailing Address        -    Montgomery County Water Control and Improvement District No. 1  
Roach & Associates, PLLC  
2001 Timberloch Place, Suite 500  
The Woodlands, Texas 77380

District Telephone Number        -    (832) 789-1899

<b>Board Members</b>	<b>Term of Office (Elected or Appointed)</b>	<b>Fees of Office for the year ended September 30, 2024</b>	<b>Expense Reimbursements for the year ended September 30, 2024</b>	<b>Title</b>
Christine Rife	05/24 05/28 (Elected)	\$    3,800	\$       1,056	President
Ricky Hernandez	07/23 05/26 (Appointed)	\$    5,400	\$       -0-	Vice President
Nancy Loring	05/22 05/26 (Elected)	\$    3,000	\$       -0-	Secretary
Jeffrey Crump	05/24 05/28 (Appointed)	\$    3,200	\$       120	Assistant Secretary/ Treasurer
Allison Edison	06/24 05/26 (Appointed)	\$    1,000	\$       185	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: March 20, 2024

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

See accompanying independent auditor's report.

**MONTGOMERY COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO. 1  
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS  
SEPTEMBER 30, 2024**

<b>Consultants:</b>	<u>Date Hired</u>	<u>Fees for the year ended September 30, 2024</u>	<u>Title</u>
Roach & Associates, PLLC	05/16/23	\$ 90,095	General Counsel
McCall Gibson Swedlund Barfoot Ellis PLLC	09/14/10	\$ 20,250	Audit Related
Clarity Consulting Group	01/18/22	\$ 49,519	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	1986	\$ 13,765	Delinquent Tax Attorney
Baxter & Woodman	11/20/90	\$ 1,453,621	Engineer
Blitch Associates, Inc.	11/10/09	\$ -0-	Financial Advisor
Utility Tax Services	05/13/14	\$ 25,059	Tax Assessor/ Collector

See accompanying independent auditor's report.