




Harris County Water Control and Improvement District No. 157 Harris County, Texas

**Independent Auditor's Report, Financial Statements,
and Supplementary Information**

May 31, 2025



Harris County Water Control and Improvement District No. 157
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May 31, 2025

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Independent Auditor's Report

Board of Directors
Harris County Water Control and Improvement District No. 157
Harris County, Texas

Opinions

We have audited the financial statements of the governmental activities and each major fund of Harris County Water Control and Improvement District No. 157 (District), as of and for the year ended May 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of May 31, 2025, and the respective changes in financial position thereof 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 (GAAS). 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 these 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 12 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 GAAS 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 GAAS, 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 budgetary comparison schedule, as listed in the table of contents, 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 GAAS, 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.

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 accompanying schedules required by the Texas Commission on Environmental Quality listed in the table of contents are presented for purposes of additional analysis and are 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. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Forvis Mazars, LLP

**Houston, Texas
October 2, 2025**

Harris County Water Control and Improvement District No. 157
Management's Discussion and Analysis
Year Ended May 31, 2025

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains supplementary information required by the Governmental Accounting Standards Board and by the District's state oversight agency, the Texas Commission on Environmental Quality (Commission).

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities that engage in a single governmental program, such as the provision of drainage services. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented, on the left side of the statements, a column for adjustments is to the right of the fund financial statements and the government-wide financial statements are presented to the right side of the adjustments column. The following sections describe the measurement focus of the two types of statements and the significant differences in the information they provide.

Government-Wide Financial Statements

The focus of government-wide financial statements is on the overall financial position and activities of the District. The District's government-wide financial statements include the statement of net position and statement of activities, which are prepared using accounting principles that are similar to commercial enterprises. The purpose of the statement of net position is to attempt to report all of the assets, liabilities, and deferred inflows and outflows of resources of the District. The District reports all of its assets when it acquires or begins to maintain the assets and reports all of its liabilities when they are incurred.

The difference between the District's assets, liabilities, and deferred inflows and outflows of resources is labeled as net position and this difference is similar to the total stockholders' equity presented by a commercial enterprise.

The purpose of the statement of activities is to present the revenues and expenses of the District. Again, the items presented on the statement of activities are measured in a manner similar to the approach used by a commercial enterprise in that revenues are recognized when earned or established criteria are satisfied and expenses are reported when incurred by the District. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues are reported even when they may not be collected for several months or years after the end of the accounting period and expenses are recorded even though they may not have used cash during the current year.

Although the statement of activities looks different from a commercial enterprise's statement of income, the financial statement is different only in format, not substance. Whereas the bottom line in a commercial enterprise is its net income, the District reports an amount described as change in net position, essentially the same thing.

Fund Financial Statements

Unlike government-wide financial statements, the focus of fund financial statements is directed to specific activities of the District rather than the District as a whole. Except for the general fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

Governmental Funds

Governmental-fund financial statements consist of a balance sheet and a statement of revenues, expenditures, and changes in fund balances and are prepared on an accounting basis that is significantly different from that used to prepare the government-wide financial statements.

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Management's Discussion and Analysis
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In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted into cash. For example, amounts reported on the balance sheet include items such as cash and receivables collectible within a very short period of time but do not include capital assets such as land and drainage systems. Fund liabilities include amounts that are to be paid within a very short period after the end of the fiscal year. The difference between a fund's assets, liabilities, and deferred inflows and outflows of resources is labeled the fund balance and generally indicates the amount that can be used to finance the next fiscal year's activities. Likewise, the operating statement for governmental funds reports only those revenues and expenditures that were collected in cash or paid with cash, respectively, during the current period or very shortly after the end of the fiscal year.

Because the focus of the government-wide and fund financial statements is different, there are significant differences between the totals presented in these financial statements. For this reason, there is an analysis in the notes to financial statements that describes the adjustments to fund balances to arrive at net position presented in the governmental activities column on the statement of net position. Also, there is an analysis in the notes to financial statements that reconciles the total change in fund balances for all governmental funds to the change in net position, as reported in the governmental activities column in the statement of activities.

Notes to Financial Statements

The notes to financial statements provide additional information that is essential to a full understanding of the data found in the government-wide and fund financial statements.

Financial Analysis of the District as a Whole

The District's overall financial position and activities for the past two years are summarized as follows, based on the information included in the government-wide financial statements.

Summary of Net Position

	2025	2024
Current and other assets	\$ 15,362,531	\$ 14,719,433
Capital assets	72,372,329	73,028,651
Total assets	87,734,860	87,748,084
Deferred outflows of resources	1,150,219	1,243,530
Total assets and deferred outflows of resources	<u>\$ 88,885,079</u>	<u>\$ 88,991,614</u>
Long-term liabilities	\$ 91,011,128	\$ 94,160,083
Other liabilities	969,651	1,111,582
Total liabilities	91,980,779	95,271,665
Net position		
Net investment in capital assets	(17,309,259)	(19,704,459)
Restricted	3,453,364	3,495,993
Unrestricted	10,760,195	9,928,415
Total net position	<u>\$ (3,095,700)</u>	<u>\$ (6,280,051)</u>

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The total net position of the District increased by \$3,184,351, or about 51%. The majority of the increase in net position is related to tax revenues intended to pay principal on the District's bonded indebtedness. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Summary of Changes in Net Position

	<u>2025</u>	<u>2024</u>
Revenues		
Property taxes	\$ 7,966,128	\$ 7,553,028
Other revenues	1,281,626	1,737,158
Total revenues	<u>9,247,754</u>	<u>9,290,186</u>
Expenses		
Services	2,819,086	2,782,714
Depreciation	797,468	787,939
Debt service	2,446,849	2,803,148
Conveyance of capital assets	-	19,477,853
Total expenses	<u>6,063,403</u>	<u>25,851,654</u>
Change in net position	3,184,351	(16,561,468)
Net position, beginning of year	<u>(6,280,051)</u>	<u>10,281,417</u>
Net position, end of year	<u><u>\$ (3,095,700)</u></u>	<u><u>\$ (6,280,051)</u></u>

Financial Analysis of the District's Funds

The District's combined fund balances as of the end of the fiscal year ended May 31, 2025, were \$14,817,932, an increase of \$798,963 from the prior year.

The general fund's fund balance increased by \$844,367 primarily due to property tax revenues and investment and other income exceeding service operating expenditures and a transfer to the debt service fund.

The debt service fund's fund balance decreased by \$55,157 primarily due to property tax revenues and investment income, and a transfer from the general fund being less than bond principal and interest requirements, and contracted services expenditures.

The capital projects fund's fund balance increased by \$9,753 primarily due to investment income exceeding capital outlay expenditures.

General Fund Budgetary Highlights

There were several differences between the final budgetary amounts and actual amounts. The major differences between budget and actual were due to property tax revenues and investment income, repairs and maintenance expenditures, and capital outlay expenditures being greater than anticipated and other income and regional water fee expenditures being less than anticipated. The fund balance as of May 31, 2025 was expected to be \$10,713,165, and the actual end-of-year fund balance was \$10,707,280.

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Management's Discussion and Analysis
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Capital Assets and Related Debt

Capital Assets

Capital assets held by the District at the end of the current and previous fiscal years are summarized below:

Capital Assets (Net of Accumulated Depreciation)

	<u>2025</u>	<u>2024</u>
Land and improvements	\$ 64,470,159	\$ 64,470,159
Parks and recreation	<u>7,902,170</u>	<u>8,558,492</u>
Total capital assets	<u>\$ 72,372,329</u>	<u>\$ 73,028,651</u>

During the current year, additions to capital assets were as follows:

Booster pump Nos. 1, 2, and 3 at irrigation pump station Nos. 1 and 4	\$ 91,693
Variable frequency drive at irrigation pump station No. 3	14,049
Filter controls at irrigation pump station Nos. 1, 2, and 3	21,313
A/C unit at irrigation pump station No. 4	<u>14,091</u>
Total additions to capital assets	<u>\$ 141,146</u>

The developer of the District has constructed drainage and recreational facilities on behalf of the District under the terms of contracts with the District. The District has agreed to purchase these facilities from the proceeds of future bond issues subject to the approval of the Commission. At May 31, 2025, a liability for developer-constructed capital assets of \$22,442,933 was recorded in the government-wide financial statements.

Debt

The changes in the debt position of the District during the fiscal year ended May 31, 2025 are summarized as follows:

Long-term debt payable, beginning of year	\$ 94,160,083
Decreases in long-term debt	<u>(3,148,955)</u>
Long-term debt payable, end of year	<u>\$ 91,011,128</u>

At May 31, 2025, the District had \$193,300,000 of unlimited tax bonds authorized, but unissued, for the purposes of acquiring, constructing, and improving the drainage system within the District and \$175,330,000 for financing and constructing recreational facilities.

The District's bonds carry an underlying rating of "A1" from Moody's Investor's Service. The Series 2015A, Series 2016 refunding, Series 2017, Series 2017B refunding, Series 2018, Series 2018A, Series 2019, Series 2021 refunding, Series 2021A refunding, and Series 2023 bonds carry a "AA" rating from Standard & Poor's by virtue of bond insurance issued by Build America Mutual Assurance Company. The Series 2015 refunding, Series 2016A, Series 2017A, Series 2021B, and Series 2021C bonds carry a "AA" rating from Standard & Poor's by virtue of

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bond insurance issued by Assured Guaranty Inc. In addition, the Series 2016A, Series 2017A, Series 2021B, and Series 2021C bonds carry an "A1" rating from Moody's by virtue of bond insurance issued by Assured Guaranty Inc.

Other Relevant Factors

Relationship to the City of Houston

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston (City), the District must conform to the City ordinance consenting to the creation of the District. In addition, the District may be annexed by the City without the District's consent. If the District is annexed, the City must assume the District's assets and obligations (including the bonded indebtedness) and abolish the District within 90 days.

Contingencies

Developers of the District are constructing drainage and recreational facilities within the boundaries of the District. The District has agreed to reimburse the developers for a portion of these costs, plus interest, from the proceeds of future bond sales, to the extent approved by the Commission. The District's engineer has stated that current construction contract amounts are approximately \$12,200,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

Harris County Water Control and Improvement District No. 157
Statement of Net Position and Governmental Funds Balance Sheet
May 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Assets						
Cash	\$ 664,202	\$ 371,953	\$ 230	\$ 1,036,385	\$ -	\$ 1,036,385
Certificates of deposit	4,560,918	-	-	4,560,918	-	4,560,918
Short-term investments	5,762,615	3,530,838	289,501	9,582,954	-	9,582,954
Property taxes receivable	52,915	85,422	-	138,337	-	138,337
Accrued interest	13,363	-	-	13,363	-	13,363
Due from others	30,574	-	-	30,574	-	30,574
Interfund receivables	56,085	-	-	56,085	(56,085)	-
Capital assets (net of accumulated depreciation)						
Land and improvements	-	-	-	-	64,470,159	64,470,159
Parks and recreation	-	-	-	-	7,902,170	7,902,170
Total Assets	11,140,672	3,988,213	289,731	15,418,616	72,316,244	87,734,860
Deferred Outflows of Resources						
Deferred amount on debt refundings	-	-	-	-	1,150,219	1,150,219
Total Assets and Deferred Outflows of Resources	\$ 11,140,672	\$ 3,988,213	\$ 289,731	\$ 15,418,616	\$ 73,466,463	\$ 88,885,079

Harris County Water Control and Improvement District No. 157
Statement of Net Position and Governmental Funds Balance Sheet
May 31, 2025

(Continued)

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Liabilities						
Accounts payable	\$ 379,237	\$ 26,703	\$ 322	\$ 406,262	\$ -	\$ 406,262
Accrued interest payable	-	-	-	-	563,389	563,389
Interfund payables	1,240	54,845	-	56,085	(56,085)	-
Long-term liabilities:						
Due within one year	-	-	-	-	3,220,000	3,220,000
Due after one year	-	-	-	-	87,791,128	87,791,128
Total Liabilities	380,477	81,548	322	462,347	91,518,432	91,980,779
Deferred Inflows of Resources						
Deferred property tax revenues	52,915	85,422	-	138,337	(138,337)	-
Fund Balances/Net Position						
Fund balances						
Restricted						
Unlimited tax bonds	-	3,821,243	-	3,821,243	(3,821,243)	-
Drainage and detention	-	-	284,672	284,672	(284,672)	-
Parks and recreation	3,764,198	-	4,737	3,768,935	(3,768,935)	-
Assigned, future expenditures	578,043	-	-	578,043	(578,043)	-
Unassigned	6,365,039	-	-	6,365,039	(6,365,039)	-
Total Fund Balances	10,707,280	3,821,243	289,409	14,817,932	(14,817,932)	-
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 11,140,672	\$ 3,988,213	\$ 289,731	\$ 15,418,616		
Net position						
Net investment in capital assets					(17,309,259)	(17,309,259)
Restricted for debt service					3,343,276	3,343,276
Restricted for capital projects					110,088	110,088
Unrestricted					10,760,195	10,760,195
Total Net Position					\$ (3,095,700)	\$ (3,095,700)

Harris County Water Control and Improvement District No. 157
Statement of Activities and Governmental Funds Revenues,
Expenditures and Changes in Fund Balances
Year Ended May 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Revenues						
Property taxes	\$ 3,244,740	\$ 4,758,109	\$ -	\$ 8,002,849	\$ (36,721)	\$ 7,966,128
Penalty and interest	-	74,837	-	74,837	-	74,837
Investment income	478,470	99,837	13,926	592,233	-	592,233
Other income	614,556	-	-	614,556	-	614,556
Total Revenues	4,337,766	4,932,783	13,926	9,284,475	(36,721)	9,247,754
Expenditures/Expenses						
Service operations						
Regional water fee	23,686	-	-	23,686	-	23,686
Professional fees	192,019	18,429	-	210,448	3,984	214,432
Contracted services	97,065	138,662	-	235,727	138	235,865
Utilities	47,655	-	-	47,655	-	47,655
Repairs and maintenance	2,171,106	-	-	2,171,106	3,230	2,174,336
Tap connections	6,901	-	-	6,901	-	6,901
Other expenditures	83,091	33,069	51	116,211	-	116,211
Capital outlay	144,376	-	4,122	148,498	(148,498)	-
Depreciation	-	-	-	-	797,468	797,468
Debt service						
Principal retirement	-	3,170,000	-	3,170,000	(3,170,000)	-
Interest and fees	-	2,327,780	-	2,327,780	91,569	2,419,349
Debt issuance costs	27,500	-	-	27,500	-	27,500
Total Expenditures/Expenses	2,793,399	5,687,940	4,173	8,485,512	(2,422,109)	6,063,403
Excess (Deficiency) of Revenues Over Expenditures	1,544,367	(755,157)	9,753	798,963	2,385,388	
Other Financing Sources (Uses)						
Interfund transfers in (out)	(700,000)	700,000	-	-	-	
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	844,367	(55,157)	9,753	798,963	(798,963)	
Change in Net Position					3,184,351	3,184,351
Fund Balances/Net Position						
Beginning of year	9,862,913	3,876,400	279,656	14,018,969	-	(6,280,051)
End of year	<u>\$ 10,707,280</u>	<u>\$ 3,821,243</u>	<u>\$ 289,409</u>	<u>\$ 14,817,932</u>	<u>\$ -</u>	<u>\$ (3,095,700)</u>

Note 1. Nature of Operations and Summary of Significant Accounting Policies

Harris County Water Control and Improvement District No. 157 (District) was created by an order of the Texas Commission on Environmental Quality (Commission), effective February 21, 2005, in accordance with Article XVI, Section 59, of the Texas Constitution and the Texas Water Code, Chapter 51. The District operates in accordance with Chapters 49 and 51 of the Texas Water Code and is subject to the continuing supervision of the Commission. The principal functions of the District are to finance, construct, own, and operate drainage facilities and recreational facilities and to provide such facilities to the landowners of the District.

The District is governed by a Board of Directors (Board) consisting of five individuals who are residents or owners of property within the District and are elected by voters within the District. The Board sets the policies of the District. The accounting and reporting policies of the District conform to accounting principles generally accepted in the United States of America for state and local governments, as defined by the Governmental Accounting Standards Board. The following is a summary of the significant accounting and reporting policies of the District:

Reporting Entity

The accompanying government-wide financial statements present the financial statements of the District. There are no component units that are legally separate entities for which the District is considered to be financially accountable. Accountability is defined as the District's substantive appointment of the voting majority of the component unit's governing board. Furthermore, to be financially accountable, the District must be able to impose its will upon the component unit or there must be a possibility that the component unit may provide specific financial benefits to, or impose specific financial burdens on, the District.

Government-Wide and Fund Financial Statements

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities that engage in a single governmental program, such as the provision of drainage and other related services. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented with a column for adjustments to convert to the government-wide financial statements.

The government-wide financial statements report information on all of the activities of the District. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Governmental activities generally are financed through taxes, charges for services, and intergovernmental revenues. The statement of activities reflects the revenues and expenses of the District.

The fund financial statements provide information about the District's governmental funds. Separate statements for each governmental fund are presented. The emphasis of fund financial statements is directed to specific activities of the District.

The District presents the following major governmental funds:

General Fund – The general fund is the primary operating fund of the District, which accounts for all financial resources not accounted for in another fund. Revenues are derived primarily from property taxes, charges for services, and interest income.

Debt Service Fund – The debt service fund is used to account for financial resources that are restricted, committed, or assigned to expenditures for principal and interest-related costs, as well as the financial resources being accumulated for future debt service.

Harris County Water Control and Improvement District No. 157
Notes to Financial Statements
May 31, 2025

Capital Projects Fund – The capital projects fund is used to account for financial resources that are restricted, committed, or assigned to expenditures for capital outlays.

Fund Balances – Governmental Funds

The fund balances for the District's governmental funds can be displayed in up to five components:

Nonspendable – Amounts that are not in a spendable form or are required to be maintained intact.

Restricted – Amounts that can be spent only for the specific purposes stipulated by external resource providers, constitutionally, or through enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

Committed – Amounts that can be used only for the specific purposes determined by resolution of the Board. Commitments may be changed or lifted only by issuance of a resolution by the District's Board.

Assigned – Amounts intended to be used by the District for specific purposes as determined by management. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.

Unassigned – The residual classification for the general fund and includes all amounts not contained in the other classifications.

The District considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance are available. The District applies committed amounts first, followed by assigned amounts, and then unassigned amounts when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Measurement Focus and Basis of Accounting

Government-Wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash flows.

Nonexchange transactions, in which the District receives (or gives) value without directly giving (or receiving) equal value in exchange, include property taxes and donations. Recognition standards are based on the characteristics and classes of nonexchange transactions. Revenues from property taxes are recognized in the period for which the taxes are levied. Donations are recognized as revenues, net of estimated uncollectible amounts, as soon as all eligibility requirements imposed by the provider have been met. Amounts received before all eligibility requirements have been met are reported as liabilities. Intergovernmental revenues are recognized as revenues, net of estimated refunds and uncollectible amounts, in the accounting period when an enforceable legal claim to the assets arises and the use of resources is required or is first permitted.

Harris County Water Control and Improvement District No. 157
Notes to Financial Statements
May 31, 2025

Fund Financial Statements

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets and liabilities are generally included on the balance sheet. The statement of governmental funds revenues, expenditures, and changes in fund balances presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in spendable resources. General capital asset acquisitions are reported as expenditures and proceeds of long-term debt are reported as other financing sources. Under the modified accrual basis of accounting, revenues are recognized when both measurable and available. The District considers revenues reported in the governmental funds to be available if they are collectible within 60 days after year-end. Principal revenue sources considered susceptible to accrual include taxes, charges for services, and investment income. Other revenues are considered to be measurable and available only when cash is received by the District. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, which are recognized as expenditures when payment is due.

Deferred Outflows and Inflows of Resources

A deferred outflow of resources is a consumption of net position that is applicable to a future reporting period, and a deferred inflow of resources is an acquisition of net position that is applicable to a future reporting period.

Interfund Transactions

Transfers from one fund to another fund are reported as interfund receivables and payables if there is intent to repay the amount and if there is the ability to repay the advance on a timely basis. Transfers represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

Pension Costs

The District does not participate in a pension plan and, therefore, has no pension costs.

Use of 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 amounts of assets, liabilities, and deferred inflows and outflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

Investments and Investment Income

Investments in certificates of deposit, U.S. Government and agency securities, and certain pooled funds, which have a remaining maturity of one year or less at the date of purchase, are recorded at amortized cost. All other investments are carried at fair value. Fair value is determined using quoted market values.

Investment income includes dividends and interest income and the net change for the year in the fair value of investments carried at fair value. Investment income is credited to the fund in which the investment is recorded.

Property Taxes

An appraisal district annually prepares appraisal records listing all property within the District and the appraised value of each parcel or item as of January 1. Additionally, on January 1, a tax lien attaches to property to secure the payment of all taxes and penalty and interest ultimately imposed for the year on the property. After the District receives its certified appraisal roll from the appraisal district, the rate of taxation is set by the Board of the District based upon the aggregate appraisal value. Taxes are due and payable October 1 or when billed, whichever is later, and become delinquent after January 31 of the following year.

Harris County Water Control and Improvement District No. 157
Notes to Financial Statements
May 31, 2025

In the governmental funds, property taxes are initially recorded as receivables and deferred inflows of resources at the time the tax levy is billed. Revenues recognized during the fiscal year ended May 31, 2025 include collections during the current period or within 60 days of year-end related to the 2024 and prior years' tax levies.

In the government-wide statement of net position, property taxes are considered earned in the budget year for which they are levied. For the District's fiscal year ended May 31, 2025, the 2024 tax levy is considered earned during the current fiscal year. In addition to property taxes levied, any delinquent taxes are recorded net of amounts considered uncollectible.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure, are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an individual cost of \$5,000 or more and an estimated useful life of two years or more. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Within Harris County, the county government assumes the maintenance and other incidents of ownership of most drainage facilities constructed by the District. Accordingly, these assets are not recorded in the financial statements of the District.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset lives is not capitalized.

Capital assets are depreciated using the straight-line method over their estimated useful lives as follows:

Recreational facilities	10–40 years
-------------------------	-------------

Deferred Amount on Debt Refundings

In the government-wide financial statements, the difference between the reacquisition price and the net carrying amount of the old debt in a debt refunding is deferred and amortized to interest expense using the effective interest rate method over the remaining life of the old debt or the life of the new debt, whichever is shorter. Such amounts are classified as deferred outflows or inflows of resources.

Debt Issuance Costs

Debt issuance costs, other than prepaid insurance, do not meet the definition of an asset or deferred outflows of resources since the costs are not applicable to a future period and, therefore, are recognized as an expense/ expenditure in the period incurred.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Premiums and discounts on bonds are recognized as a component of long-term liabilities and amortized over the life of the related debt using the effective interest rate method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize premiums and discounts on bonds during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Harris County Water Control and Improvement District No. 157
Notes to Financial Statements
May 31, 2025

Net Position/Fund Balances

Fund balances and net position are reported as restricted when constraints placed on them are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or are imposed by law through constitutional provisions or enabling legislation.

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

Reconciliation of Government-Wide and Fund Financial Statements

Amounts reported for net position of governmental activities in the statement of net position and fund balances in the governmental funds balance sheet are different because:

Capital assets used in governmental activities are not financial resources and are not reported in the funds.	\$ 72,372,329
Property tax revenue recognition and the related reduction of deferred inflows of resources are subject to availability of funds in the fund financial statements.	138,337
Deferred amount on debt refundings for governmental activities are not financial resources and are not reported in the funds.	1,150,219
Accrued interest on long-term liabilities is not payable with current financial resources and is not reported in the funds.	(563,389)
Long-term debt obligations are not due and payable in the current period and are not reported in the funds.	<u>(91,011,128)</u>
Adjustment to fund balances to arrive at net position.	<u><u>\$ (17,913,632)</u></u>

Amounts reported for change in net position of governmental activities in the statement of activities are different from change in fund balances in the governmental funds statement of revenues, expenditures, and changes in fund balances because:

Change in fund balances.	\$ 798,963
Governmental funds report capital outlays as expenditures. However, for government-wide financial statements, the cost of capitalized assets is conveyed to another entity for maintenance or allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense and noncapitalized costs exceeded capital outlay expenditures in the current period.	(656,322)

Harris County Water Control and Improvement District No. 157
Notes to Financial Statements
May 31, 2025

Governmental funds report principal payments on debt as expenditures. For the statement of activities, these transactions do not have any effect on net position.	\$ 3,170,000
Revenues collected in the current year, which have previously been reported in the statement of activities, are reported as revenues in the governmental funds.	(36,721)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>(91,569)</u>
Change in net position of governmental activities.	<u>\$ 3,184,351</u>

Note 2. Deposits, Investments, and Investment Income

Deposits

Custodial credit risk is the risk that in the event of a bank failure a government's deposits may not be returned to it. The District's deposit policy for custodial credit risk requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance; a surety bond; bonds and other obligations of the U.S. Treasury, U.S. agencies, or instrumentalities of the State of Texas; or certain collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States.

At May 31, 2025, none of the District's bank balances were exposed to custodial credit risk.

Investments

The District may legally invest in obligations of the United States or its agencies and instrumentalities, direct obligations of Texas or its agencies or instrumentalities, collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States, other obligations guaranteed as to principal and interest by the State of Texas or the United States or their agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, obligations of states, agencies, and counties and other political subdivisions with an investment rating not less than "A," insured or collateralized certificates of deposit, and certain bankers' acceptances, repurchase agreements, mutual funds, commercial paper, guaranteed investment contracts, and investment pools.

The District's investment policy may be more restrictive than the Public Funds Investment Act.

The District invests in Texas CLASS, an external investment pool that is not registered with the Securities and Exchange Commission. A Board of Trustees, elected by the participants, has oversight of Texas CLASS. The District's investments may be redeemed at any time. Texas CLASS attempts to minimize its exposure to market and credit risk through the use of various strategies and credit monitoring techniques and limits its investments in any issuer to the top two ratings issued by nationally recognized statistical rating organizations. The District's investments in Texas CLASS are reported at net asset value.

Harris County Water Control and Improvement District No. 157
Notes to Financial Statements
May 31, 2025

At May 31, 2025, the District had the following investments and maturities:

Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
Texas CLASS	\$ 9,582,954	\$ 9,582,954	\$ -	\$ -	\$ -

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the District's investment policy does not allow investments in certain mortgage-backed securities, collateralized mortgage obligations with a final maturity date in excess of 10 years, and interest rate indexed collateralized mortgage obligations. The external investment pool is presented as an investment with a maturity of less than one year because it is redeemable in full immediately.

Credit Risk. Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At May 31, 2025, the District's investments in Texas CLASS were rated "AAAm" by Standard & Poor's.

Summary of Carrying Values

The carrying values of deposits and investments shown above are included in the balance sheet at May 31, 2025 as follows:

Carrying value	
Deposits	\$ 5,597,303
Investments	<u>9,582,954</u>
Total	<u>\$ 15,180,257</u>

Included in the following statement of net position captions:

Cash	\$ 1,036,385
Certificates of deposit	4,560,918
Short-term investments	<u>9,582,954</u>
Total	<u>\$ 15,180,257</u>

Investment Income

Investment income of \$592,233 for the year ended May 31, 2025 consisted of interest income.

Fair Value Measurements

The District has the following recurring fair value measurement as of May 31, 2025:

- Pooled investments of \$9,582,954 are valued at fair value per share of the pool's underlying portfolio.

Harris County Water Control and Improvement District No. 157
Notes to Financial Statements
May 31, 2025

Note 3. Capital Assets

A summary of changes in capital assets for the year ended May 31, 2025 is presented below:

Governmental Activities	Balances, Beginning of Year	Additions	Balances, End of Year
Capital assets, non-depreciable:			
Land and improvements	\$ 64,470,159	\$ -	\$ 64,470,159
Capital assets, depreciable:			
Parks and recreation	15,430,843	141,146	15,571,989
Less accumulated depreciation:			
Parks and recreation	<u>(6,872,351)</u>	<u>(797,468)</u>	<u>(7,669,819)</u>
Total governmental activities, net	<u>\$ 73,028,651</u>	<u>\$ (656,322)</u>	<u>\$ 72,372,329</u>

Note 4. Long-Term Liabilities

Changes in long-term liabilities for the year ended May 31, 2025 were as follows:

Governmental Activities	Balances, Beginning of Year	Decreases	Balances, End of Year	Amounts Due in One Year
Bonds payable				
General obligation bonds	\$ 70,970,000	\$ 3,170,000	\$ 67,800,000	\$ 3,220,000
Less discounts on bonds	1,042,193	34,278	1,007,915	-
Add premiums on bonds	<u>198,777</u>	<u>13,233</u>	<u>185,544</u>	<u>-</u>
	70,126,584	3,148,955	66,977,629	3,220,000
Developer advances	1,590,566	-	1,590,566	-
Due to developer	<u>22,442,933</u>	<u>-</u>	<u>22,442,933</u>	<u>-</u>
Total governmental activities long-term liabilities	<u>\$ 94,160,083</u>	<u>\$ 3,148,955</u>	<u>\$ 91,011,128</u>	<u>\$ 3,220,000</u>

Harris County Water Control and Improvement District No. 157
Notes to Financial Statements
May 31, 2025

General Obligation Bonds

	Series 2014	Refunding Series 2015
Amounts outstanding, May 31, 2025	\$3,780,000	\$4,120,000
Interest rates	3.00% to 4.00%	3.000% to 3.125%
Maturity dates, serially beginning/ending	September 1, 2025/2038	September 1, 2025/2034
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2022	September 1, 2022
	Series 2015A	Refunding Series 2016
Amounts outstanding, May 31, 2025	\$3,650,000	\$5,715,000
Interest rates	3.00% to 4.00%	2.25% to 3.25%
Maturity dates, serially beginning/ending	September 1, 2025/2040	September 1, 2025/2034
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2023	September 1, 2023
	Series 2016A	Series 2017
Amounts outstanding, May 31, 2025	\$3,400,000	\$5,650,000
Interest rates	2.125% to 3.125%	3.00% to 3.25%
Maturity dates, serially beginning/ending	September 1, 2025/2040	September 1, 2025/2042
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2023	September 1, 2024
	Series 2017A	Refunding Series 2017B
Amounts outstanding, May 31, 2025	\$3,550,000	\$3,590,000
Interest rates	2.125% to 3.375%	3.00% to 3.25%
Maturity dates, serially beginning/ending	September 1, 2025/2042	September 1, 2025/2037
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2024	September 1, 2024

*Or any date thereafter; callable at par plus accrued interest to the date of redemption.

Harris County Water Control and Improvement District No. 157
Notes to Financial Statements
May 31, 2025

	Series 2018	Series 2018A
Amounts outstanding, May 31, 2025	\$7,175,000	\$1,190,000
Interest rates	3.00% to 4.00%	3.75% to 4.00%
Maturity dates, serially beginning/ending	March 1, 2026/2045	March 1, 2036/2038
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	March 1, 2024	March 1, 2024
	Series 2019	Refunding Series 2021
Amounts outstanding, May 31, 2025	\$3,620,000	\$955,000
Interest rates	2.25% to 3.00%	2.00% to 3.00%
Maturity dates, serially beginning/ending	March 1, 2032/2045	September 1, 2025/2037
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	March 1, 2025	September 1, 2028
	Refunding Series 2021A	Series 2021B
Amounts outstanding, May 31, 2025	\$2,985,000	\$4,860,000
Interest rates	1.00% to 4.00%	2.00% to 3.00%
Maturity dates, serially beginning/ending	September 1, 2025/2037	March 1, 2026/2043
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	September 1, 2028	March 1, 2026
	Series 2021C	Series 2023
Amounts outstanding, May 31, 2025	\$2,760,000	\$10,800,000
Interest rates	2.550% to 2.625%	4.25% to 6.75%
Maturity dates, serially beginning/ending	March 1, 2044/2050	March 1, 2026/2053
Interest payment dates	September 1/March 1	September 1/March 1
Callable dates*	March 1, 2026	March 1, 2028

*Or any date thereafter; callable at par plus accrued interest to the date of redemption.

Harris County Water Control and Improvement District No. 157
Notes to Financial Statements
May 31, 2025

Annual Debt Service Requirements

The following schedule shows the annual debt service requirements to pay principal and interest on general obligation bonds outstanding at May 31, 2025:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 3,220,000	\$ 2,219,539	\$ 5,439,539
2027	3,255,000	2,117,393	5,372,393
2028	3,345,000	2,017,386	5,362,386
2029	3,395,000	1,912,618	5,307,618
2030	3,450,000	1,809,783	5,259,783
2031–2035	18,680,000	7,441,900	26,121,900
2036–2040	15,195,000	4,728,810	19,923,810
2041–2045	10,710,000	2,446,952	13,156,952
2046–2050	4,675,000	1,038,096	5,713,096
2051–2053	1,875,000	190,000	2,065,000
Total	<u>\$ 67,800,000</u>	<u>\$ 25,922,477</u>	<u>\$ 93,722,477</u>

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

Bonds voted

Drainage facilities	\$ 256,600,000
Recreational facilities	204,300,000

Bonds sold

Drainage facilities	63,300,000
Recreational facilities	28,970,000

Refunding bonds voted 460,900,000

Refunding bonds authorization used 1,740,000

The developer of the District has constructed drainage and recreational facilities on behalf of the District. The District is maintaining these facilities and has agreed to reimburse the developer for construction costs and interest to the extent approved by the Commission from the proceeds of future bonds sales. The District's engineer estimates reimbursable costs for completed projects are \$22,442,933. These amounts have been recorded in the financial statements as long-term liabilities.

Since inception, the developer has advanced \$1,590,566 to the District for operations (net of repayments). The District has agreed to pay these amounts, plus interest, to the extent approved by the Commission from the proceeds of future bonds sales.

Note 5. Significant Bond Order and Commission Requirements

The Bond Orders require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due. During the year ended May 31, 2025, the District levied an ad valorem debt service tax at the rate of \$0.2080 per \$100 of assessed valuation, which resulted in a tax levy of \$4,771,680 on

Harris County Water Control and Improvement District No. 157
Notes to Financial Statements
May 31, 2025

the taxable valuation of \$2,294,082,286 for the 2024 tax year. The interest and principal requirements to be paid from the tax revenues and available resources are \$5,462,430, of which \$1,815,653 has been paid and \$3,646,777 is due September 1, 2025.

Note 6. Maintenance Taxes

At an election held May 7, 2005, voters authorized a general operations and maintenance tax not to exceed \$1.50 per \$100 of assessed valuation on all property within the District subject to taxation. During the year ended May 31, 2025, the District levied an ad valorem general operations and maintenance tax at the rate of \$0.1420 per \$100 of assessed valuation, which resulted in a tax levy of \$3,257,589 on the taxable valuation of \$2,294,082,286 for the 2024 tax year. The maintenance tax is being used by the general fund to pay expenditures of operating the District.

At an election held May 7, 2005, voters authorized a recreational facilities maintenance tax not to exceed \$0.10 per \$100 of assessed valuation on all property within the District subject to taxation. During the year ended May 31, 2025, the District did not levy an ad valorem recreational facilities maintenance tax rate.

Note 7. Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. The District has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts in the past three years.

Note 8. Contingencies

Developers of the District are constructing drainage and recreational facilities within the boundaries of the District. The District has agreed to reimburse the developers for a portion of these costs, plus interest, from the proceeds of future bond sales, to the extent approved by the Commission. The District's engineer has stated that current construction contract amounts are approximately \$12,200,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

Required Supplementary Information

Harris County Water Control and Improvement District No. 157
Budgetary Comparison Schedule – General Fund
Year Ended May 31, 2025

	Original Budget	Final Amended Budget	Actual	Variance Favorable (Unfavorable)
Revenues				
Property taxes	\$ 2,983,671	\$ 3,013,112	\$ 3,244,740	\$ 231,628
Investment income	434,114	398,364	478,470	80,106
Other income	728,886	728,886	614,556	(114,330)
Total Revenues	4,146,671	4,140,362	4,337,766	197,404
Expenditures				
Service operations				
Regional water fee	209,000	209,000	23,686	185,314
Professional fees	177,350	177,350	192,019	(14,669)
Contracted services	97,500	97,500	97,065	435
Utilities	62,000	62,000	47,655	14,345
Repairs and maintenance	1,935,300	1,935,300	2,171,106	(235,806)
Tap connections	30,000	30,000	6,901	23,099
Other expenditures	70,960	70,960	83,091	(12,131)
Capital outlay	8,000	8,000	144,376	(136,376)
Debt service, debt issuance costs	-	-	27,500	(27,500)
Total Expenditures	2,590,110	2,590,110	2,793,399	(203,289)
Excess of Revenues Over Expenditures	1,556,561	1,550,252	1,544,367	(5,885)
Other Financing Uses				
Interfund transfers out	-	(700,000)	(700,000)	-
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	1,556,561	850,252	844,367	(5,885)
Fund Balance, Beginning of Year	9,862,913	9,862,913	9,862,913	-
Fund Balance, End of Year	\$ 11,419,474	\$ 10,713,165	\$ 10,707,280	\$ (5,885)

Harris County Water Control and Improvement District No. 157
Notes to Required Supplementary Information
May 31, 2025

Budgets and Budgetary Accounting

An annual operating budget is prepared for the general fund by the District's consultants. The budget reflects resources expected to be received during the year and expenditures expected to be incurred. The Board is required to adopt the budget prior to the start of its fiscal year. The budget is not a spending limitation (a legally restricted appropriation). The original budget of the general fund was amended during fiscal year 2025.

The District prepares its annual operating budget on a basis consistent with accounting principles generally accepted in the United States of America. The Budgetary Comparison Schedule – General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.

Supplementary Information

Harris County Water Control and Improvement District No. 157
Other Schedules Included Within This Report
May 31, 2025

(Schedules included are checked or explanatory notes provided for omitted schedules.)

- [X] Notes Required by the Water District Accounting Manual
See "Notes to Financial Statements," Pages 11–22
- [X] Schedule of Services
- [X] Schedule of General Fund Expenditures
- [X] Schedule of Temporary Investments
- [X] Analysis of Taxes Levied and Receivable
- [X] Schedules of Long-Term Debt Service Requirements by Years
- [X] Changes in Long-Term Bonded Debt
- [X] Comparative Schedules of Revenues and Expenditures – General Fund and Debt Service Fund -
Five Years
- [X] Board Members, Key Personnel, and Consultants

Harris County Water Control and Improvement District No. 157
Schedule of Services
Year Ended May 31, 2025

1. Services provided by the District:

<input type="checkbox"/> Retail Water	<input type="checkbox"/> Wholesale Water	<input checked="" type="checkbox"/> Drainage
<input type="checkbox"/> Retail Wastewater	<input type="checkbox"/> Wholesale Wastewater	<input checked="" type="checkbox"/> Irrigation
<input checked="" type="checkbox"/> Parks/Recreation	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> Security
<input type="checkbox"/> Solid Waste/Garbage	<input type="checkbox"/> Flood Control	<input type="checkbox"/> Roads
<input type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)		
<input checked="" type="checkbox"/> Other <u>Regional amenity/detention ponds</u>		

Harris County Water Control and Improvement District No. 157
Schedule of General Fund Expenditures
Year Ended May 31, 2025

Personnel (including benefits)		\$ -
Professional Fees		
Auditing	\$ 20,800	
Legal	92,320	
Engineering	77,799	
Financial advisor	<u>1,100</u>	192,019
Purchased Services for Resale		
Bulk water and wastewater service purchases		-
Regional Water Fee		23,686
Contracted Services		
Bookkeeping	61,535	
General manager	-	
Appraisal district	-	
Tax collector	-	
Security	-	
Other contracted services	<u>35,530</u>	97,065
Utilities		47,655
Repairs and Maintenance		2,171,106
Administrative Expenditures		
Directors' fees	12,597	
Office supplies	8,227	
Insurance	25,982	
Other administrative expenditures	<u>36,285</u>	83,091
Capital Outlay		
Capitalized assets	141,146	
Expenditures not capitalized	<u>3,230</u>	144,376
Tap Connection Expenditures		6,901
Solid Waste Disposal		-
Fire Fighting		-
Parks and Recreation		-
Other Expenditures		<u>27,500</u>
Total expenditures		<u><u>\$ 2,793,399</u></u>

Harris County Water Control and Improvement District No. 157
Schedule of Temporary Investments
May 31, 2025

	Interest Rate	Maturity Date	Face Amount	Accrued Interest Receivable
General Fund				
Certificates of Deposit				
No. 1031009398	3.85%	07/24/25	\$ 1,280,940	\$ -
No. 1031035348	3.85%	07/24/25	246,982	-
No. 1031134192	4.00%	08/07/25	246,760	-
No. 1030940551	3.90%	10/09/25	245,544	-
No. 1031009533	3.85%	07/24/25	2,305,692	-
No. 5399	5.00%	06/06/25	235,000	13,363
Texas CLASS	4.42%	Demand	4,870,195	-
Texas CLASS	4.42%	Demand	892,420	-
			<u>10,323,533</u>	<u>13,363</u>
Debt Service Fund				
Texas CLASS	4.42%	Demand	<u>3,530,838</u>	<u>-</u>
Capital Projects Fund				
Texas CLASS	4.42%	Demand	23,362	-
Texas CLASS	4.42%	Demand	9,628	-
Texas CLASS	4.42%	Demand	69,474	-
Texas CLASS	4.42%	Demand	182,300	-
Texas CLASS	4.42%	Demand	4,737	-
			<u>289,501</u>	<u>-</u>
Total			<u><u>\$ 14,143,872</u></u>	<u><u>\$ 13,363</u></u>

Harris County Water Control and Improvement District No. 157
Analysis of Taxes Levied and Receivable
Year Ended May 31, 2025

	Maintenance Taxes	Debt Service Taxes
Receivable, Beginning of Year	\$ 65,502	\$ 109,556
Additions and corrections to prior years' taxes	(25,436)	(37,705)
Adjusted receivable, beginning of year	40,066	71,851
2024 Original Tax Levy	3,106,294	4,550,064
Additions and corrections	151,295	221,616
Adjusted tax levy	3,257,589	4,771,680
Total to be Accounted for	3,297,655	4,843,531
Tax collections: Current year	(3,224,704)	(4,723,510)
Prior years	(20,036)	(34,599)
Receivable, End of Year	<u>\$ 52,915</u>	<u>\$ 85,422</u>
Receivable, by Years		
2024	\$ 32,885	\$ 48,170
2023	7,188	10,656
2022	3,818	5,914
2021	2,371	4,305
2020	2,278	4,929
2019	1,757	4,245
2018	536	1,293
2017	481	1,424
2016	480	1,460
2015	555	1,349
2014	454	1,438
2013	49	127
2012	63	112
Receivable, end of year	<u>\$ 52,915</u>	<u>\$ 85,422</u>

Harris County Water Control and Improvement District No. 157
Analysis of Taxes Levied and Receivable
Year Ended May 31, 2025

(Continued)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Property Valuations				
Land	\$ 544,331,648	\$ 538,803,634	\$ 422,185,313	\$ 414,752,380
Improvements	1,946,927,135	1,780,431,078	1,609,673,839	1,361,737,050
Personal property	25,094,924	23,649,209	23,655,526	14,348,813
Exemptions	<u>(222,271,421)</u>	<u>(200,812,043)</u>	<u>(99,592,921)</u>	<u>(79,287,893)</u>
Total Property Valuations	<u>\$ 2,294,082,286</u>	<u>\$ 2,142,071,878</u>	<u>\$ 1,955,921,757</u>	<u>\$ 1,711,550,350</u>
Tax Rates per \$100 Valuation				
Debt service tax rates	\$ 0.2080	\$ 0.2120	\$ 0.2279	\$ 0.2656
Maintenance tax rates*	<u>0.1420</u>	<u>0.1430</u>	<u>0.1471</u>	<u>0.1463</u>
Total Tax Rates per \$100 Valuation	<u>\$ 0.3500</u>	<u>\$ 0.3550</u>	<u>\$ 0.3750</u>	<u>\$ 0.4119</u>
Tax Levy	<u>\$ 8,029,269</u>	<u>\$ 7,604,334</u>	<u>\$ 7,334,689</u>	<u>\$ 7,049,856</u>
Percent of Taxes Collected to Taxes Levied**	<u>99%</u>	<u>99%</u>	<u>99%</u>	<u>99%</u>

*Maximum tax rates approved by voters: \$1.50 for general operations and \$0.10 for recreational facilities operations on May 7, 2005.

**Calculated as taxes collected for a tax year divided by taxes levied for that tax year.

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

Due During Fiscal Years Ending May 31	Series 2014		
	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 270,000	\$ 130,612	\$ 400,612
2027	270,000	122,513	392,513
2028	270,000	114,075	384,075
2029	270,000	105,300	375,300
2030	270,000	96,187	366,187
2031	270,000	86,737	356,737
2032	270,000	77,288	347,288
2033	270,000	67,669	337,669
2034	270,000	57,712	327,712
2035	270,000	47,588	317,588
2036	270,000	37,462	307,462
2037	270,000	27,000	297,000
2038	270,000	16,200	286,200
2039	270,000	5,400	275,400
Totals	<u>\$ 3,780,000</u>	<u>\$ 991,743</u>	<u>\$ 4,771,743</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Refunding Series 2015		
	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 360,000	\$ 119,900	\$ 479,900
2027	375,000	108,875	483,875
2028	380,000	97,550	477,550
2029	395,000	85,925	480,925
2030	405,000	73,925	478,925
2031	415,000	61,625	476,625
2032	430,000	48,950	478,950
2033	440,000	35,625	475,625
2034	455,000	21,641	476,641
2035	465,000	7,265	472,265
Totals	<u>\$ 4,120,000</u>	<u>\$ 661,281</u>	<u>\$ 4,781,281</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Series 2015A		
	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 150,000	\$ 124,625	\$ 274,625
2027	150,000	120,125	270,125
2028	150,000	115,625	265,625
2029	150,000	111,125	261,125
2030	150,000	106,625	256,625
2031	150,000	102,125	252,125
2032	150,000	97,531	247,531
2033	150,000	92,844	242,844
2034	300,000	85,625	385,625
2035	300,000	75,875	375,875
2036	300,000	65,750	365,750
2037	300,000	55,250	355,250
2038	300,000	44,000	344,000
2039	300,000	32,000	332,000
2040	325,000	19,500	344,500
2041	325,000	6,500	331,500
Totals	<u>\$ 3,650,000</u>	<u>\$ 1,255,125</u>	<u>\$ 4,905,125</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Refunding Series 2016		
	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 600,000	\$ 155,300	\$ 755,300
2027	605,000	140,988	745,988
2028	615,000	125,354	740,354
2029	630,000	108,619	738,619
2030	640,000	90,356	730,356
2031	655,000	70,931	725,931
2032	670,000	51,056	721,056
2033	685,000	30,303	715,303
2034	310,000	14,756	324,756
2035	305,000	4,956	309,956
Totals	<u>\$ 5,715,000</u>	<u>\$ 792,619</u>	<u>\$ 6,507,619</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Series 2016A		
	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 200,000	\$ 94,813	\$ 294,813
2027	200,000	90,438	290,438
2028	200,000	85,813	285,813
2029	200,000	80,938	280,938
2030	200,000	75,813	275,813
2031	200,000	70,437	270,437
2032	200,000	64,688	264,688
2033	200,000	58,687	258,687
2034	225,000	52,313	277,313
2035	225,000	45,562	270,562
2036	225,000	38,672	263,672
2037	225,000	31,641	256,641
2038	225,000	24,609	249,609
2039	225,000	17,578	242,578
2040	225,000	10,547	235,547
2041	225,000	3,516	228,516
Totals	<u>\$ 3,400,000</u>	<u>\$ 846,065</u>	<u>\$ 4,246,065</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Series 2017		Total
	Principal Due September 1	Interest Due September 1, March 1	
2026	\$ 250,000	\$ 172,000	\$ 422,000
2027	250,000	164,500	414,500
2028	250,000	157,000	407,000
2029	250,000	149,500	399,500
2030	250,000	142,000	392,000
2031	250,000	134,500	384,500
2032	250,000	127,000	377,000
2033	250,000	119,500	369,500
2034	300,000	111,250	411,250
2035	300,000	102,250	402,250
2036	350,000	92,281	442,281
2037	375,000	80,953	455,953
2038	375,000	69,235	444,235
2039	375,000	57,281	432,281
2040	375,000	45,094	420,094
2041	400,000	32,500	432,500
2042	400,000	19,500	419,500
2043	400,000	6,500	406,500
Totals	<u>\$ 5,650,000</u>	<u>\$ 1,782,844</u>	<u>\$ 7,432,844</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Series 2017A		
	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 150,000	\$ 107,313	\$ 257,313
2027	150,000	104,031	254,031
2028	150,000	100,469	250,469
2029	150,000	96,344	246,344
2030	150,000	91,844	241,844
2031	150,000	87,344	237,344
2032	150,000	82,844	232,844
2033	150,000	78,344	228,344
2034	175,000	73,469	248,469
2035	175,000	68,109	243,109
2036	225,000	61,859	286,859
2037	250,000	54,282	304,282
2038	250,000	46,156	296,156
2039	250,000	38,031	288,031
2040	250,000	29,906	279,906
2041	250,000	21,781	271,781
2042	250,000	13,500	263,500
2043	275,000	4,641	279,641
Totals	<u>\$ 3,550,000</u>	<u>\$ 1,160,267</u>	<u>\$ 4,710,267</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Refunding Series 2017B		
	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 210,000	\$ 107,075	\$ 317,075
2027	220,000	100,625	320,625
2028	230,000	93,875	323,875
2029	240,000	86,825	326,825
2030	250,000	79,475	329,475
2031	260,000	71,825	331,825
2032	275,000	63,800	338,800
2033	285,000	55,400	340,400
2034	295,000	46,700	341,700
2035	310,000	37,431	347,431
2036	320,000	27,588	347,588
2037	340,000	17,063	357,063
2038	355,000	5,768	360,768
Totals	<u>\$ 3,590,000</u>	<u>\$ 793,450</u>	<u>\$ 4,383,450</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Series 2018		Total
	Principal Due March 1	Interest Due September 1, March 1	
2026	\$ 275,000	\$ 267,369	\$ 542,369
2027	275,000	256,369	531,369
2028	315,000	248,118	563,118
2029	325,000	238,275	563,275
2030	325,000	227,713	552,713
2031	350,000	217,150	567,150
2032	350,000	204,900	554,900
2033	375,000	192,650	567,650
2034	375,000	179,525	554,525
2035	400,000	166,400	566,400
2036	-	152,400	152,400
2037	-	152,400	152,400
2038	-	152,400	152,400
2039	470,000	152,400	622,400
2040	490,000	133,600	623,600
2041	515,000	114,000	629,000
2042	535,000	93,400	628,400
2043	575,000	72,000	647,000
2044	600,000	49,000	649,000
2045	625,000	25,000	650,000
Totals	<u>\$ 7,175,000</u>	<u>\$ 3,295,069</u>	<u>\$ 10,470,069</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Series 2018A		
	Principal Due March 1	Interest Due September 1, March 1	Total
2026	\$ -	\$ 46,838	\$ 46,838
2027	-	46,837	46,837
2028	-	46,838	46,838
2029	-	46,837	46,837
2030	-	46,838	46,838
2031	-	46,837	46,837
2032	-	46,838	46,838
2033	-	46,837	46,837
2034	-	46,838	46,838
2035	-	46,837	46,837
2036	305,000	46,838	351,838
2037	435,000	35,400	470,400
2038	450,000	18,000	468,000
Totals	<u>\$ 1,190,000</u>	<u>\$ 568,613</u>	<u>\$ 1,758,613</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Series 2019		Total
	Principal Due March 1	Interest Due September 1, March 1	
2026	\$ -	\$ 98,600	\$ 98,600
2027	-	98,600	98,600
2028	-	98,600	98,600
2029	-	98,600	98,600
2030	-	98,600	98,600
2031	-	98,600	98,600
2032	200,000	98,600	298,600
2033	200,000	94,100	294,100
2034	225,000	89,600	314,600
2035	225,000	84,537	309,537
2036	225,000	79,194	304,194
2037	250,000	73,850	323,850
2038	250,000	67,288	317,288
2039	250,000	60,725	310,725
2040	275,000	53,850	328,850
2041	275,000	45,600	320,600
2042	300,000	37,350	337,350
2043	300,000	28,350	328,350
2044	320,000	19,350	339,350
2045	325,000	9,750	334,750
Totals	<u>\$ 3,620,000</u>	<u>\$ 1,433,744</u>	<u>\$ 5,053,744</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Refunding Series 2021		
	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 55,000	\$ 20,675	\$ 75,675
2027	60,000	18,950	78,950
2028	60,000	17,150	77,150
2029	65,000	15,275	80,275
2030	70,000	13,600	83,600
2031	70,000	12,200	82,200
2032	70,000	10,800	80,800
2033	75,000	9,350	84,350
2034	80,000	7,800	87,800
2035	85,000	6,150	91,150
2036	85,000	4,450	89,450
2037	90,000	2,700	92,700
2038	90,000	900	90,900
Totals	<u>\$ 955,000</u>	<u>\$ 140,000</u>	<u>\$ 1,095,000</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Refunding Series 2021A		
	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 275,000	\$ 62,288	\$ 337,288
2027	275,000	52,662	327,662
2028	275,000	43,038	318,038
2029	270,000	34,862	304,862
2030	265,000	29,488	294,488
2031	255,000	26,569	281,569
2032	245,000	23,137	268,137
2033	240,000	19,500	259,500
2034	180,000	15,900	195,900
2035	175,000	12,350	187,350
2036	215,000	8,450	223,450
2037	160,000	4,700	164,700
2038	155,000	1,550	156,550
Totals	<u>\$ 2,985,000</u>	<u>\$ 334,494</u>	<u>\$ 3,319,494</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Series 2021B		
	Principal Due March 1	Interest Due September 1, March 1	Total
2026	\$ 225,000	\$ 106,732	\$ 331,732
2027	225,000	99,981	324,981
2028	225,000	95,481	320,481
2029	225,000	90,981	315,981
2030	225,000	86,482	311,482
2031	250,000	81,981	331,981
2032	250,000	76,981	326,981
2033	250,000	71,981	321,981
2034	250,000	66,982	316,982
2035	275,000	61,981	336,981
2036	275,000	56,481	331,481
2037	275,000	50,981	325,981
2038	300,000	45,482	345,482
2039	305,000	39,106	344,106
2040	325,000	32,625	357,625
2041	325,000	24,500	349,500
2042	325,000	16,375	341,375
2043	330,000	8,250	338,250
Totals	<u>\$ 4,860,000</u>	<u>\$ 1,113,363</u>	<u>\$ 5,973,363</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Series 2021C		
	Principal Due March 1	Interest Due September 1, March 1	Total
2026	\$ -	\$ 71,618	\$ 71,618
2027	-	71,618	71,618
2028	-	71,618	71,618
2029	-	71,618	71,618
2030	-	71,618	71,618
2031	-	71,618	71,618
2032	-	71,618	71,618
2033	-	71,618	71,618
2034	-	71,618	71,618
2035	-	71,618	71,618
2036	-	71,618	71,618
2037	-	71,618	71,618
2038	-	71,618	71,618
2039	-	71,618	71,618
2040	-	71,618	71,618
2041	-	71,618	71,618
2042	-	71,618	71,618
2043	-	71,618	71,618
2044	310,000	71,618	381,618
2045	400,000	63,712	463,712
2046	400,000	53,512	453,512
2047	400,000	43,312	443,312
2048	400,000	32,812	432,812
2049	425,000	22,312	447,312
2050	425,000	11,148	436,148
Totals	<u>\$ 2,760,000</u>	<u>\$ 1,587,550</u>	<u>\$ 4,347,550</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Series 2023		
	Principal Due March 1	Interest Due September 1, March 1	Total
2026	\$ 200,000	\$ 533,781	\$ 733,781
2027	200,000	520,281	720,281
2028	225,000	506,782	731,782
2029	225,000	491,594	716,594
2030	250,000	479,219	729,219
2031	250,000	468,594	718,594
2032	275,000	457,969	732,969
2033	275,000	446,281	721,281
2034	275,000	434,594	709,594
2035	300,000	422,906	722,906
2036	300,000	409,406	709,406
2037	325,000	395,156	720,156
2038	350,000	379,719	729,719
2039	350,000	363,094	713,094
2040	375,000	346,469	721,469
2041	400,000	328,656	728,656
2042	400,000	309,656	709,656
2043	425,000	290,156	715,156
2044	450,000	269,437	719,437
2045	450,000	247,500	697,500
2046	475,000	225,000	700,000
2047	500,000	201,250	701,250
2048	525,000	176,250	701,250
2049	550,000	150,000	700,000
2050	575,000	122,500	697,500
2051	600,000	93,750	693,750
2052	625,000	63,750	688,750
2053	650,000	32,500	682,500
Totals	<u>\$ 10,800,000</u>	<u>\$ 9,166,250</u>	<u>\$ 19,966,250</u>

Harris County Water Control and Improvement District No. 157
Schedule of Long-Term Debt Service Requirements by Years
May 31, 2025

(Continued)

Due During Fiscal Years Ending May 31	Annual Requirements for All Series		
	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2026	\$ 3,220,000	\$ 2,219,539	\$ 5,439,539
2027	3,255,000	2,117,393	5,372,393
2028	3,345,000	2,017,386	5,362,386
2029	3,395,000	1,912,618	5,307,618
2030	3,450,000	1,809,783	5,259,783
2031	3,525,000	1,709,073	5,234,073
2032	3,785,000	1,604,000	5,389,000
2033	3,845,000	1,490,689	5,335,689
2034	3,715,000	1,376,323	5,091,323
2035	3,810,000	1,261,815	5,071,815
2036	3,095,000	1,152,449	4,247,449
2037	3,295,000	1,052,994	4,347,994
2038	3,370,000	942,925	4,312,925
2039	2,795,000	837,233	3,632,233
2040	2,640,000	743,209	3,383,209
2041	2,715,000	648,671	3,363,671
2042	2,210,000	561,399	2,771,399
2043	2,305,000	481,515	2,786,515
2044	1,680,000	409,405	2,089,405
2045	1,800,000	345,962	2,145,962
2046	875,000	278,512	1,153,512
2047	900,000	244,562	1,144,562
2048	925,000	209,062	1,134,062
2049	975,000	172,312	1,147,312
2050	1,000,000	133,648	1,133,648
2051	600,000	93,750	693,750
2052	625,000	63,750	688,750
2053	650,000	32,500	682,500
Totals	<u>\$ 67,800,000</u>	<u>\$ 25,922,477</u>	<u>\$ 93,722,477</u>

Harris County Water Control and Improvement District No. 157
Changes in Long-Term Bonded Debt
Year Ended May 31, 2025

	Bond				
	Series 2014	Refunding Series 2015	Series 2015A	Refunding Series 2016	Series 2016A
Interest rates	3.00% to 4.00%	3.000% to 3.125%	3.00% to 4.00%	2.25% to 3.25%	2.125% to 3.125%
Dates interest payable	September 1/ March 1	September 1/ March 1	September 1/ March 1	September 1/ March 1	September 1/ March 1
Maturity dates	September 1, 2025/2038	September 1, 2025/2034	September 1, 2025/2040	September 1, 2025/2034	September 1, 2025/2040
Bonds outstanding, beginning of current year	\$ 4,050,000	\$ 4,470,000	\$ 3,800,000	\$ 6,310,000	\$ 3,600,000
Retirements, principal	270,000	350,000	150,000	595,000	200,000
Bonds outstanding, end of current year	<u>\$ 3,780,000</u>	<u>\$ 4,120,000</u>	<u>\$ 3,650,000</u>	<u>\$ 5,715,000</u>	<u>\$ 3,400,000</u>
Interest paid during current year	<u>\$ 138,713</u>	<u>\$ 130,550</u>	<u>\$ 129,125</u>	<u>\$ 168,000</u>	<u>\$ 98,938</u>

Paying agent's name and address:

Series 2014	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2015	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2015A	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2016	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2016A	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2017	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2017A	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2017B	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2018	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2018A	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2019	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas
Series 2021	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas

Bond authority:

	Tax Bonds	Recreational Bonds	Refunding Bonds
Amount authorized by voters	\$ 256,600,000	\$ 204,300,000	\$ 460,900,000
Amount issued	\$ 63,300,000	\$ 28,970,000	\$ 1,740,000
Remaining to be issued	<u>\$ 193,300,000</u>	<u>\$ 175,330,000</u>	<u>\$ 459,160,000</u>

Debt service fund cash and temporary investment balances as of May 31, 2025:

\$ 3,902,791

Average annual debt service payment (principal and interest) for remaining term of all debt:

\$ 3,347,231

Issues

Series 2017	Series 2017A	Refunding Series 2017B	Series 2018	Series 2018A	Series 2019	Refunding Series 2021
3.00% to 3.25%	2.125% to 3.375%	3.00% to 3.25%	3.00% to 4.00%	3.75% to 4.00%	2.25% to 3.00%	2.00% to 3.00%
September 1/ March 1	September 1/ March 1	September 1/ March 1	September 1/ March 1	September 1/ March 1	September 1/ March 1	September 1/ March 1
September 1, 2025/2042	September 1, 2025/2042	September 1, 2025/2037	March 1, 2026/2045	March 1, 2036/2038	March 1, 2032/2045	September 1, 2025/2037
\$ 5,900,000	\$ 3,700,000	\$ 3,790,000	\$ 7,425,000	\$ 1,190,000	\$ 3,620,000	\$ 1,010,000
250,000	150,000	200,000	250,000	-	-	55,000
<u>\$ 5,650,000</u>	<u>\$ 3,550,000</u>	<u>\$ 3,590,000</u>	<u>\$ 7,175,000</u>	<u>\$ 1,190,000</u>	<u>\$ 3,620,000</u>	<u>\$ 955,000</u>
<u>\$ 178,250</u>	<u>\$ 111,156</u>	<u>\$ 112,725</u>	<u>\$ 274,869</u>	<u>\$ 46,837</u>	<u>\$ 98,600</u>	<u>\$ 22,325</u>

Harris County Water Control and Improvement District No. 157
Changes in Long-Term Bonded Debt
Year Ended May 31, 2025

(Continued)

	Bond Issues				
	Refunding Series 2021A	Series 2021B	Series 2021C	Series 2023	Totals
Interest rates	1.00% to 4.00%	2.00% to 3.00%	2.550% to 2.625%	4.25% to 6.75%	
Dates interest payable	September 1/ March 1	September 1/ March 1	September 1/ March 1	September 1/ March 1	
Maturity dates	September 1, 2025/2037	March 1, 2026/2043	March 1, 2044/2050	March 1, 2026/2053	
Bonds outstanding, beginning of current year	\$ 3,260,000	\$ 5,085,000	\$ 2,760,000	\$ 11,000,000	\$ 70,970,000
Retirements, principal	275,000	225,000	-	200,000	3,170,000
Bonds outstanding, end of current year	<u>\$ 2,985,000</u>	<u>\$ 4,860,000</u>	<u>\$ 2,760,000</u>	<u>\$ 10,800,000</u>	<u>\$ 67,800,000</u>
Interest paid during current year	<u>\$ 70,537</u>	<u>\$ 113,481</u>	<u>\$ 71,618</u>	<u>\$ 547,281</u>	<u>2,313,005</u>
Paying agent's name and address:					
Series 2021A	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas				
Series 2021B	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas				
Series 2021C	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas				
Series 2023	– The Bank of New York Mellon Trust Company, N.A., Houston, Texas				

Harris County Water Control and Improvement District No. 157
Comparative Schedule of Revenues and Expenditures – General Fund
Five Years Ended May 31,

	Amounts				
	2025	2024	2023	2022	2021
General Fund					
Revenues					
Property taxes	\$ 3,244,740	\$ 3,023,695	\$ 2,856,982	\$ 2,499,583	\$ 2,150,228
Penalty and interest	-	23	6,751	939	-
Investment income	478,470	456,383	249,010	15,186	21,140
Other income	614,556	1,107,608	319,269	776,630	1,382,069
Total Revenues	4,337,766	4,587,709	3,432,012	3,292,338	3,553,437
Expenditures					
Service operations					
Regional water fee	23,686	169,967	69,332	16,568	12,933
Professional fees	192,019	199,441	151,758	152,076	136,874
Contracted services	97,065	96,389	82,571	50,875	38,576
Utilities	47,655	55,787	50,010	60,916	82,776
Repairs and maintenance	2,171,106	1,958,146	1,743,562	1,570,078	1,532,728
Other expenditures	83,091	71,467	66,704	98,298	85,433
Tap connections	6,901	-	29,856	-	-
Capital outlay	144,376	118,928	66,374	78,345	41,245
Debt service, debt issuance costs	27,500	7,483	-	-	-
Total Expenditures	2,793,399	2,677,608	2,260,167	2,027,156	1,930,565
Excess of Revenues Over Expenditures	1,544,367	1,910,101	1,171,845	1,265,182	1,622,872
Other Financing Sources (Uses)					
Interfund transfers out	(700,000)	(89,870)	-	-	-
Insurance reimbursement	-	-	-	-	36,013
Total Other Financing Sources (Uses)	(700,000)	(89,870)	-	-	36,013
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	844,367	1,820,231	1,171,845	1,265,182	1,658,885
Fund Balance, Beginning of Year	9,862,913	8,042,682	6,870,837	5,605,655	3,946,770
Fund Balance, End of Year	\$ 10,707,280	\$ 9,862,913	\$ 8,042,682	\$ 6,870,837	\$ 5,605,655
Total Active Retail Water Connections	N/A	N/A	N/A	N/A	N/A
Total Active Retail Wastewater Connections	N/A	N/A	N/A	N/A	N/A

Percent of Fund Total Revenues				
2025	2024	2023	2022	2021
74.8 %	65.9 %	83.2 %	75.9 %	60.5 %
-	0.0	0.2	0.0	-
11.0	10.0	7.3	0.5	0.6
14.2	24.1	9.3	23.6	38.9
100.0	100.0	100.0	100.0	100.0
0.6	3.7	2.0	0.5	0.4
4.4	4.3	4.4	4.6	3.8
2.2	2.1	2.4	1.5	1.1
1.1	1.2	1.5	1.9	2.3
50.1	42.7	50.8	47.7	43.1
1.9	1.6	1.9	3.0	2.4
0.2	-	0.9	-	-
3.3	2.6	1.9	2.4	1.2
0.6	0.2	-	-	-
64.4	58.4	65.8	61.6	54.3
35.6 %	41.6 %	34.2 %	38.4 %	45.7 %

Harris County Water Control and Improvement District No. 157
Comparative Schedule of Revenues and Expenditures – Debt Service Fund
Five Years Ended May 31,

	Amounts				
	2025	2024	2023	2022	2021
Debt Service Fund					
Revenues					
Property taxes	\$ 4,758,109	\$ 4,482,854	\$ 4,430,301	\$ 4,542,597	\$ 4,658,759
Penalty and interest	74,837	64,738	55,697	40,169	7,530
Investment income	99,837	123,638	99,731	6,840	6,927
Total Revenues	4,932,783	4,671,230	4,585,729	4,589,606	4,673,216
Expenditures					
Current					
Professional fees	18,429	5,450	5,070	11,939	6,868
Contracted services	138,662	135,910	129,814	123,711	121,489
Other expenditures	33,069	31,821	27,531	23,684	22,105
Debt service					
Principal retirement	3,170,000	2,945,000	2,700,000	2,600,000	2,570,000
Interest and fees	2,327,780	2,010,372	1,934,499	1,827,621	1,998,305
Debt issuance costs	-	-	-	220,925	-
Debt defeasance	-	-	-	85,000	-
Total Expenditures	5,687,940	5,128,553	4,796,914	4,892,880	4,718,767
Deficiency of Revenues Over Expenditures	(755,157)	(457,323)	(211,185)	(303,274)	(45,551)
Other Financing Sources (Uses)					
Interfund transfers in	700,000	250,000	-	-	-
General obligation bonds issued	-	-	-	4,940,000	-
Premium on debt issued	-	-	-	183,445	-
Deposit with escrow agent	-	-	-	(4,902,519)	-
Total Other Financing Sources	700,000	250,000	-	220,926	-
Deficiency of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	(55,157)	(207,323)	(211,185)	(82,348)	(45,551)
Fund Balance, Beginning of Year	3,876,400	4,083,723	4,294,908	4,377,256	4,422,807
Fund Balance, End of Year	\$ 3,821,243	\$ 3,876,400	\$ 4,083,723	\$ 4,294,908	\$ 4,377,256

Percent of Fund Total Revenues				
2025	2024	2023	2022	2021
96.5 %	96.0 %	96.6 %	99.0 %	99.7 %
1.5	1.4	1.2	0.9	0.2
2.0	2.6	2.2	0.1	0.1
100.0	100.0	100.0	100.0	100.0
0.4	0.1	0.1	0.3	0.1
2.8	2.9	2.8	2.7	2.6
0.6	0.7	0.6	0.5	0.5
64.3	63.1	58.9	56.6	55.0
47.2	43.0	42.2	39.8	42.8
-	-	-	4.8	-
-	-	-	1.9	-
115.3	109.8	104.6	106.6	101.0
(15.3) %	(9.8) %	(4.6) %	(6.6) %	(1.0) %

Harris County Water Control and Improvement District No. 157
Board Members, Key Personnel and Consultants
Year Ended May 31, 2025

Complete District mailing address:	Harris County Water Control and Improvement District No. 157 c/o Schwartz, Page & Harding, L.L.P. 1300 Post Oak Boulevard, Suite 2400 Houston, TX 77056
District business telephone number:	713.623.4531
Submission date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):	November 14, 2024
Limit on fees of office that a director may receive during a fiscal year:	\$ 7,200

Board Members	Term of Office Elected & Expires	Fees*	Expense Reimbursements	Title at Year-End
Cameron Dickey	Elected 05/22– 05/26	\$ 2,431	\$ 217	President
Ben Judd	Elected 05/24– 05/28	3,315	365	Vice President
Chad Sillman	Elected 05/24– 05/28	2,652	357	Secretary
Keith Perry	Elected 05/24– 05/28	2,431	293	Assistant Secretary
Shane Ware	Appointed 11/24– 05/26	1,326	142	Assistant Secretary
Keith Nystrom	Elected 05/22– 06/24	442	75	Resigned

*Fees are the amounts actually paid to a director during the District's fiscal year.

Harris County Water Control and Improvement District No. 157
Board Members, Key Personnel and Consultants
Year Ended May 31, 2025

(Continued)

Consultants	Date Hired	Fees and Expense Reimbursements	Title
Artesian Financial Services	08/01/24	\$ 44,416	Bookkeeper
BGE, Inc.	04/14/05	105,299	Engineer
Forvis Mazars, LLP	05/10/07	21,400	Auditor
The GMS Group, L.L.C.	09/13/18	1,100	Financial Advisor
Harris Central Appraisal District	Legislative Action	60,469	Appraiser
Inframark, LLC	03/08/07	598,543	Operator
Municipal Accounts & Consulting, L.P.	03/03/05	24,313	Former Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.	02/09/06	18,429	Delinquent Tax Attorney
Schwartz, Page & Harding, L.L.P.	03/03/05	101,604	General Counsel
Wheeler & Associates, Inc.	03/03/05	109,238	Tax Assessor/ Collector
Investment Officer			
Lisa Rickert	10/10/24	N/A	Bookkeeper

Forvis Mazars Internal Control Communication

Harris County Water Control and Improvement District No. 157

Communication Regarding Internal Control-Related Matters Identified in an Audit

Required Communications Regarding Internal Control (AU-C 265)

Consideration of Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements of Harris County Water Control and Improvement District No. 157 (District) as of and for the year ended May 31, 2025, in accordance with auditing standards generally accepted in the United States of America, we considered the District's internal control over financial reporting (internal control).

This consideration served as a basis for designing audit procedures that are appropriate in the circumstance for the purpose of expressing our opinions on the financial statements.

However, this consideration was **not** for the purpose of expressing an opinion on the effectiveness of the District's internal control.

Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraphs and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified.

Categorizing Deficiencies by Severity

Deficiency

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis.



Significant Deficiency

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.



Material Weakness

A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that material misstatements of the District's financial statements will not be prevented or detected and corrected on a timely basis.



The Board's Management Role & Responsibility for Controls

The District's management consists of an elected Board of Directors (Board). Day-to-day operations are performed by private entities (Consultants) under contract with the District. The Board supervises the performance of the Consultants; however, although Consultants can be part of the District's system of internal control, the Consultants are not members of management. Per auditing standards, management is responsible for the design and implementation of the District's system of internal controls.

Identified Deficiencies

We identified certain deficiencies in internal control that we consider to be material weaknesses.

Material Weaknesses

- Per auditing standards, one of the primary controls within the system of internal controls is related to the preparation of the financial statements. Management of the District is responsible for either preparing the financial statements or having the knowledge to determine whether the financial statements have been properly prepared and are free from potential misstatement. The absence of this expertise within management, or a Consultant of the District hired to perform this service, is considered by auditing standards to be a material weakness in internal control over financial reporting.
- During the course of performing an audit, it is not unusual for the auditor to prepare various journal entries to correct and present the financial statements on the government-wide basis of accounting. Additionally, we noted adjustments to various accounts, such as cash, certificates of deposit, short-term investments, accrued interest receivable, property taxes receivable, due from others, interfund receivables, payables and transfers, accounts payable, deferred property tax revenues, property tax revenues, penalty and interest revenues, investment income, other income, repairs and maintenance expenditures, other expenditures and debt issuance costs, which were necessary in order for the fund financial statements to be in conformity with generally accepted accounting principles. The inability of management, or a Consultant of the District hired to perform this service, to detect these necessary adjustments is considered by auditing standards to be a material weakness in internal control over financial reporting.
- Finally, management, or a Consultant of the District, does not prepare the capital asset and depreciation register or post adjustments related to the presentation of the capital assets in the government-wide financial statements. As management is not preparing or reviewing and does not have the expertise to prevent, detect, and correct related significant potential misstatements, this is considered by auditing standards to be a material weakness in internal control over financial reporting.

The material weaknesses noted above, if not corrected, could result in a material misstatement or omission of a required disclosure in the financial statements.

Management's Response

The District responds that the auditor's Management Letter, and the material weaknesses identified therein, is prepared in response to Statement on Auditing Standards No. 115 (SAS 115) and is not prompted by any other circumstances identified during the course of the audit and disclosed to the District's Board.

As you know, the Board has, since the inception of the District, engaged the auditor to perform the District's audit and to prepare the financial statements and capital asset and depreciation schedules upon which the audit is based. It is our understanding that this is the usual and customary practice for smaller special districts in Texas, as it is more cost effective to engage Consultants to perform such services than to employ persons (who would constitute district management) to perform same. It is also the Board's understanding that, under the requirements of SAS 115, the engagement of the auditor to perform these services resulted in the Management Letter because (1) the Board members are not able to prevent, detect, and correct a misstatement in the preparation of the District's financial statements or its capital asset and depreciation schedules or to make adjustments to same, and (2) the Board has not implemented controls to prevent, detect, and correct a misstatement in the preparation of the District's financial statements or capital asset and depreciation schedules, such as the hiring of an employee or the engagement of another Consultant to prepare the District's financial statements or capital asset and depreciation schedules.

With respect to items (1) and (2) identified above, the Board responds that its members are appointed or elected in accordance with the requirements set forth in the Texas Water Code and that such members do not necessarily have the ability to prevent, detect, and correct a misstatement in the preparation of the District's financial statements or its capital asset and depreciation schedules or to make adjustments to same.

Further, the Board responds that it is a small government unit and that it engages the auditor based upon the auditor's professional qualifications, and in light of such qualifications, it does not feel that the addition at this time of an employee or the engagement of a Consultant to prepare the District's financial statements and capital asset and depreciation schedules (as a form of control) would be cost effective. Additionally, the Board adds that the District does not have any employees

but rather engages Consultants who possess industry knowledge and expertise to provide financial services, including its bookkeeper, auditor, and financial advisor, as well as Consultants who provide legal, engineering, and operation and maintenance services. In particular, the District's bookkeeper presents periodic financial information (unaudited) to the Board for review, which information generally reflects income, disbursements, adjustments, and the status of investments relative to the District's various accounts.

Management's written response to the material weaknesses identified in our audit has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Distribution Restriction

This communication is intended solely for the information and use of the following and is not intended to be, and should not be, used by anyone other than these specified parties:

- The Board of Directors
- Texas Commission on Environmental Quality

Forvis Mazars Report to the Board of Directors

Harris County Water Control and Improvement District No. 157

Results of the 2025 Financial Statement Audit, Including Required Communications

Required Communications Regarding Our Audit Strategy & Approach (AU-C 260)

The following matters are required communications we must make to you, including these responsibilities:

Overview & Responsibilities

Matter	Discussion
Scope of Our Audit	<p>This report covers audit results related to your financial statements and supplementary information:</p> <ul style="list-style-type: none">• As of and for the year ended May 31, 2025.• Conducted in accordance with our contract dated May 8, 2025.
Our Responsibilities	<p>Forvis Mazars is responsible for forming and expressing opinions about whether the financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP).</p>
Audit Scope & Inherent Limitations to Reasonable Assurance	<p>An audit performed in accordance with auditing standards generally accepted in the United States of America (GAAS) is designed to obtain reasonable, rather than absolute, assurance about the financial statements. The scope of our audit tests was established in relation to the opinion unit being audited and did not include a detailed audit of all transactions.</p>
Extent of Our Communication	<p>In addition to areas of interest and noting prior communications made during other phases of the engagement, this report includes communications required in accordance with GAAS that are relevant to the responsibilities of those charged with governance in overseeing the financial reporting process, including audit approach, results, and internal control. The standards do not require the auditor to design procedures for the purpose of identifying other matters to be communicated with those charged with governance.</p>
Independence	<p>The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.</p>
Your Responsibilities	<p>Our audit does not relieve management or those charged with governance of your responsibilities. Your responsibilities and ours are further referenced in our contract.</p>
Distribution Restriction	<p>This communication is intended solely for the information and use of the following and is not intended to be, and should not be, used by anyone other than these specified parties:</p> <ul style="list-style-type: none">• The Board of Directors

Qualitative Aspects of Significant Accounting Policies & Practices

The following matters are detailed in the following pages and included in our assessment:

Significant Accounting Policies

Significant accounting policies are described in Note 1 of the audited financial statements. We call your attention to the following topics:

- The fund financial statements are reported using the current financial resources focus and the modified accrual basis of accounting.
- The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting.

Unusual Policies or Methods

- No matters are reportable

Alternative Accounting Treatments

- No matters are reportable

Management Judgments & Accounting Estimates

Accounting estimates are an integral part of financial statement preparation by management, based on its judgments. Significant areas of such estimates for which we are prepared to discuss management's estimation process and our procedures for testing the reasonableness of those estimates include:

- Amounts due to developer

Financial Statement Disclosures

The following areas involve particularly sensitive financial statement disclosures for which we are prepared to discuss the issues involved and related judgments made in formulating those disclosures:

- Contingent liability for developer construction

Our Judgment About the Quality of the District's Accounting Principles

- No matters are reportable

Adjustments Identified by Audit

During the course of any audit, an auditor may propose adjustments to financial statement amounts. Management evaluates our proposals and records those adjustments that, in its judgment, are required to prevent the financial statements from being materially misstated.

A misstatement is a difference between the amount, classification, presentation, or disclosure of a reported financial statement item and that which is required for the item to be presented fairly in accordance with the applicable financial reporting framework.

Proposed & Recorded Adjustments

Auditor-proposed and management-recorded entries include the following:

- Cash
- Certificates of deposit
- Short-term investments
- Property taxes receivable, deferred property tax revenues, and property tax revenues

- Accrued interest receivable
- Due from others
- Interfund receivables, payables, and transfers
- Accounts payable
- Penalty and interest revenues
- Investment income
- Repairs and maintenance expenditures
- Other income and expenditures
- Debt issuance costs
- Capital assets and depreciation expense
- Deferred amount on debt refundings
- Accrued liabilities
- Long-term liabilities

Uncorrected Misstatements

- No uncorrected misstatements

Other Material Communications

Listed below are other material communications between management and us related to the audit:

- Management representation letter
- Communication Regarding Internal Control-Related Matters Identified in an Audit