WINDFERN FOREST UTILITY DISTRICT

HARRIS COUNTY, TEXAS

ANNUAL AUDIT REPORT

SEPTEMBER 30, 2025

C O N T E N T S

INDEPENDENT AUDITOR'S REPORT	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-8
BASIC FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET	9
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES	10
NOTES TO THE FINANCIAL STATEMENTS	11-22
SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE, BUDGET AND ACTUAL, GENERAL FUND	23
SCHEDULE OF TEXAS SUPPLEMENTARY INFORMATION REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY	24
SCHEDULE OF SERVICES AND RATES	25-26
EXPENDITURES FOR THE YEAR ENDED SEPTEMBER 30, 2025	27-28
ANALYSIS OF CHANGES IN DEPOSITS AND TEMPORARY INVESTMENTS, ALL GOVERNMENTAL FUND TYPES	29
SCHEDULE OF TEMPORARY INVESTMENTS	30
TAXES LEVIED AND RECEIVABLE	31-32
LONG-TERM BONDED DEBT SERVICE REQUIREMENTS, BY YEARS	33-34
ANALYSIS OF CHANGES IN LONG-TERM BONDED DEBT	35
COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES, GENERAL FUND	36
COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES, DEBT SERVICE FUND	37
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS	38-39

Mark C. Eyring, CPA, PLLC

12702 Century Drive • Suite C2 • Stafford, Texas 77477 • 281-277-9595 • Mark@EyringCPA.com

January 20, 2026

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Windfern Forest Utility District
Harris County, Texas

Opinions

I have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Windfern Forest Utility District as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise Windfern Forest Utility District's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Windfern Forest Utility District, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows there of for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

My 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 my opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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. I 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 Windfern Forest Utility District's internal control. Accordingly, no such opinion is expressed. I 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. I conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Windfern Forest Utility District's ability to continue as a going concern for a reasonable period of time.

I am 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 I 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 information 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. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Windfern Forest Utility District's basic financial statements. The supplementary information on Pages 24 to 39 is presented for purposes of additional analysis and is not a required part of the 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 financial statements. Except for the portion marked "unaudited," the information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole. The supplementary information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, I do not express an opinion or provide any assurance on it. The accompanying supplementary information includes financial data excerpted from prior year financial statements which were audited by my firm.



Management's Discussion and Analysis

Using this Annual Report

Within this section of the Windfern Forest Utility District (the "District") annual report, the District's Board of Directors provides narrative discussion and analysis of the financial activities of the District for the fiscal year ended September 30, 2025.

The annual report consists of a series of financial statements plus additional supplemental information to the financial statements as required by its state oversight agency, the Texas Commission on Environmental Quality. In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single governmental program. In the District's case, the single governmental program is provision of water and sewer services. Other activities, such as garbage collection and security service, are minor activities and are not budgeted or accounted for as separate programs. 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 and liabilities owned by 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 total assets and total liabilities is labeled as *net position* and this difference is similar to the total owners' 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. 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 period.

Although the statement of activities looks different from a commercial enterprise's income statement, 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 fund financial statements consist of a balance sheet and statement of revenues, expenditures and change in fund balances and are prepared on an accounting basis that is significantly different from that used to prepare the government-wide financial statements.

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 water and sewer 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 total assets and total liabilities 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 are different, there are significant differences between the totals presented in these financial statements. For this reason, there is an analysis in Note 3 of the notes to the financial statements that reconciles the total fund balances to the amount of net position presented in the governmental activities column on the statement of net position. Also, there is an analysis in Note 3 of the notes to the 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.

Financial Analysis of the District as a Whole

Financial Analysis of the District as a Whole begins with an understanding of how financial resources flow through the District's funds. Resources in the Capital Projects Fund are derived principally from proceeds of the sale of bonds, and expenditures from this fund are subject to the Rules of the Texas Commission on Environmental Quality. Resources in the Debt Service Fund are derived principally from the collection of property taxes and are used for the payment of tax collection costs and bond principal and interest. Resources in the General Fund are derived principally from property taxes and billings for water and sewer services and are used to operate and maintain the system and to pay costs of administration of the District.

Management has financial objectives for each of the District's funds. The financial objective for the Capital Projects Fund is to spend the funds as necessary in accordance with the Rules of the Texas Commission on Environmental Quality. The financial objective for the Debt Service Fund is to levy the taxes necessary to pay the fiscal year debt service requirements plus the cost of levying and collecting taxes, leaving the appropriate fund balance as recommended by the District's financial advisor. The financial objective for the General Fund is to keep the fund's expenditures as low as possible while ensuring that revenues are adequate to cover expenditures and maintaining the fund balance that Management believes is prudent. Management believes that these financial objectives were met during the fiscal year.

Management believes that the required method of accounting for certain elements of the government-wide financial statements makes the government-wide financial statements as a whole not useful for financial analysis. In the government-wide financial statements, capital assets and depreciation expense have been required to be recorded at historical cost. Management's policy is to maintain the District's capital assets in a condition greater than or equal to the condition required by regulatory authorities, and management does not believe that depreciation expense is relevant to the management of the District. In the government-wide financial statements, certain non-cash costs of long-term debt are capitalized and amortized over the life of the related debt. Management believes that this required method of accounting is not useful for financial analysis of the District and prefers to consider the required cash flows of the debt as reported in the fund statements and the notes to the financial statements. In the government-wide financial statements, property tax revenues are required to be recorded in the fiscal year for which the taxes are levied, regardless of the year of collection. Management believes that the cash basis method of accounting for property taxes in the funds provides more useful financial information.

The following required summaries of the District's overall financial position and operations for the past two years are based on the information included in the government-wide financial statements. For the reasons described in the preceding paragraph, a separate analysis of the summaries is not presented.

Summary of Net Position

	2025	2024	Change
Current and other assets	$ 4,158,934	$ 4,793,817	$ (634,883)
Capital assets	9,427,037	8,575,100	851,937
Total assets	13,585,971	13,368,917	217,054
Long-term liabilities	1,472,148	2,288,598	(816,450)
Other liabilities	1,369,154	1,335,232	33,922
Total liabilities	2,841,302	3,623,830	(782,528)
Net position:			
Invested in capital assets, net of related debt	7,138,439	5,497,494	1,640,945
Restricted	867,476	810,587	56,889
Unrestricted	2,738,754	3,437,006	(698,252)
Total net position	$ 10,744,669	$ 9,745,087	$ 999,582

Summary of Changes in Net Position

	2025	2024	Change
Revenues:			
Property taxes, including related penalty and interest	$ 2,204,979	$ 2,108,721	$ 96,258
Charges for services	1,911,440	2,784,264	(872,824)
Other revenues	178,485	203,128	(24,643)
Total revenues	4,294,904	5,096,113	(801,209)
Expenses:			
Service operations	3,235,346	2,965,601	269,745
Debt service	59,976	82,990	(23,014)
Total expenses	3,295,322	3,048,591	246,731
Change in net position	999,582	2,047,522	(1,047,940)
Net position, beginning of year	9,745,087	7,697,565	2,047,522
Net position, end of year	$ 10,744,669	$ 9,745,087	$ 999,582

Financial Analysis of the District's Funds

The District's combined fund balances as of the end of the fiscal year ended September 30, 2025, were $3,555,733, a decrease of $659,316 from the prior year.

The General Fund balance decreased by $704,114, as expenditures exceeded revenues and the reimbursement of $180,873 from the Capital Projects Fund

The Debt Service Fund balance increased by $224,565, in accordance with the District's financial plan.

The Capital Projects Fund balance decreased by $179,767, due to the reimbursement of $180,873 to the General Fund.

General Fund Budgetary Highlights

The Board of Directors did not amend the budget during the fiscal year. The District's budget is primarily a planning tool. Accordingly, actual results varied from the budgeted amounts. A comparison of actual to budgeted amounts is presented on Page 23 of this report. The budgetary fund balance as of September 30, 2025, was expected to be $3,129,647 and the actual end of year fund balance was $2,713,739.

Capital Asset and Debt Administration

Capital Assets

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

	Capital Assets (Net of Accumulated Depreciation)		
	2025	2024	Change
Land	$ 570,869	$ 570,869	$ 0
Buildings and improvements	492,416	518,423	(26,007)
Construction in progress	869,657	54,263	815,394
Water facilities	4,373,124	4,645,195	(272,071)
Sewer facilities	3,120,971	2,786,350	334,621
Totals	$ 9,427,037	$ 8,575,100	$ 851,937

Changes to capital assets during the fiscal year ended September 30, 2025, are summarized as follows:

Additions:	
Water system improvements	$ 83,723
Sewer system improvements	262,653
Joint facility improvements	933,901
Total additions to capital assets	1,280,277
Decreases:	
Depreciation	(428,340)
Net change to capital assets	$ 851,937

Debt

Subsequent to September 30, 2025, the District sold its $8,210,000 Series 2025 unlimited tax bonds on December 18, 2025.

Changes in the bonded debt position of the District during the fiscal year ended September 30, 2025, are summarized as follows:

Bonded debt payable, beginning of fiscal year	$ 2,865,000
Bonds paid	(760,000)
Bonded debt payable, end of fiscal year	$ 2,105,000

At September 30, 2025, the District had $40,480,000 of bonds authorized but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage system within the District.

The District's bonds have an underlying rating of A- by Standard & Poor's. The Series 2011 bonds are insured by Assured Guaranty Municipal Corp. and the Series 2020 bonds are insured by Build America Mutual Assurance Corporation. The insured rating of the District's Series 2011 and 2020 bonds is AA. There was no change in the bond ratings during the fiscal year ended September 30, 2025.

On December 30, 2015, the District entered into a 15-year lease/purchase agreement with a financing company for the acquisition of a generator for the District. The agreement provides for 180 monthly payments of $3,182 at an interest rate of 2.87% per annum. The original principal amount of the agreement was $465,000 and the unpaid principal balance at September 30, 2025 was $185,901. The District has the option of prepaying the unpaid balance of the lease/purchase beginning in 2023 and then purchasing the generator for $1.

RELEVANT FACTORS AND WATER SUPPLY ISSUES

Property Tax Base

The District's tax base increased approximately $18,100,000 for the 2024 tax year (about 4%) primarily due to the increase in the average assessed valuations on existing property.

Relationship to the City of Houston

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston, the District must conform to a City of Houston ordinance consenting to the creation of the District. In addition, the District may be annexed by the City of Houston. If the District is annexed, the City will assume the District's assets and obligations (including the bonded indebtedness) and dissolve the District within ninety (90) days.

The District is authorized to enter into a strategic partnership agreement with the City of Houston to provide the terms and conditions under which services would be provided and funded by the parties and under which the District would continue to exist for an extended period if the land within the District would be annexed for limited purposes by the City. The terms of any such agreement would be determined by the City and the District.

The District is not aware of any plans regarding annexation or a strategic partnership with the City of Houston.

Water Supply Issues

The District is within the boundaries of the Harris-Galveston Subsidence District (the "Subsidence District") which regulates groundwater withdrawal. The District's authority to pump groundwater from its well is subject to annual permits issued by the Subsidence District. On April 14, 1999, the Subsidence District adopted a District Regulatory Plan (the "1999 Plan") to reduce groundwater withdrawal through conversion to surface water in areas within the Subsidence District's jurisdiction. Under the 1999 Plan, the District must submit to the Subsidence District by January 2003 a groundwater reduction plan and begin construction of surface water conversion infrastructure by January 2010, or pay a disincentive fee for any groundwater withdrawn in excess of 20% of the District's total water demand. This same disincentive fee will be imposed under the 1999 Plan if the District's groundwater withdrawal exceeds 70% of the District's total water demand beginning January 2010, exceeds 40% of the District's total water demand beginning January 2025, and exceeds 20% of the District's total water demand beginning January 2035. The issuance of additional bonds by the District in an undetermined amount may be necessary at some time in the future in order to develop surface water conversion infrastructure or to participate in a regional surface water conversion effort. In addition, if the District does not meet the Subsidence District's requirements as described above, the District may be required to pay the disincentive fees adopted by the Subsidence District.

Effective April 2, 2001, the District and the City of Houston (the "City") entered into a forty year water supply contract. Under the terms of the contract, the City agreed to sell water to the District in order for the District to comply with the Groundwater Reduction Plan mandated by the Harris-Galveston Subsidence District. The contract specifies an initial minimum monthly quantity for which it must pay whether taken or not. This quantity can be revised annually in accordance with the terms specified in the contract.

WINDFERN FOREST UTILITY DISTRICT

STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET

SEPTEMBER 30, 2025

	General	Debt Service	Capital Projects	Total	Adjustments (Note 3)	Statement of Net Position
ASSETS						
Cash, including interest-bearing accounts, Note 7	$ 44,749	$ 96,019	$	$ 140,768	$	$ 140,768
Temporary investments, at cost, Note 7	2,282,967	757,212		3,040,179		3,040,179
Receivables:						
Property taxes	25,015	21,270		46,285		46,285
Accrued penalty and interest on property taxes				0	9,876	9,876
Service accounts	203,200			203,200		203,200
Other	59,215			59,215		59,215
Due from other fund		128		128	(128)	0
Construction advances at joint facilities, Note 9	567,901			567,901		567,901
Prepaid expenditures	64,110			64,110		64,110
Reserves at joint facilities, Note 9	21,878			21,878		21,878
Groundwater bank certificates, at cost, Note 11	5,522			5,522		5,522
Capital assets, net of accumulated depreciation, Note 4:						
Capital assets not being depreciated				0	1,440,526	1,440,526
Depreciable capital assets				0	7,986,511	7,986,511
Total assets	$3,274,557	$ 874,629	$ 0	$ 4,149,186	9,436,785	13,585,971
LIABILITIES						
Accounts payable	$ 190,185	$ 11,365	$	$ 201,550		201,550
Accrued interest payable				0	5,664	5,664
Customer deposits	345,490			345,490		345,490
Due to other fund	128			128	(128)	0
Long-term liabilities, Note 5:						
Due within one year				0	816,450	816,450
Due in more than one year				0	1,472,148	1,472,148
Total liabilities	535,803	11,365	0	547,168	2,294,134	2,841,302
DEFERRED INFLOWS OF RESOURCES						
Property tax revenues	25,015	21,270	0	46,285	(46,285)	0
FUND BALANCES / NET POSITION						
Fund balances:						
Nonspendable:						
Reserves at joint facilities, Note 9	21,878			21,878	(21,878)	0
Construction advances at joint facilities, Note 9	567,901			567,901	(567,901)	0
Groundwater bank certificates, Note 11	5,522			5,522	(5,522)	0
Assigned to:						
Debt service		841,994		841,994	(841,994)	0
Unassigned	2,118,438			2,118,438	(2,118,438)	0
Total fund balances	2,713,739	841,994	0	3,555,733	(3,555,733)	0
Total liabilities, deferred inflows, and fund balances	$3,274,557	$ 874,629	$ 0	$ 4,149,186		
Net position:						
Invested in capital assets, net of related debt					7,138,439	7,138,439
Restricted for debt service					867,476	867,476
Unrestricted					2,738,754	2,738,754
Total net position					$ 10,744,669	$ 10,744,669

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

WINDFERN FOREST UTILITY DISTRICT

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments (Note 3)	Statement of Activities
REVENUES						
Property taxes	$ 1,143,893	$ 1,030,063	$	$ 2,173,956	$ 11,781	$ 2,185,737
Water service	700,734			700,734		700,734
Water sold to other district, Note 10	164,424			164,424		164,424
Sewer service	992,331			992,331		992,331
Penalty and interest	25,481	16,267		41,748	2,975	44,723
District administration building rental	7,800			7,800		7,800
Interest on deposits and investments	126,328	43,251	1,106	170,685		170,685
Other revenues	28,470			28,470		28,470
Total revenues	3,189,461	1,089,581	1,106	4,280,148	14,756	4,294,904
EXPENDITURES / EXPENSES						
Service operations:						
Purchased services, Notes 9 and 10	1,090,025			1,090,025		1,090,025
Professional fees	187,724	4,971		192,695		192,695
Contracted services	125,623	39,981		165,604		165,604
Utilities	97,008			97,008		97,008
Repairs, maintenance and other operating expenditures	578,813			578,813		578,813
Security service	177,935			177,935		177,935
Garbage disposal	343,803			343,803		343,803
District administration building expenses	44,349			44,349		44,349
Administrative expenditures	110,704	6,070		116,774		116,774
Depreciation				0	428,340	428,340
Capital outlay / non-capital outlay	1,280,277			1,280,277	(1,280,277)	0
Debt service:						
Principal retirement	32,346	760,000		792,346	(792,346)	0
Interest and fees	5,841	53,994		59,835	141	59,976
Total expenditures / expenses	4,074,448	865,016	0	4,939,464	(1,644,142)	3,295,322
Excess (deficiency) of revenues over expenditures	(884,987)	224,565	1,106	(659,316)	1,658,898	999,582
OTHER FINANCING SOURCES (USES)						
Reimbursement to (from) other fund	180,873	0	(180,873)	0	0	0
Net change in fund balances / net position	(704,114)	224,565	(179,767)	(659,316)	1,658,898	999,582
Beginning of year	3,417,853	617,429	179,767	4,215,049	5,530,038	9,745,087
End of year	$ 2,713,739	$ 841,994	$ 0	$ 3,555,733	$ 7,188,936	$ 10,744,669

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

WINDFERN FOREST UTILITY DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 2025

NOTE 1: REPORTING ENTITY

Windfern Forest Utility District (the "District") was created by Acts of the 62nd Legislature of the State of Texas, Regular Session, 1971, and operates in accordance with Texas Water Code Chapters 49 and 54. The District is a political subdivision of the State of Texas, governed by an elected five member Board of Directors. The Board of Directors held its first meeting on August 10, 1971, and the first bonds were sold on June 29, 1977. The District is subject to the continuing supervision of the Texas Commission on Environmental Quality.

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply of water; the collection, transportation and treatment of wastewater; and the control and diversion of storm water.

In evaluating how to define the District for financial reporting purposes, the Board of Directors of the District has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria established by the Governmental Accounting Standards Board. The basic, but not the only, criterion for including a potential component unit within the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations and accountability for fiscal matters. The other criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the District is able to exercise oversight responsibilities. Based upon the application of these criteria, there were no other entities which were included as a component unit in the District's financial statements.

As more fully described in Note 9, the District is a participant in the White Oak Bayou Joint Powers Board (the "Board"). Oversight of the Board is exercised by a board of members which is comprised of representatives from the participants. Based on the criteria described above, the Board's financial activity has not been included as a component unit in the District's financial statements.

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES

The District's financial statements are prepared in accordance with generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board (the "GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Governments are also required to follow the pronouncements of the Financial Accounting Standards Board issued through November 30, 1989 (when applicable), that do not conflict with or contradict GASB pronouncements. The more significant accounting policies established in GAAP and used by the District are discussed below.

Basic Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and governmental fund financial statements (reporting the District's funds). Because the District is a single-program government as defined by the GASB, the District has combined the government-wide statements and the fund financial statements using a columnar format that reconciles individual line items of fund financial data to government-wide data in a separate column on the face of the financial statements. An additional reconciliation between the fund and the government-wide financial data is presented in Note 3.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the District. The effect of interfund activity has been removed from these statements. The District's net position is reported in three parts – invested in capital assets, net of related debt; restricted net position; and unrestricted net position. The government-wide statement of activities reports the components of the changes in net position during the reporting period.

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for in a separate set of self-balancing accounts that comprises its assets, liabilities, fund balances, revenues and expenditures and changes in fund balances. The District's fund balances are reported as nonspendable, restricted, committed, assigned or unassigned. Nonspendable fund balances are either not in spendable form or are contractually required to remain intact. Restricted fund balances include amounts that can only be used for the specific purposes stipulated by constitutional provisions, external resource providers or enabling legislation. Committed fund balances include amounts that can only be used for the specific purposes determined by formal action of the District's Board of Directors. Assigned fund balances are intended for a specific purpose but do not meet the criteria to be classified as restricted or committed. Unassigned fund balance is the residual classification for the District's General Fund and includes all spendable amounts not contained in the other classifications. The transactions of the District are accounted for in the following funds:

General Fund -- To account for all revenues and expenditures not required to be accounted for in other funds.

Debt Service Fund -- To account for the accumulation of financial resources for, and the payment of, bond principal and interest, paid principally from property taxes levied by the District.

Capital Projects Fund -- To account for financial resources designated to construct or acquire capital assets. Such resources are derived principally from proceeds of the sale of bonds.

Basis of Accounting

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting which recognizes all long-term assets and receivables as well as long-term debt and obligations. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Ad valorem property taxes are recognized as revenues in the fiscal year for which they have been levied and related penalties and interest are recognized in the fiscal year in which they are imposed. An allowance for uncollectibles is estimated for delinquent property taxes and reported separately in the financial statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available if they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when a liability is incurred except for principal and interest on bonds payable which are recorded only when payment is due.

Interfund Activity

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year is reported as interfund receivables or payables, as appropriate, as are all other outstanding balances between funds. Operating transfers between funds represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

Receivables

Service accounts receivable as reported are considered collectible. The District uses the direct write off method for uncollectible service accounts. Unbilled water and sewer revenues are not material and are not recorded at year end. The District considers service accounts revenues to be available if they are to be collected within 60 days after the end of the fiscal year.

In the fund financial statements, ad valorem taxes and penalties and interest are reported as revenues in the fiscal year in which they become available to finance expenditures of the fiscal year for which they have been levied. Property taxes which have been levied and are not yet collected (or have been collected in advance of the fiscal year for which they have been levied) are recorded as deferred inflow of resources. Property taxes collected after the end of the fiscal year are not included in revenues.

Capital Assets

Capital assets, which include property, plant, equipment, and immovable public domain or "infrastructure" assets are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial individual cost of more than $5,000 (including installation costs, if any, and associated professional fees) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed by the District. Donated capital assets are recorded at historical cost. Additions, improvements and other capital outlays that significantly extend the useful life of an asset or increase the value of an asset are capitalized. Costs incurred for repairs and maintenance are expensed as incurred.

Depreciation on capital assets is computed using the straight-line method over the following estimated useful lives:

Buildings and improvements	40 years	Plant and equipment	10-45 years
Furniture and fixtures	5 years	Underground lines	45 years

Long-term Liabilities

Long-term debt and other long-term obligations are reported in the government-wide financial statements. Bond premiums and discounts, are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable premium or discount. If bonds are refunded and the carrying amount of the new debt is different than the net carrying amount of the old debt, the difference is netted against the new debt and amortized using the effective interest method over the shorter of the remaining life of the refunded debt or the life of the new debt issued.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, 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 expenditures of the fund from which they are paid.

NOTE 3: RECONCILIATION OF FUND TO GOVERNMENT-WIDE FINANCIAL STATEMENTS

Reconciliation of year end fund balances to net position:

Total fund balances, end of year		$ 3,555,733
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:		
Total capital assets, net		9,427,037
Some long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds:		
Bonds payable	$ (2,105,000)	
Issuance discount net of (premium) (to be amortized as interest expense)	2,303	
Lease-purchase payable	(185,901)	(2,288,598)
Some receivables that do not provide current financial resources are not reported as receivables in the funds:		
Accrued penalty and interest on property taxes receivable	9,876	
Uncollected property taxes	46,285	56,161
Some liabilities that do not require the use of current financial resources are not reported as liabilities in the funds:		
Accrued interest		(5,664)
Net position, end of year		$ 10,744,669

Reconciliation of net change in fund balances to change in net position:

Total net change in fund balances		$ (659,316)
The funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:		
Capital outlay	$ 1,280,277	
Depreciation	(428,340)	851,937
The issuance of long-term debt (bonds payable) provides current financial resources to the funds, while the repayment of the principal of long-term debt consumes the current financial resources of the funds. Neither transaction, however, has any effect on net position. The effect of these differences in the treatment of long-term debt:		
Principal reduction of bonds payable	760,000	
Principal reduction of lease-purchase agreement	32,346	792,346
The funds report the effect of bond premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of these items:		
Issuance discount, net of premium		(3,338)
Some revenues reported in the statement of activities do not provide current financial resources and therefore are not reported as revenues in the funds:		
Accrued penalty and interest on property taxes receivable	2,975	
Uncollected property taxes	11,781	14,756
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 the funds:		
Accrued interest		3,197
Change in net position		$ 999,582

NOTE 4: CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets not being depreciated:				
Land and improvements	$ 570,869	$	$	$ 570,869
Construction in progress	54,263	815,394		869,657
Total capital assets not being depreciated	625,132	815,394	0	1,440,526
Depreciable capital assets:				
Buildings and improvements	930,808			930,808
Furniture and fixtures	62,185			62,185
Water system	10,138,522			10,138,522
Sewer system	5,894,452	464,883		6,359,335
Total depreciable capital assets	17,025,967	464,883	0	17,490,850
Less accumulated depreciation for:				
Building and improvements	(412,385)	(26,007)		(438,392)
Furniture and fixtures	(62,185)			(62,185)
Water system	(5,493,327)	(272,071)		(5,765,398)
Sewer system	(3,108,102)	(130,262)		(3,238,364)
Total accumulated depreciation	(9,075,999)	(428,340)	0	(9,504,339)
Total depreciable capital assets, net	7,949,968	36,543	0	7,986,511
Total capital assets, net	$ 8,575,100	$ 851,937	$ 0	$ 9,427,037
Changes to capital assets:				
Capital outlay		$ 1,280,277	$	
Less depreciation expense for the fiscal year		(428,340)		
Net increases / decreases to capital assets		$ 851,937	$ 0	

NOTE 5: LONG-TERM LIABILITIES AND CONTINGENT LIABILITIES

Subsequent to September 30, 2025, the District sold its $8,210,000 Series 2025 unlimited tax bonds on December 18, 2025.

Long-term liability activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Bonds payable	$ 2,865,000	$	$ 760,000	$ 2,105,000	$ 785,000
Deferred amounts:					
For issuance (discounts) premiums	(5,641)		(3,338)	(2,303)	(1,837)
Total bonds payable	2,859,359	0	756,662	2,102,697	783,163
Lease/purchase payable	218,247	0	32,346	185,901	33,287
Total long-term liabilities	$ 3,077,606	$ 0	$ 789,008	$ 2,288,598	$ 816,450

NOTES TO THE FINANCIAL STATEMENTS (Continued)

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

Fiscal Year	Principal	Interest	Total
2026	$ 785,000	$ 33,987	$ 818,987
2027	330,000	13,200	343,200
2028	330,000	9,900	339,900
2029	330,000	6,600	336,600
2030	330,000	3,300	333,300
	$ 2,105,000	$ 66,987	$ 2,171,987

Bonds voted	$ 60,375,000
Bonds approved for sale and sold	19,895,000
Bonds voted and not issued	40,480,000
Refunding bonds voted	44,480,000
Refunding bonds approved for sale and sold	495,000
Refunding bonds voted and not issued	43,985,000

The bond issues payable at September 30, 2025, were as follows:

	Series 2011	Series 2020
Amounts outstanding, September 30, 2025	$575,000	$1,530,000
Interest rates	3.25%	1.00%
Maturity dates, serially beginning/ending	August 1, 2026	August 1, 2026/2030
Interest payment dates	February 1/August 1	February 1/August 1
Callable dates	August 1, 2019*	August 1, 2025*

*Or any date thereafter at par plus accrued interest to the date of redemption, in whole or in part at the option of the District.

The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount. The Series 2011 bonds are further payable from and secured by a first lien on and a pledge of the net revenues derived from the operation of the District's system.

Developer Construction Commitments and Liabilities

At September 30, 2025, there were no developer construction commitments or liabilities.

Lease/purchase Agreement

On December 30, 2015, the District entered into a 15 year lease/purchase agreement with a financing company for the acquisition of a generator for the District. The agreement provides for 180 monthly payments of $3,182 at an interest rate of 2.87% per annum. The original principal amount of the agreement was $465,000 and the unpaid principal balance at September 30, 2025 was $185,901. The District has the option of prepaying the unpaid balance of the lease/purchase beginning in 2023 and then purchasing the generator for $1.

As of September 30, 2025, the contractual payments on the lease/purchase agreement were as follows:

Fiscal Year	Principal	Interest	Total
2026	$ 33,287	$ 4,899	$ 38,186
2027	34,255	3,932	38,187
2028	35,251	2,935	38,186
2029	36,276	1,911	38,187
2030	37,331	855	38,186
2031	9,501	46	9,547
	$ 185,901	$ 14,578	$ 200,479

NOTE 6: PROPERTY TAXES

The Harris County Appraisal District has the responsibility for appraising property for all taxing units within the county as of January 1 of each year, subject to review and change by the county Appraisal Review Board. The appraisal roll, as approved by the Appraisal Review Board, must be used by the District in establishing its tax roll and tax rate. The District's taxes are usually levied in the fall, are due when billed and become delinquent after January 31 of the following year or 30 days after the date billed, whichever is later. On January 1 of each year, a statutory tax lien attaches to property to secure the payment of all taxes, penalties and interest ultimately imposed for the year on the property.

The Bond Resolutions require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes.

At an election on November 7, 2023, the voters within the District authorized a maintenance tax not to exceed $0.50 per $100 valuation on all property within the District subject to taxation. This maintenance tax is being used by the General Fund to pay expenditures of operating the District.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

On October 15, 2024, the District levied the following ad valorem taxes for the 2024 tax year on the adjusted taxable valuation of $518,839,401:

	Rate	Amount
Debt service	$ 0.2000	$ 1,037,679
Maintenance	0.2220	1,151,823
	$ 0.4220	$ 2,189,502

A reconciliation of the tax levy to property tax revenues on the Statement of Activities is as follows:

2024 tax year total property tax levy	$ 2,189,502
Appraisal district adjustments to prior year taxes	(3,765)
Statement of Activities property tax revenues	$ 2,185,737

NOTE 7: DEPOSITS AND TEMPORARY INVESTMENTS

The District complied with the requirements of the Public Funds Investment Act during the current fiscal year including the preparation of quarterly investment reports required by the Act.

State statutes authorize the District to invest and reinvest in direct or indirect obligations of the United States, the State of Texas, any county, city, school district, or other political subdivision of the state, or in local government investment pools authorized under the Public Funds Investment Act. Funds of the District may be placed in certificates of deposit of state or national banks or savings and loan associations within the state provided that they are secured in the manner provided for the security of the funds under the laws of the State of Texas. In accordance with the District's investment policies, during the current year the District's funds were invested in interest bearing accounts at authorized financial institutions and in TexPool, a local government investment pool sponsored by the State Comptroller. TexPool is rated AAAm by Standard & Poor's.

In accordance with state statutes and the District's investment policies, the District requires that insurance or security be provided by depositories for all funds held by them. At the balance sheet date, the District's deposits were covered by federal insurance.

At the balance sheet date the carrying value and market value of the investments in TexPool was $3,040,179.

Deposits and temporary investments restricted by state statutes and the Bond Resolutions:

Debt Service Fund

For payment of debt principal and interest, paying agent fees and costs of assessing and collecting taxes:

Cash	$ 96,019
Temporary investments	757,212
	$ 853,231

During the fiscal year ended September 30, 2025, the District reimbursed the General Fund $180,873 from the Capital Projects Fund in accordance with the rules of the Texas Commission on Environmental Quality.

NOTE 8: 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; personal injuries and natural disasters. Significant losses are covered by insurance as described below. There were no significant reductions in insurance coverage from the prior fiscal year. There have been no settlements which have exceeded the insurance coverage for each of the past three fiscal years.

At September 30, 2025, the District had physical damage and boiler and machinery coverage of $8,297,000, comprehensive general liability coverage with a per occurrence limit of $1,000,000 and $3,000,000 general aggregate, pollution liability coverage of $1,000,000, worker's compensation liability coverage of $1,000,000, consultant's crime coverage of $500,000 and a tax assessor-collector bond of $10,000.

NOTE 9: REGIONAL WASTEWATER TREATMENT PLANT

Effective May 1, 1992, the District entered into a forty year agreement providing for the ownership, operation, maintenance and expansion of the White Oak Bayou Joint Powers Board (the "Board"). Ownership of the Board is shared by the following participants: The City of Jersey Village -- 40.63%; West Harris County Municipal Utility District No. 1 -- 25.31%; Windfern Forest Utility District -- 28.13%; Harris County Municipal Utility District No. 25 -- 2.81% and Baker Service Tools -- 3.12%. The Board is managed and operated by a board whose five members are appointed by each of the entities participating in the Board. The Board issues no debt. Each participant records its share of the capital assets of the Board in its financial statements.

Each participant is responsible only for its share of the operating costs of the Board which are allocated and billed monthly based upon each participant's pro rata share of total metered flow of effluent entering the Board. Capital costs are allocated and billed based upon percentage of ownership. The District has contributed $21,878 as its share of the Board's operating reserve and $567,901 as its share of the capital improvements reserve. During the year ended September 30, 2025, the District incurred operating costs of $380,312 and capital outlay costs of $933,901 under this agreement.

The following summary financial data of the Board's General Fund is presented for the Board's fiscal year ended December 31, 2024:

	Board Total	District's Share
Total assets	$ 5,043,189	
Total liabilities	(376,099)	
Total fund balance	4,667,090	$ 1,308,823
Reserve for capital improvements	(4,574,990)	(1,286,945)
Operating reserve	(92,100)	(21,878)
Undesignated fund balance	$ 0	$ 0
Total revenues	$ 949,470	$ 316,881
Total expenditures	(949,470)	(316,881)
Excess revenues (expenditures)	0	0
Increase in reserve for capital improvements	313,706	88,246
Capital improvement expenditures from reserve	(718,913)	(202,231)
Change in fund balance	(405,207)	(113,985)
Fund balance, beginning of year	4,980,197	1,422,808
Fund balance, end of year	$ 4,574,990	$ 1,308,823

NOTE 10: WATER SUPPLY CONTRACTS

Contract with the City of Houston

Effective April 2, 2001, the District and the City of Houston (the "City") entered into a forty year water supply contract. Under the terms of the contract, the City agreed to sell water to the District in order for the District to comply with the Groundwater Reduction Plan mandated by the Harris-Galveston Subsidence District. The contract specifies an initial minimum monthly quantity for which it must pay whether taken or not. This quantity can be revised annually in accordance with the terms specified in the contract. During the year ended September 30, 2025, the District incurred operating costs of $709,713 under this agreement.

Contract with Harris County Municipal Utility District No. 261

On June 15, 2010, the District and Harris County Municipal Utility District No. 261 ("No. 261") entered into a 40 year Water Supply and Construction Contract (the "Contract") to construct improvements to the supply of surface water to the districts from the City. Under the terms of the Contract, the District designed and constructed a 12 inch water line and other facilities in consultation with No. 261. After completion of the project, No. 261 is to purchase water from the District at a price specified in the Contract. During the year ended September 30, 2025, the District sold water to No. 261 for $164,424 under this agreement.

NOTE 11: GROUNDWATER BANK CERTIFICATES

The District has purchased Groundwater Bank certificates directly from the issuer, the Harris-Galveston Subsidence District (the "HGSD"). These certificates expire in 20 years and allow the bearer to pump the quantity of water specified on the certificate from wells instead of using surface water as mandated by the HGSD. Certificates can also be used in lieu of a disincentive fee assessed by the HGSD for ground water pumpage in excess of the District's permit as amended. At September 30, 2025, the District had in its possession certificates totaling 13,104 thousand gallons of water . The District values the certificates at cost which resulted in a total cost basis for the certificates on hand of $5,522 at September 30, 2025.

WINDFERN FOREST UTILITY DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE, BUDGET AND ACTUAL, GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
REVENUES				
Property taxes	$ 1,172,306	$ 1,172,306	$ 1,143,893	$ (28,413)
Water service	600,000	600,000	700,734	100,734
Water sold to other district	120,000	120,000	164,424	44,424
Sewer service	840,000	840,000	992,331	152,331
Penalty	21,600	21,600	25,481	3,881
Tap connection and inspection fees	0	0	0	0
District administration building rental	24,000	24,000	7,800	(16,200)
Interest on deposits and investments	66,000	66,000	126,328	60,328
Other revenues	15,420	15,420	28,470	13,050
TOTAL REVENUES	2,859,326	2,859,326	3,189,461	330,135
EXPENDITURES				
Service operations:				
Purchased services	766,961	766,961	1,090,025	323,064
Professional fees	181,950	181,950	187,724	5,774
Contracted services	117,100	117,100	125,623	8,523
Utilities	96,000	96,000	97,008	1,008
Repairs, maintenance and operating expenditures	710,224	710,224	578,813	(131,411)
Security service	173,740	173,740	177,935	4,195
Garbage disposal	341,198	341,198	343,803	2,605
District administration building expenses	130,334	130,334	44,349	(85,985)
Administrative expenditures	125,838	125,838	110,704	(15,134)
Capital outlay	466,000	466,000	1,280,277	814,277
Debt service	38,187	38,187	38,187	0
TOTAL EXPENDITURES	3,147,532	3,147,532	4,074,448	926,916
EXCESS REVENUES (EXPENDITURES)	(288,206)	(288,206)	(884,987)	(596,781)
OTHER FINANCING SOURCES (USES)				
Reimbursement to (from) other fund	0	0	180,873	180,873
TOTAL OTHER FINANCIAL SOURCES (USES)	0	0	180,873	180,873
EXCESS SOURCES (USES)	(288,206)	(288,206)	(704,114)	(415,908)
FUND BALANCE, BEGINNING OF YEAR	3,417,853	3,417,853	3,417,853	0
FUND BALANCE, END OF YEAR	$ 3,129,647	$ 3,129,647	$ 2,713,739	$ (415,908)

The District's Board of Directors adopts an annual nonappropriated budget. This budget may be amended throughout the fiscal year and is prepared on a basis consistent with generally accepted accounting principles.

WINDFERN FOREST UTILITY DISTRICT

SCHEDULE OF TEXAS SUPPLEMENTARY INFORMATION
REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

SEPTEMBER 30, 2025

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

[X] TSI-1. Services and Rates

[X] TSI-2. General Fund Expenditures

[X] TSI-3. Temporary Investments

[X] TSI-4. Taxes Levied and Receivable

[X] TSI-5. Long-Term Debt Service Requirements by Years

[X] TSI-6. Changes in Long-Term Bonded Debt

[X] TSI-7. Comparative Schedule of Revenues and Expenditures - General Fund and Debt Service Fund - Five Year

[X] TSI-8. Board Members, Key Personnel and Consultants

WINDFERN FOREST UTILITY DISTRICT

SCHEDULE OF SERVICES AND RATES

SEPTEMBER 30, 2025

1. Services Provided by the District during the Fiscal Year:

X Retail Water	X Wholesale Water	__ Drainage
X Retail Wastewater	__ Wholesale Wastewater	__ Irrigation
__ Parks/Recreation	__ Fire Protection	X Security
X Solid Waste/Garbage	__ Flood Control	__ Roads

X Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)

__ Other

2. Retail Service Providers

a. Retail Rates for a 5/8" meter (or equivalent):

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1000 Gallons Over Minimum	Usage Levels
WATER:	$16.16	5,000	N	$2.44	5,001 to 15,000
				3.09	15,001 to 20,000
				4.53	20,001 to 30,000
				5.03	Over 30,000
WASTEWATER:	$50.37		N	$0.65	Over 5,000
SURCHARGE:	$0.00				

District employs winter averaging for wastewater usage: Yes __ No X

Total charges per 10,000 gallons usage: Water: $28.36 Wastewater: $53.62 Surcharge: $0.00

WINDFERN FOREST UTILITY DISTRICT

SCHEDULE OF SERVICES AND RATES (Continued)

SEPTEMBER 30, 2025

b. Water and Wastewater Retail Connections (unaudited):

Meter Size	Total Connections	Active Connections	ESFC* Factor	Active ESFCs
Unmetered	0	0	1.0	0
< or = 3/4"	1,281	1,263	1.0	1,263
1"	8	7	2.5	18
1-1/2"	3	3	5.0	15
2"	19	19	8.0	152
3"	0	0	15.0	0
4"	1	1	25.0	25
6"	4	4	50.0	200
8"	3	3	80.0	240
10"	0	0	115.0	0
Total Water	1,319	1,300		1,913
Total Wastewater	1,264	1,246	1.0	1,246

*Single family equivalents

3. Total Water Consumption during the Fiscal Year (rounded to thousands):

Gallons pumped into system (unaudited): 300,946
Gallons billed to customers (unaudited): 263,606

Water Accountability Ratio
(Gallons billed/ gallons pumped): 88%

4. Standby Fees (authorized only under TWC Section 49.231):

Does the District have Debt Service standby fees? Yes __ No X

If yes, date of the most recent Commission Order: _____

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

If yes, date of the most recent Commission Order: _____

WINDFERN FOREST UTILITY DISTRICT

EXPENDITURES

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals (Memorandum Only)
CURRENT				
Purchased services:				
Water	$ 709,713	$	$	$ 709,713
Sewer	380,312			380,312
	1,090,025	0	0	1,090,025
Professional fees:				
Auditing	13,950			13,950
Legal	137,756	4,971		142,727
Engineering	36,018			36,018
	187,724	4,971	0	192,695
Contracted services:				
Bookkeeping	42,884			42,884
Operation and billing	82,739			82,739
Tax assessor-collector		24,253		24,253
Central appraisal district		15,728		15,728
	125,623	39,981	0	165,604
Utilities	97,008	0	0	97,008
Repairs, maintenance and other operating expenditures:				
Repairs and maintenance	495,781			495,781
Chemicals	28,449			28,449
Laboratory costs	12,028			12,028
Inspection costs	3,706			3,706
Reconnection and transfer costs	14,202			14,202
TCEQ assessment	9,014			9,014
Other	15,633			15,633
	578,813	0	0	578,813
Security service	177,935	0	0	177,935
Garbage disposal	343,803	0	0	343,803
District administration building expenses	44,349	0	0	44,349

WINDFERN FOREST UTILITY DISTRICT

EXPENDITURES (Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals (Memorandum Only)
CURRENT				
Administrative expenditures:				
Director's fees	$ 20,239	$	$	$ 20,239
Office supplies and postage	33,821			33,821
Insurance	27,621	200		27,821
Permit fees	5,856			5,856
Other	23,167	5,870		29,037
	110,704	6,070	0	116,774
CAPITAL OUTLAY				
Authorized expenditures	1,280,277	0	0	1,280,277
DEBT SERVICE				
Principal retirement	32,346	760,000	0	792,346
Interest and fees:				
Interest	5,841	53,169		59,010
Paying agent fees		825		825
	5,841	53,994	0	59,835
TOTAL EXPENDITURES	$ 4,074,448	$ 865,016	$ 0	$ 4,939,464

WINDFERN FOREST UTILITY DISTRICT

ANALYSIS OF CHANGES IN DEPOSITS AND TEMPORARY INVESTMENTS
ALL GOVERNMENTAL FUND TYPES

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals (Memorandum Only)
SOURCES OF DEPOSITS AND TEMPORARY INVESTMENTS				
Cash receipts from revenues excluding maintenance taxes	$ 1,972,355	$ 1,089,581	$ 1,106	$ 3,063,042
Maintenance tax receipts		1,143,893		1,143,893
Transfer of maintenance taxes	1,129,714			1,129,714
Reimbursement from other fund	180,873			180,873
Increase in customer deposits	150,222			150,222
Overpayments from taxpayers		9,890		9,890
TOTAL DEPOSITS AND TEMPORARY INVESTMENTS PROVIDED	3,433,164	2,243,364	1,106	5,677,634
APPLICATIONS OF DEPOSITS AND TEMPORARY INVESTMENTS				
Cash disbursements for:				
Current expenditures	2,086,464	46,068		2,132,532
Capital outlay	430,528			430,528
Debt service	38,187	813,994		852,181
Expenditures from advances to joint facilities	849,749			849,749
Reimbursement to other fund			180,873	180,873
Transfer of maintenance taxes		1,129,714		1,129,714
Refund of taxpayer overpayments		7,741		7,741
TOTAL DEPOSITS AND TEMPORARY INVESTMENTS APPLIED	3,404,928	1,997,517	180,873	5,583,318
INCREASE (DECREASE) IN DEPOSITS AND TEMPORARY INVESTMENTS	28,236	245,847	(179,767)	94,316
DEPOSITS AND TEMPORARY INVESTMENTS BALANCES, BEGINNING OF YEAR	2,299,480	607,384	179,767	3,086,631
DEPOSITS AND TEMPORARY INVESTMENTS BALANCES, END OF YEAR	$ 2,327,716	$ 853,231	$ 0	$ 3,180,947

See accompanying independent auditor's report.

WINDFERN FOREST UTILITY DISTRICT

SCHEDULE OF TEMPORARY INVESTMENTS

SEPTEMBER 30, 2025

	Interest Rate	Maturity Date	Year End Balance	Accrued Interest Receivable
GENERAL FUND				
TexPool				
No. 2552000003	Market	On demand	$ 2,282,967	$ 0
DEBT SERVICE FUND				
TexPool				
No. 2552000001	Market	On demand	$ 757,212	$ 0
Total – All Funds			$ 3,040,179	$ 0

WINDFERN FOREST UTILITY DISTRICT

TAXES LEVIED AND RECEIVABLE

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Maintenance Taxes	Debt Service Taxes
RECEIVABLE, BEGINNING OF YEAR	$ 19,153	$ 15,351
Additions and corrections to prior year taxes	(2,068)	(1,698)
Adjusted receivable, beginning of year	17,085	13,653
2024 ADJUSTED TAX ROLL	1,151,823	1,037,679
Total to be accounted for	1,168,908	1,051,332
Tax collections: Current tax year	(1,138,954)	(1,026,085)
Prior tax years	(4,939)	(3,977)
RECEIVABLE, END OF YEAR	$ 25,015	$ 21,270
RECEIVABLE, BY TAX YEAR		
2017	$ 570	$ 546
2018	563	518
2019	621	572
2020	996	877
2021	2,303	1,842
2022	3,727	2,564
2023	3,366	2,757
2024	12,869	11,594
RECEIVABLE, END OF YEAR	$ 25,015	$ 21,270

WINDFERN FOREST UTILITY DISTRICT

TAXES LEVIED AND RECEIVABLE (Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2025

ADJUSTED PROPERTY VALUATIONS AS OF JANUARY 1 OF TAX YEAR	2024	2023	2022	2021
Land	$ 116,980,790	$ 114,194,154	$ 96,519,845	$ 96,546,917
Improvements	409,867,031	394,554,152	362,084,877	313,461,111
Personal property	8,404,199	7,801,925	7,799,191	7,425,450
Less exemptions	(16,412,619)	(15,810,165)	(15,257,214)	(13,902,246)
TOTAL PROPERTY VALUATIONS	$ 518,839,401	$ 500,740,066	$ 451,146,699	$ 403,531,232
TAX RATES PER $100 VALUATION				
Debt service tax rates	$ 0.20000	$ 0.19000	$ 0.17200	$ 0.20000
Maintenance tax rates	0.22200	0.23200	0.25000	0.25000
TOTAL TAX RATES PER $100 VALUATION	$ 0.42200	$ 0.42200	$ 0.42200	$ 0.45000
TAX ROLLS	$ 2,189,502	$ 2,116,954	$ 1,903,794	$ 1,815,869
PERCENT OF TAXES COLLECTED TO TAXES LEVIED	98.9 %	99.7 %	99.7 %	99.8 %

*Maximum tax rate approved by voters on November 7, 2023: $0.50

WINDFERN FOREST UTILITY DISTRICT

LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS

SEPTEMBER 30, 2025

	Series 2011		
Due During Fiscal Years Ending September 30	Principal Due August 1	Interest Due February 1, August 1	Total
2026	$ 575,000	$ 18,687	$ 593,687

	Series 2020		
Due During Fiscal Years Ending September 30	Principal Due August 1	Interest Due February 1, August 1	Total
2026	$ 210,000	$ 15,300	$ 225,300
2027	330,000	13,200	343,200
2028	330,000	9,900	339,900
2029	330,000	6,600	336,600
2030	330,000	3,300	333,300
TOTALS	$ 1,530,000	$ 48,300	$ 1,578,300

WINDFERN FOREST UTILITY DISTRICT

LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)

SEPTEMBER 30, 2025

Due During Fiscal Years Ending September 30	Annual Requirements for All Series		
	Total Principal Due	Total Interest Due	Total
2026	$ 785,000	$ 33,987	$ 818,987
2027	330,000	13,200	343,200
2028	330,000	9,900	339,900
2029	330,000	6,600	336,600
2030	330,000	3,300	333,300
TOTALS	$ 2,105,000	$ 66,987	$ 2,171,987

WINDFERN FOREST UTILITY DISTRICT

ANALYSIS OF CHANGES IN LONG-TERM BONDED DEBT (Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2025

	(1)	(2)	Totals
Bond Series:	2011	2020	
Interest Rate:	3.25%	1.00%	
Dates Interest Payable:	February 1/ August 1	February 1/ August 1	
Maturity Dates:	August 1, 2026	August 1, 2026/2030	
Bonds Outstanding at Beginning of Current Year	$ 1,120,000	$ 1,745,000	$ 2,865,000
Less Retirements	(545,000)	(215,000)	(760,000)
Bonds Outstanding at End of Current Year	$ 575,000	$ 1,530,000	$ 2,105,000
Current Year Interest Paid:	$ 35,719	$ 17,450	$ 53,169

Bond Descriptions and Original Amount of Issue

(1) Windfern Forest Utility District Waterworks and Sewer System Combination Unlimited Tax and Revenue Bonds, Series 2011 ($3,860,000)

(2) Windfern Forest Utility District Unlimited Tax Bonds, Series 2020 ($2,685,000)

Paying Agent/Registrar

(1) (2) The Bank of New York Mellon Trust Company, N.A., Dallas, Texas

Bond Authority	Tax Bonds	Other Bonds	Refunding Bonds
Amount Authorized by Voters:	$ 60,375,000	$ 0	$ 44,480,000
Amount Issued:	19,895,000		495,000
Remaining to be Issued:	40,480,000		43,985,000

Net Debt Service Fund deposits and investments balances as of September 30, 2025: $841,994
Average annual debt service payment for remaining term of all debt: 434,397

WINDFERN FOREST UTILITY DISTRICT

COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES, GENERAL FUND

FOR YEARS ENDED SEPTEMBER 30

	AMOUNT					PERCENT OF TOTAL REVENUES				
	2025	2024	2023	2022	2021	2025	2024	2023	2022	2021
REVENUES										
Property taxes	$ 1,143,893	$ 1,150,779	$ 1,140,542	$ 1,003,694	$ 961,537	35.8 %	28.3 %	40.7 %	41.3 %	44.5 %
Water service	700,734	674,698	576,731	438,509	390,244	22.0	16.6	20.6	18.0	18.0
Water sold to other district	164,424	112,852	126,921	111,731	115,416	5.2	2.8	4.5	4.6	5.3
Sewer service	992,331	927,631	830,132	691,861	658,244	31.1	22.8	29.7	28.4	30.4
Penalty	25,481	28,177	18,593	15,842	15,021	0.8	0.7	0.7	0.7	0.7
Tap connection and inspection fees	0	956,428	0	103,036	0	0.0	23.5	0.0	4.2	0.0
District administration building rental	7,800	28,520	21,633	12,250	10,975	0.2	0.7	0.8	0.5	0.5
Interest on deposits and investments	126,328	102,737	42,591	5,519	491	4.0	2.5	1.5	0.2	0.0
Other revenues	28,470	84,478	40,936	51,776	13,206	0.9	2.1	1.5	2.1	0.6
TOTAL REVENUES	3,189,461	4,066,300	2,798,079	2,434,218	2,165,134	100.0	100.0	100.0	100.0	100.0
EXPENDITURES										
Current:										
Purchased services	1,090,025	717,597	782,716	643,380	592,008	34.2	17.7	27.9	26.5	27.2
Professional fees	187,724	223,010	252,926	177,597	177,382	5.9	5.5	9.0	7.3	8.2
Contracted services	125,623	112,713	93,409	73,361	86,573	3.9	2.8	3.3	3.0	4.0
Utilities	97,008	97,098	94,198	94,057	87,089	3.0	2.4	3.4	3.9	4.0
Repairs, maintenance and other operating expenditures	578,813	606,331	560,724	623,818	471,012	18.1	14.9	20.1	25.6	21.8
Security service	177,935	163,736	155,200	148,731	147,227	5.6	4.0	5.5	6.1	6.8
Garbage disposal	343,803	325,352	304,519	280,696	261,036	10.8	8.0	10.9	11.5	12.1
District administration building expenses	44,349	64,997	119,070	50,799	42,980	1.4	1.6	4.3	2.1	2.0
Administrative expenditures	110,704	132,237	116,792	83,387	83,885	3.5	3.3	4.2	3.4	3.9
Capital outlay	1,280,277	412,285	0	200,702	307,821	40.1	10.1	0.0	8.2	14.2
Debt service	38,187	38,186	38,187	38,187	38,187	1.2	0.9	1.4	1.6	1.8
TOTAL EXPENDITURES	4,074,448	2,893,542	2,517,741	2,414,715	2,295,200	127.7	71.2	90.0	99.2	106.0
EXCESS REVENUES (EXPENDITURES)	$ (884,987)	$ 1,172,758	$ 280,338	$ 19,503	$ (130,066)	(27.7) %	28.8 %	10.0 %	0.8 %	(6.0) %
TOTAL ACTIVE RETAIL WATER CONNECTIONS	1,300	1,314	1,310	1,315	1,307					
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	1,246	1,259	1,256	1,310	1,304					

See accompanying independent auditor's report.

WINDFERN FOREST UTILITY DISTRICT

COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES,
DEBT SERVICE FUND

FOR YEARS ENDED SEPTEMBER 30

	AMOUNT					PERCENT OF TOTAL REVENUES				
	2025	2024	2023	2022	2021	2025	2024	2023	2022	2021
REVENUES										
Property taxes	$ 1,030,063	$ 943,265	$ 786,709	$ 803,425	$ 846,399	94.5 %	94.3 %	94.3 %	98.0 %	98.5 %
Penalty and interest	16,267	14,164	14,987	10,505	11,599	1.5	1.4	1.8	1.3	1.4
Accrued interest on bonds received at date of sale	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0
Interest and other	43,251	42,578	32,247	5,341	617	4.0	4.3	3.9	0.7	0.1
TOTAL REVENUES	1,089,581	1,000,007	833,943	819,271	858,615	100.0	100.0	100.0	100.0	100.0
EXPENDITURES										
Current:										
Professional fees	4,971	4,891	3,576	3,419	3,611	0.5	0.5	0.4	0.4	0.4
Contracted services	39,981	41,088	36,824	35,043	33,325	3.7	4.1	4.4	4.3	3.9
Other expenditures	6,070	6,150	6,237	6,431	6,439	0.6	0.6	0.7	0.8	0.7
Debt service:										
Principal retirement	760,000	740,000	720,000	705,000	695,000	69.7	74.0	86.4	86.0	81.0
Interest and fees	53,994	74,819	93,969	110,394	123,498	4.9	7.5	11.3	13.5	14.4
TOTAL EXPENDITURES	865,016	866,948	860,606	860,287	861,873	79.4	86.7	103.2	105.0	100.4
EXCESS REVENUES (EXPENDITURES)	$ 224,565	$ 133,059	$ (26,663)	$ (41,016)	$ (3,258)	20.6 %	13.3 %	(3.2) %	(5.0) %	(0.4) %

WINDFERN FOREST UTILITY DISTRICT

BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS

SEPTEMBER 30, 2025

Complete District Mailing Address: Windfern Forest Utility District
c/o Bracewell LLP
711 Louisiana Street, Suite 2300
Houston, Texas 77002

District Business Telephone No.: 713-223-2300

Submission date of the most recent District Registration Form: April 15, 2025

Limit on Fees of Office that a Director may receive during a fiscal year: $7,200

BOARD MEMBERS

Name and Address	Term of Office (Elected/ Appointed)	Fees of Office Paid	Expense Reimb.	Title at Year End
Karen Hlavenka c/o Bracewell LLP 711 Louisiana Street, Suite 2300 Houston, Texas 77002	Elected 5/03/25- 5/05/29	$ 7,200	$ 2,357	President
Shari B. North c/o Bracewell LLP 711 Louisiana Street, Suite 2300 Houston, Texas 77002	Elected 5/06/23- 5/01/27	4,199	2,040	Vice President
Phyllis Schoelman c/o Bracewell LLP 711 Louisiana Street, Suite 2300 Houston, Texas 77002	Elected 5/03/25- 5/05/29	3,978	2,150	Assistant Vice President
Ann Murphree c/o Bracewell LLP 711 Louisiana Street, Suite 2300 Houston, Texas 77002	Elected 5/03/25- 5/05/29	2,431	141	Secretary/ Treasurer
John Lehew c/o Bracewell LLP 711 Louisiana Street, Suite 2300 Houston, Texas 77002	Appointed 3/18/25- 5/01/27	1,768	12	Assistant Secretary

WINDFERN FOREST UTILITY DISTRICT

BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS (Continued)

SEPTEMBER 30, 2025

CONSULTANTS

Name and Address	Date Hired	Fees and Expense Reimbursements	Title at Year End
Bracewell LLP 711 Louisiana Street, Suite 2300 Houston, Texas 77002	12/20/11	$ 137,756	Attorney
Perdue, Brandon, Fielder, Collins & Mott, L.L.P. 1235 N. Loop West, Suite 600 Houston, Texas 77008	3/19/96	4,971	Delinquent Tax Attorney
McLennan & Associates, L.P. 1717 St. James Place Houston, Texas 77056	4/20/04	45,685	Bookkeeper
Jorge Diaz 1717 St. James Place Houston, Texas 77056	1/17/17	0	Investment Officer
Si Environmental, LLC 9835 Whithorn Drive Houston, Texas 77065	7/02/12	857,478	Operator
LJA Engineering, Inc. 1080 West Sam Houston Parkway North Houston, Texas 77043	1/16/24	116,241	Engineer
B & A Municipal Tax Service, LLC 13333 Northwest Freeway, Suite 505 Houston, Texas 77040	8/23/16	28,248	Tax Assessor-Collector
Harris County Appraisal District P.O. Box 900275 Houston, Texas 77292	Legislative Action	15,728	Central Appraisal District
Masterson Advisors, LLC 3 Greenway Plaza, Suite 1100 Houston, Texas 77046	5/15/18	0	Financial Advisor
Mark C. Eyring, CPA, PLLC 12702 Century Drive, Suite C2 Stafford, Texas 77477	Prior to 1992	13,950	Independent Auditor