

**FIRST COLONY LEVEE
IMPROVEMENT DISTRICT
FORT BEND COUNTY, TEXAS
FINANCIAL REPORT
July 31, 2025**

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Houston, Texas 77092

Independent Auditor's Report

Board of Directors
First Colony Levee Improvement District
Fort Bend County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and General Fund of First Colony Levee Improvement District (the "District"), as of and for the year ended July 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and General Fund of First Colony Levee Improvement District, as of July 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

***Board of Directors
First Colony Levee Improvement District
Fort Bend County, Texas***

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and 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. We have applied

***Board of Directors
First Colony Levee Improvement District
Fort Bend County, Texas***

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

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 Texas Supplementary Information schedules 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. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Texas Supplementary Information schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.



Houston, Texas
November 3, 2025

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Management's Discussion and Analysis

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***First Colony Levee Improvement District
Management's Discussion and Analysis
July 31, 2025***

Using this Annual Report

This section of the financial report of First Colony Levee Improvement District (the "District") provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended July 31, 2025. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

In addition to this discussion and analysis, this annual report consists of:

- The District's basic financial statements;
- Notes to the basic financial statements, which provide additional information essential to a full understanding of the data provided in the financial statements;
- Supplementary information required by the Governmental Accounting Standards Board (GASB) concerning the District's budget; and
- Other Texas supplementary information required by the District's state oversight agency, the Texas Commission on Environmental Quality (TCEQ).

Overview of the Financial Statements

The District prepares its basic financial statements using a format that combines fund financial statements and government-wide statements onto one financial statement. The combined statements are the *Statement of Net Position and Governmental Fund Balance Sheet* and the *Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance*. Each statement contains an adjustments column which quantifies the differences between the government-wide and fund level statements. Additional details of the adjustments are provided in Note 2 to the basic financial statements.

Government-Wide Financial Statements

The focus of government-wide financial statements is on the overall financial position and activities of the District, both long-term and short-term. The District's government-wide financial statements consist of the *Statement of Net Position* and the *Statement of Activities*, which are prepared using the accrual basis of accounting. The *Statement of Net Position* includes all of the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual reported as net position. Over time, changes in net position may provide a useful indicator of whether the financial position of the District as a whole is improving or deteriorating.

Accounting standards establish three components of net position. The net investment in capital assets component represents the District's investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets. Resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The restricted component of net position consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties. The unrestricted component of net position represents resources not included in the other components.

***First Colony Levee Improvement District
Management's Discussion and Analysis
July 31, 2025***

The *Statement of Activities* reports how the District's net position has changed during the fiscal year. All revenues and expenses are included on this statement, regardless of whether cash has been received or paid.

Fund Financial Statements

The fund financial statements include the *Governmental Fund Balance Sheet* and the *Governmental Fund Revenues, Expenditures and Changes in Fund Balance*. The focus of fund financial statements is on specific activities of the District rather than the District as a whole, reported using modified accrual accounting. These statements report on the District's use of available financial resources and the balances of available financial resources at the end of the year. 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, governmental statutes or regulations.

For further discussion on the government-wide and fund financial statements, please refer to Note 1 in the financial statements.

Financial Analysis of the District as a Whole

The District's net position at July 31, 2025, was \$28,914,806. A comparative summary of the District's overall financial position, as of July 31, 2025 and 2024, is as follows:

	2025	2024
Current and other assets	\$ 12,947,971	\$ 12,642,313
Capital assets	16,069,104	14,413,753
Total assets	29,017,075	27,056,066
Current liabilities	102,269	88,005
Net position		
Net investment in capital assets	16,069,104	14,413,753
Unrestricted	12,845,702	12,554,308
Total net position	\$ 28,914,806	\$ 26,968,061

***First Colony Levee Improvement District
Management's Discussion and Analysis
July 31, 2025***

The total net position of the District increased during the current fiscal year by \$1,946,745. A comparative summary of the District's *Statement of Activities* for the past two fiscal years is as follows:

	2025	2024
Revenues		
Property taxes, penalties and interest	\$ 2,137,612	\$ 2,182,811
Other	619,888	633,117
Total revenues	<u>2,757,500</u>	<u>2,815,928</u>
Expenses		
Operating and administrative	<u>810,755</u>	<u>605,975</u>
Change in net position	1,946,745	2,209,953
Net position, beginning of year	26,968,061	24,758,108
Net position, end of year	<u><u>\$ 28,914,806</u></u>	<u><u>\$ 26,968,061</u></u>

Financial Analysis of the District's General Fund

Fund balance in the District's General Fund, as of July 31, 2025, was \$12,731,101. A comparative summary of the General Fund's financial position as of July 31, 2025 and 2024, is as follows:

	2025	2024
Total assets	<u><u>\$ 12,947,971</u></u>	<u><u>\$ 12,642,313</u></u>
Total liabilities	\$ 102,269	\$ 88,005
Total deferred inflows	114,601	132,924
Total fund balance	<u>12,731,101</u>	<u>12,421,384</u>
Total liabilities, deferred inflows and fund balance	<u><u>\$ 12,947,971</u></u>	<u><u>\$ 12,642,313</u></u>

A comparative summary of the General Fund's activities for the current and prior fiscal year is as follows:

	2025	2024
Total revenues	\$ 2,775,823	\$ 2,788,876
Total expenditures	<u>(2,466,106)</u>	<u>(887,377)</u>
Revenues over expenditures	<u><u>\$ 309,717</u></u>	<u><u>\$ 1,901,499</u></u>

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District's primary financial resources in the General Fund are from a property tax levy, which is dependent upon assessed values in the District and the maintenance tax rate set by the District. While assessed values in the District increased from the prior year, property tax revenues decreased because the District decreased the maintenance component of the levy.

***First Colony Levee Improvement District
Management's Discussion and Analysis
July 31, 2025***

General Fund Budgetary Highlights

The Board of Directors adopts an annual unappropriated budget for the General Fund prior to the beginning of each fiscal year. The Board did not amend the budget during the fiscal year.

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$365,477 greater than budgeted. The *Budgetary Comparison Schedule* on page 26 of this report provides variance information per financial statement line item.

Capital Assets

Capital assets held by the District at July 31, 2025 and 2024, are summarized as follows:

	2025	2024
Capital assets not being depreciated		
Land and improvements	\$ 16,069,104	\$ 14,382,668
Construction in progress		31,085
Capital assets	<u>\$ 16,069,104</u>	<u>\$ 14,413,753</u>

Capital asset additions during the current fiscal year include the safety, monitoring, and operational upgrades at outfall structures, the construction and hardening of the levee tops, and headwall improvements at Cross Lakes Boulevard. The District's levee system is considered improvements to land and is non-depreciable.

Long-Term Debt

As of July 31, 2025, the District had issued all bonds authorized by the voters of the District in the amount of \$15,350,000 and had no bonds outstanding.

Property Taxes

The District's property tax base increased approximately \$36,682,000 for the 2025 tax year from \$1,923,158,181 to \$1,959,840,046. This increase was primarily due to increased property values. For the 2025 tax year, the District has levied a maintenance tax rate of \$0.10 per \$100 of assessed value. The District's tax rate for the 2024 tax year was \$0.11 per \$100 of assessed value for maintenance and operations.

*First Colony Levee Improvement District
Management's Discussion and Analysis
July 31, 2025*

Next Year's Budget

In establishing the budget for the next fiscal year, the Board considered various economic factors that may affect the District, most notably projected revenues from property taxes and the projected cost of operating the District. A comparison of next fiscal year's budget to current fiscal year actual amounts for the General Fund is as follows:

	2025 Actual	2026 Budget
Total revenues	\$ 2,775,823	\$ 2,677,800
Total expenditures	(2,466,106)	(1,211,630)
Revenues over expenditures	309,717	1,466,170
Beginning fund balance	12,421,384	12,731,101
Ending fund balance	<u>\$ 12,731,101</u>	<u>\$ 14,197,271</u>

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Basic Financial Statements

First Colony Levee Improvement District
Statement of Net Position and Governmental Fund Balance Sheet
July 31, 2025

	General Fund	Adjustments	Statement of Net Position
Assets			
Cash	\$ 69,281	\$ -	\$ 69,281
Investments	12,751,867		12,751,867
Taxes receivable, net	114,601		114,601
Accrued interest receivable	12,222		12,222
Capital assets not being depreciated		16,069,104	16,069,104
Total Assets	<u>\$ 12,947,971</u>	<u>16,069,104</u>	<u>29,017,075</u>
Liabilities			
Accounts payable	\$ 89,721		89,721
Other payables	12,548		12,548
Total Liabilities	<u>102,269</u>		<u>102,269</u>
Deferred Inflows of Resources			
Deferred property taxes	<u>114,601</u>	<u>(114,601)</u>	
Fund Balances/Net Position			
Fund Balances			
Committed	12,485,235	(12,485,235)	
Unassigned	245,866	(245,866)	
Total Fund Balances	<u>12,731,101</u>	<u>(12,731,101)</u>	
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 12,947,971</u>		
Net Position			
Net investment in capital assets		16,069,104	16,069,104
Unrestricted		12,845,702	12,845,702
Total Net Position		<u>\$ 28,914,806</u>	<u>\$ 28,914,806</u>

See notes to basic financial statements.

First Colony Levee Improvement District
Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance
For the Year Ended July 31, 2025

	General Fund	Adjustments	Statement of Activities
Revenues			
Property taxes	\$ 2,121,518	\$ (10,981)	\$ 2,110,537
Penalties and interest	34,417	(7,342)	27,075
Miscellaneous	1,760		1,760
Investment earnings	618,128		618,128
Total Revenues	<u>2,775,823</u>	<u>(18,323)</u>	<u>2,757,500</u>
Expenditures/Expenses			
Operating and administrative			
Professional fees	335,854		335,854
Contracted services	149,399		149,399
Repairs and maintenance	260,044		260,044
Administrative	53,816		53,816
Other	11,642		11,642
Capital outlay	1,655,351	(1,655,351)	
Total Expenditures/Expenses	<u>2,466,106</u>	<u>(1,655,351)</u>	<u>810,755</u>
Revenues Over Expenditures	309,717	(309,717)	
Change in Net Position		1,946,745	1,946,745
Fund Balance/Net Position			
Beginning of the year	12,421,384	14,546,677	26,968,061
End of the year	<u>\$ 12,731,101</u>	<u>\$ 16,183,705</u>	<u>\$ 28,914,806</u>

See notes to basic financial statements.

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Note 1 – Summary of Significant Accounting Policies

The accounting policies of First Colony Levee Improvement District (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

Creation

The District was organized, created and established pursuant to an order of the Commissioner’s Court of Fort Bend County, dated April 26, 1982, and operates in accordance with the Texas Water Code, Chapters 49 and 57. The three-member Board of Directors, appointed by the Commissioners Court of Fort Bend County, held its first meeting on August 18, 1982, and the first bonds were issued on January 4, 1984.

The District’s primary activities include construction, maintenance and operation of a levee system for flood control and drainage purposes. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll or pension costs.

Reporting Entity

The District is a political subdivision of the State of Texas governed by a three-member Board of Directors appointed by the Fort Bend County Commissioners Court. The GASB has established the criteria for determining the reporting entity for financial statement reporting purposes. To qualify as a primary government, a government must have a separately elected governing body, be legally separate and be fiscally independent of other governments. Since the District does not have an elected governing body, it is not a primary government. A component unit is a legally separate government for which the elected officials of a primary government are financially accountable. The criteria used to determine financial accountability is whether the primary government appoints a voting majority of the component unit’s governing body and (1) is able to impose its will on the component unit or (2) the component unit creates a financial benefit/burden for the primary government. While the County appoints the Directors of the District, it has no further financial accountability for the District. Under these criteria, the District is not a component unit of the County or any other governmental entity. Another stand-alone government is an entity that does not have a separately elected governing body and is not a component unit of another government. For financial reporting purposes, the District is another stand-alone government. Additionally, no other entities meet the criteria for inclusion in the District’s financial statements as component units.

Government-Wide and Fund Financial Statements

Government-wide financial statements display information about the District as a whole. These statements focus on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. Interfund activity, if any, has been removed from these statements. These aggregated statements consist of the *Statement of Net Position* and the *Statement of Activities*.

First Colony Levee Improvement District
Notes to Financial Statements
July 31, 2025

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. The District uses only a General Fund to account for its operations. This District's principal source of revenue is property taxes. Expenditures include costs associated with the daily operations of the District.

As a special-purpose government engaged in a single governmental program, the District has opted to combine its government-wide and fund financial statements in a columnar format showing an adjustments column for reconciling items between the two.

Measurement Focus and Basis of Accounting

The government-wide financial statements use the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue in the year for which they are levied.

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized in the accounting period in which it becomes both available and measurable to finance expenditures of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Revenues susceptible to accrual include property taxes and interest earned on investments. Property taxes receivable at the end of the fiscal year are treated as deferred inflows because they are not considered available to pay liabilities of the current period. Expenditures are recognized in the accounting period in which the liability is incurred, if measurable.

Note 2 further details the adjustments from the governmental fund presentation to the government-wide presentation.

Use of Restricted Resources

When both restricted and unrestricted resources are available for use, the District uses restricted resources first, then unrestricted resources as they are needed.

Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At July 31, 2025, an allowance of \$11,577 was provided for possible uncollectible property taxes.

Capital Assets

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost that exceeds the capitalization threshold for the asset class and an estimated useful life in excess of one

First Colony Levee Improvement District
Notes to Financial Statements
July 31, 2025

year. Capital assets that individually are below the capitalization threshold but, in the aggregate, are above the threshold are capitalized. Subsequent replacements of these assets that do not exceed the threshold are not capitalized. The District's capitalization threshold for infrastructure assets is \$50,000. The threshold for subscription-based information technology arrangements (SBITAs) is \$100,000.

Capital assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire the asset on the acquisition date. The District has not capitalized interest incurred during the construction of its capital assets. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

The District's levee system is considered an improvement to land and is non-depreciable.

Deferred Inflows and Outflows of Financial Resources

A deferred inflow of financial resources is the acquisition of resources in one period that is applicable to a future period, while a deferred outflow of financial resources is the consumption of financial resources in one period that is applicable to a future period. A deferred inflow results from the acquisition of an asset without a corresponding revenue or assumption of a liability. A deferred outflow results from the use of an asset without a corresponding expenditure or reduction of a liability.

At the fund level, property taxes receivable not collected within 60 days of fiscal year end do not meet the availability criteria required for revenue recognition and are recorded as deferred inflows of financial resources.

Net Position – Governmental Activities

Governmental accounting standards establish the following three components of net position:

Net investment in capital assets – represents the District's investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets.

Restricted – consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties.

Unrestricted – resources not included in the other components.

Fund Balances – Governmental Funds

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District does not have any nonspendable fund balances.

First Colony Levee Improvement District
Notes to Financial Statements
July 31, 2025

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments. The District does not have any restricted fund balances.

Committed - amounts that can be used only for specific purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements. The District's committed fund balance consists of amounts established as the Reserve Fund for the renewal, replacement, and extraordinary repair of certain capital assets. See Note 7 for more information.

Assigned - amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. The District has not adopted a formal policy regarding the assignment of fund balances and does not have any assigned fund balances.

Unassigned - all other spendable amounts in the General Fund.

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

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenues and expenses/expenditures during the period reported. These estimates include, among others, the collectability of receivables and the impairment of capital assets. Estimates and assumptions are reviewed periodically, and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.

First Colony Levee Improvement District
Notes to Financial Statements
July 31, 2025

Note 2 – Adjustment from Governmental to Government-wide Basis

Reconciliation of the *Governmental Fund Balance Sheet* to the *Statement of Net Position*

Total fund balance, governmental funds	\$ 12,731,101
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Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.	16,069,104
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Deferred inflows in the fund statements consist of property taxes receivable and related penalties and interest that have been levied and are due, but are not available to pay current period expenditures. These amounts are included in revenues in the government-wide statements.	114,601
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Total net position - governmental activities	<u>\$ 28,914,806</u>
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Reconciliation of the *Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance* to the *Statement of Activities*

Net change in fund balances - total governmental funds	\$ 309,717
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Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the <i>Statement of Activities</i> when earned. The difference is for property taxes and related penalties and interest.	(18,323)
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Financial reporting for capital assets varies significantly between the fund statements and the government-wide statements. Reporting at the fund level focuses on the impact of transactions on financial resources (i.e., cash), while reporting at the government-wide level seeks to allocate the cost of the acquisition of capital assets over their useful lives and to measure the economic impact of developer financing of capital assets used by the District or conveyed to other governmental entities. The difference during the current fiscal year is for capital outlay.	1,655,351
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Change in net position of governmental activities	<u>\$ 1,946,745</u>
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Note 3 – Deposits and Investments

Deposit Custodial Credit Risk

Custodial credit risk as it applies to deposits (i.e. cash and certificates of deposit) is the risk that, in the event of the failure of the depository institution, a government will not be able to recover its deposits or will not be able to recover collateral securities. The *Public Funds Collateral Act* (Chapter 2257, Texas

First Colony Levee Improvement District
Notes to Financial Statements
July 31, 2025

Government Code) requires that all of the District's deposits with financial institutions be covered by federal depository insurance and, if necessary, pledged collateral held by a third-party custodian. The act further specifies the types of securities that can be used as collateral. The District's written investment policy establishes additional requirements for collateralization of deposits.

Investments

The District is authorized by the *Public Funds Investment Act* (Chapter 2256, Texas Government Code) to invest in the following: (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including Federal Home Loan Banks, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or 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, (5) certain A rated or higher obligations of states and political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) certain insured or collateralized certificates of deposit and share certificates, (8) certain fully collateralized repurchase agreements, (9) bankers' acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds, with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

The District has adopted a written investment policy to establish the principles by which the District's investment program should be managed. This policy further restricts the types of investments in which the District may invest.

As of July 31, 2025, the District's investments consist of the following:

Type	Fund	Carrying Value	Percentage of Total	Rating	Weighted Average Maturity
Certificates of deposit	General	\$ 470,000	4%	N/A	N/A
Texas CLASS	General	12,281,867	96%	AAAm	34 days
Total		<u>\$ 12,751,867</u>	<u>100%</u>		

The District's investments in certificates of deposit are reported at cost.

Texas CLASS

The District participates in Texas Cooperative Liquid Assets Securities System (Texas CLASS). Texas CLASS is managed by an elected Board of Trustees consisting of members of the pool. Additionally, the Board of Trustees has established an advisory board, the function of which is to provide guidance

First Colony Levee Improvement District
Notes to Financial Statements
July 31, 2025

on investment policies and strategies. The Board of Trustees has selected Public Trust Advisors, LLC as the program administrator and UMB Bank N.A., as the custodian.

The District's investment in Texas CLASS is reported at fair value because Texas CLASS uses fair value to report investments (other than repurchase agreements which are valued at amortized cost). Governmental accounting standards establish the following hierarchy of inputs used to measure fair value: Level 1 inputs are based on quoted prices in active markets, Level 2 inputs are based on significant other observable inputs, and Level 3 inputs are based on significant unobservable inputs. The District's investment in Texas CLASS is measured using published fair value per share (level 1 inputs).

Investments in Texas CLASS may be withdrawn via wire transfer on a same day basis, as long as the transaction is executed by 4 p.m. ACH withdrawals made by 4 p.m. will settle on the next business day.

Investment Credit and Interest Rate Risk

Investment credit risk is the risk that the investor may not recover the value of an investment from the issuer, while interest rate risk is the risk that the value of an investment will be adversely affected by changes in interest rates. The District's investment policies do not address investment credit and interest rate risk beyond the rating and maturity restrictions established by state statutes.

Note 4 – Capital Assets

A summary of changes in capital assets, for the year ended July 31, 2025, is as follows:

	Beginning Balances	Additions	Retirements	Ending Balances
Capital assets not being depreciated				
Land and improvements	\$ 14,382,668	\$ 1,686,436	\$ -	\$ 16,069,104
Construction in progress	31,085		(31,085)	
Capital assets	<u>\$ 14,413,753</u>	<u>\$ 1,686,436</u>	<u>\$ (31,085)</u>	<u>\$ 16,069,104</u>

The District's levee system is considered improvements to land and is non-depreciable.

Note 5 – Long-Term Debt

At July 31, 2025, the District has issued all bonds authorized by the voters of the District in the amount of \$15,350,000 and had no bonds outstanding.

Note 6 – Property Taxes

On August 13, 1983, the voters of the District authorized the District's Board of Directors to levy taxes annually for use in financing general operations limited to \$0.25 per \$100 of assessed value.

First Colony Levee Improvement District
Notes to Financial Statements
July 31, 2025

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

Property taxes are collected based on rates adopted in the year of the levy. The District's 2025 fiscal year was financed through the 2024 tax levy, pursuant to which the District levied property taxes of \$0.11 per \$100 of assessed value, all of which was allocated to maintenance and operations. The resulting tax levy was \$2,115,474 on the adjusted taxable value of \$1,923,158,181.

Net property taxes receivable, at July 31, 2025, consisted of the following:

Current year taxes receivable	\$ 35,544
Prior years taxes receivable	57,725
Less allowance for uncollectible accounts	<u>(11,577)</u>
	81,692
Penalty and interest receivable	<u>32,909</u>
Net property taxes receivable	<u><u>\$ 114,601</u></u>

Note 7 – Committed Fund Balance

On February 11, 2013, the District established a Reserve Fund to provide for renewal, replacement and extraordinary repair of certain capital assets and to provide funds to meet major non-recurring expenditures that cannot be financed by amending the District's normal budget. As of July 31, 2025, the District has designated a total of \$12,485,235 for the Reserve Fund. The Reserve Fund is reported as a committed fund balance on the financial statements.

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; and personal injuries. The risk of loss is covered by commercial insurance. There have been no significant reductions in insurance coverage from the prior year. Settlement amounts have not exceeded insurance coverage for the current fiscal year or the three prior fiscal years.

Required Supplementary Information

First Colony Levee Improvement District
Required Supplementary Information - Budgetary Comparison Schedule - General Fund
For the Year Ended July 31, 2025

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Property taxes	\$ 2,116,200	\$ 2,121,518	\$ 5,318
Penalties and interest		34,417	34,417
Miscellaneous	500	1,760	1,260
Investment earnings	612,350	618,128	5,778
Total Revenues	<u>2,729,050</u>	<u>2,775,823</u>	<u>46,773</u>
Expenditures			
Operating and administrative			
Professional fees	296,800	335,854	(39,054)
Contracted services	63,700	149,399	(85,699)
Repairs and maintenance	300,200	260,044	40,156
Administrative	55,460	53,816	1,644
Other	10,100	11,642	(1,542)
Capital outlay	2,058,550	1,655,351	403,199
Total Expenditures	<u>2,784,810</u>	<u>2,466,106</u>	<u>318,704</u>
Revenues Over (Under) Expenditures	(55,760)	309,717	365,477
Fund Balance			
Beginning of the year	12,421,384	12,421,384	
End of the year	<u>\$ 12,365,624</u>	<u>\$ 12,731,101</u>	<u>\$ 365,477</u>

First Colony Levee Improvement District
Notes to Required Supplementary Information
July 31, 2025

Budgets and Budgetary Accounting

An annual unappropriated budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. There were no amendments to the budget during the fiscal year.

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Texas Supplementary Information

First Colony Levee Improvement District
TSI-1. Services and Rates
July 31, 2025

1. Services provided by the District During the Fiscal Year:

- | | | | |
|--|---|---|--|
| ☐ Retail Water | ☐ Wholesale Water | ☐ Solid Waste / Garbage | ☒ Drainage |
| ☐ Retail Wastewater | ☐ Wholesale Wastewater | ☒ Flood Control | ☐ Irrigation |
| ☐ Parks / Recreation | ☐ Fire Protection | ☐ Roads | ☐ Security |
| ☒ Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect) | | | |
| ☐ Other (Specify): _____ | | | |

2. Retail Service Providers N/A

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

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels
Water:	_____	_____	_____	_____	_____ to _____
Wastewater:	_____	_____	_____	_____	_____ to _____
Surcharge:	_____	_____	_____	_____	_____ to _____

District employs winter averaging for wastewater usage? ☐ Yes ☐ No

Total charges per 10,000 gallons usage: Water _____ Wastewater _____

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered	_____	_____	x 1.0	_____
less than 3/4"	_____	_____	x 1.0	_____
1"	_____	_____	x 2.5	_____
1.5"	_____	_____	x 5.0	_____
2"	_____	_____	x 8.0	_____
3"	_____	_____	x 15.0	_____
4"	_____	_____	x 25.0	_____
6"	_____	_____	x 50.0	_____
8"	_____	_____	x 80.0	_____
10"	_____	_____	x 115.0	_____
Total Water	_____	_____		_____
Total Wastewater	_____	_____	x 1.0	_____

See accompanying auditor's report.

First Colony Levee Improvement District
TSI-1. Services and Rates
July 31, 2025

3. Total Water Consumption during the fiscal year (rounded to the nearest thousand):

Gallons pumped into system:	<u>N/A</u>	Water Accountability Ratio:
Gallons billed to customers:	<u>N/A</u>	(Gallons billed / Gallons pumped)
		<u>N/A</u>

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

Does the District have Debt Service standby fees? Yes ☐ No ☒

If yes, Date of the most recent commission Order: _____

Does the District have Operation and Maintenance standby fees? Yes ☐ No ☒

If yes, Date of the most recent commission Order: _____

5. Location of District:

Is the District located entirely within one county? Yes ☒ No ☐

County(ies) in which the District is located: Fort Bend County

Is the District located within a city? Entirely ☒ Partly ☐ Not at all ☐

City(ies) in which the District is located: Sugar Land and Missouri City

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

Entirely ☐ Partly ☐ Not at all ☒

ETJs in which the District is located: _____

Are Board members appointed by an office outside the district? Yes ☒ No ☐

If Yes, by whom? Fort Bend County Commissioners Court

See accompanying auditor's report.

First Colony Levee Improvement District
TSI-2. General Fund Expenditures
For the Year Ended July 31, 2025

Professional fees	
Legal	\$ 78,879
Audit	12,500
Engineering	244,475
	<u>335,854</u>
Contracted services	
Bookkeeping	36,366
Operator	25,983
Appraisal district fees	55,917
Tax assessor/collector	22,585
Delinquent tax attorney	8,548
	<u>149,399</u>
Repairs and maintenance	<u>260,044</u>
Administrative	
Directors fees	13,167
Printing and office supplies	3,648
Insurance	5,739
Other	31,262
	<u>53,816</u>
Other	<u>11,642</u>
Capital outlay	<u>1,655,351</u>
Total expenditures	<u><u>\$ 2,466,106</u></u>

See accompanying auditor's report.

First Colony Levee Improvement District
TSI-3. Investments
July 31, 2025

<u>Fund</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Interest Receivable</u>
General				
Texas CLASS - Reserve	Variable	N/A	\$ 12,250,235	\$ -
Texas CLASS	Variable	N/A	31,632	
Certificate of deposit	4.56%	09/15/25	235,000	3,934
Certificate of deposit - Reserve	4.75%	10/27/25	235,000	8,288
Total			<u>\$ 12,751,867</u>	<u>\$ 12,222</u>

See accompanying auditor's report.

First Colony Levee Improvement District
TSI-4. Taxes Levied and Receivable
July 31, 2025

	Maintenance Taxes	Debt Service Taxes	Totals	
Taxes Receivable, Beginning of Year	\$ 89,317	\$ 3,356	\$ 92,673	
Adjustments to Prior Year Tax Levy	(4,937)		(4,937)	
Adjusted Receivable	84,380	3,356	87,736	
2024 Original Tax Levy	2,117,452		2,117,452	
Adjustments	(1,978)		(1,978)	
Adjusted Tax Levy	2,115,474		2,115,474	
Total to be accounted for	2,199,854	3,356	2,203,210	
Tax collections:				
Current year	2,079,930		2,079,930	
Prior years	39,174	2,414	41,588	
Total Collections	2,119,104	2,414	2,121,518	
Taxes Receivable, End of Year	\$ 80,750	\$ 942	\$ 81,692	
Taxes Receivable, By Years				
2024	\$ 35,544	\$ -	\$ 35,544	
2023	12,890		12,890	
2022	8,089		8,089	
2021 and prior	24,227	942	25,169	
Taxes Receivable, End of Year	\$ 80,750	\$ 942	\$ 81,692	
	2024	2023	2022	2021
Property Valuations:				
Land	\$ 324,834,968	\$ 261,111,493	\$ 260,637,162	\$ 259,858,982
Improvements	1,738,915,417	1,701,063,086	1,503,251,488	1,203,200,418
Personal Property	42,941,247	40,590,829	37,538,753	33,880,075
Exemptions	(183,533,451)	(208,597,828)	(177,842,237)	(62,641,187)
Total Property Valuations	\$ 1,923,158,181	\$ 1,794,167,580	\$ 1,623,585,166	\$ 1,434,298,288
Tax Rates per \$100 Valuation:				
Maintenance tax rates	\$ 0.11	\$ 0.12	\$ 0.136	\$ 0.15
Adjusted Tax Levy:	\$ 2,115,474	\$ 2,153,001	\$ 2,208,076	\$ 2,151,447
Percentage of Taxes Collected to Taxes Levied **	98.32%	99.40%	99.63%	99.72%

* Maximum Maintenance Tax Rate Approved by Voters: \$0.25 on August 13, 1983

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

See accompanying auditor's report.

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First Colony Levee Improvement District
TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund
For the Last Five Fiscal Years

	Amounts				
	2025	2024	2023	2022	2021
Revenues					
Property taxes	\$ 2,121,518	\$ 2,134,102	\$ 2,198,637	\$ 2,142,191	\$ 2,120,667
Penalties and interest	34,417	21,657	24,462	31,785	33,193
Miscellaneous	1,760	4,232	3,494	6,799	1,068
Investment earnings	618,128	628,885	395,641	28,749	27,717
Total Revenues	<u>2,775,823</u>	<u>2,788,876</u>	<u>2,622,234</u>	<u>2,209,524</u>	<u>2,182,645</u>
Expenditures					
Operating and administrative					
Professional fees	335,854	121,642	98,242	95,976	97,465
Contracted services	149,399	142,206	135,225	132,912	123,990
Repairs and maintenance	260,044	279,005	231,490	307,446	238,835
Administrative	53,816	46,669	43,419	45,899	31,830
Other	11,642	16,453	18,847	20,819	9,837
Capital outlay	1,655,351	281,402	5,095	1,692,284	129,817
Intergovernmental					
Capital contribution				3,472,509	
Total Expenditures	<u>2,466,106</u>	<u>887,377</u>	<u>532,318</u>	<u>5,767,845</u>	<u>631,774</u>
Revenues Over (Under) Expenditures	<u>\$ 309,717</u>	<u>\$ 1,901,499</u>	<u>\$ 2,089,916</u>	<u>\$ (3,558,321)</u>	<u>\$ 1,550,871</u>

*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues				
2025	2024	2023	2022	2021
77%	76%	84%	98%	97%
1%	1%	1%	1%	2%
*	*	*	*	*
22%	23%	15%	1%	1%
100%	100%	100%	100%	100%
12%	4%	4%	4%	4%
5%	5%	5%	6%	6%
9%	10%	9%	14%	11%
2%	2%	2%	2%	1%
*	1%	1%	1%	*
60%	10%	*	77%	6%
			157%	
88%	32%	21%	261%	28%
12%	68%	79%	(161%)	72%

***First Colony Levee Improvement District
TSI-8. Board Members, Key Personnel and Consultants
For the Year Ended July 31, 2025***

Complete District Mailing Address: 3200 Southwest Freeway, Suite 2600 Houston, Texas 77027
District Business Telephone Number: (713) 860-6400
Submission Date of the most recent District Registration Form
(TWC Sections 36.054 and 49.054): May 2, 2025
Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200
(Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
Board Members				
Scott Jacobson	Appointed 02/23 - 02/27	\$ 3,757	\$ 198	President
Debra Coffman	Appointed 10/21 - 10/25	7,200	7,028	Vice President/ Assistant Secretary
Robert McBride	Appointed 05/25 - 02/28	1,768	1,025	Secretary
Richard Sherrill	Appointed 02/24 - 03/25	442	53	Former Director

Directors are appointed by Fort Bend County Commissioners Court.

Consultants		Amounts Paid	
Allen Boone Humphries Robinson LLP	2003	\$ 85,966	Attorney
LID Solutions LLC	2017	284,732	Operator
Fort Bend Central Appraisal District	Legislative	22,585	Property Valuation
Bob Leared Interests, Inc.	1984	55,542	Tax Assessor/Collector
Pape-Dawson Engineers, LLC	1982	288,733	Engineer
McGrath & Co., PLLC	2013	12,500	Auditor
Municipal Accounts & Consulting, L.P.	2005	42,020	Bookkeeper
Perdue, Brandon, Fielder, Collins & Mott, LLP	1996	8,548	Delinquent Tax Attorney
Masterson Advisors, LLC	2018		Financial Advisor

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

See accompanying auditor's report.