

VALWOOD IMPROVEMENT AUTHORITY

FINANCIAL STATEMENTS

SEPTEMBER 30, 2025



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**VALWOOD IMPROVEMENT AUTHORITY
FINANCIAL STATEMENTS AS OF
SEPTEMBER 30, 2025
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VALWOOD IMPROVEMENT AUTHORITY

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CERTIFICATE OF THE BOARD OF DIRECTORS

VALWOOD IMPROVEMENT AUTHORITY DALLAS
Name of Water Authority County

We, the undersigned, do hereby certify that the audit report of the above named Water Authority for the fiscal year ended September 30, 2025 was received by the Board of Directors on the 18th day of February, 2026 and was reviewed and approved; _____ disapproved at a meeting of the Board of Directors of the Water Authority on the 18th day of February, 2026


Signature of Board Secretary


Signature of Board President

ANNUAL FILING AFFIDAVIT

THE STATE OF TEXAS

COUNTY OF Dallas

}
}
}

I, Pat Canuteson
(Name of President, Chairman, Director of Attorney)

of the VALWOOD IMPROVEMENT AUTHORITY
(Name of Authority)

hereby swear, or affirm, that the Authority named above has reviewed and approved at a meeting of the Board of Directors of the Water Authority on the 15th day of February, 2026 its annual audit report of the fiscal year or period ended September 30, 2025 and that copies of the annual audit report have been filed in the district office located at 1740 Briercroft Ct., Carrollton TX 75006.

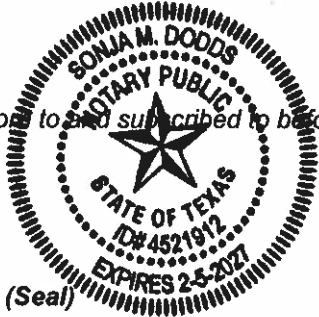
The annual filing affidavit and the attached copy of the annual audit report are being submitted to the Texas Natural Resource Conservation Commission in satisfaction of all annual filing requirements within Section 49.194 of the Texas Water Code.

Date 2/18 2026

By: Pat Canuteson
(Signature of Authority Official)

Pat Canuteson, Executive Director
(Typed Name and Title of above Authority Official)

Sworn to and subscribed to before me this 18th day of February, 2026



Sonja M. Dodds
(Signature of Notary)

Commission expires on Feb 5 27, Notary Public in the State of Texas
(Annual Filing Affidavit Rev. 8/94)

After completion and notarization, send this form with the audit report to: **Reports and Management Unit, Districts Section, Texas Water Commission, PO Box 13087, Austin, Texas, 78711-3087.**



INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Valwood Improvement Authority

Opinion

We have audited the accompanying financial statements of the governmental activities and each major fund of Valwood Improvement Authority ("the Authority"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Valwood Improvement Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Valwood Improvement Authority, as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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 Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Valwood Improvement Authority, 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.

Emphasis of a Matter

As discussed in Note 8 to the financial statements, the Authority restated the previously issued financial statements to correct an error in the general fund beginning fund balance. Our opinion is not modified with respect to this matter.

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 Valwood Improvement Authority'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.

Auditors' 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 auditors' report that includes our opinion. 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 Valwood Improvement Authority'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 Valwood Improvement Authority'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, budgetary comparison information and pension information on pages 5-6, 22, and 23 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Report on Summarized Comparative Information

We have previously audited Valwood Improvement Authority's financial statements as of September 30, 2024, and we expressed an unmodified audit opinion on those audited financial statements in our report dated February 13, 2025. In our opinion, the summarized comparative information presented herein as of and for the year ended September 30, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived



Dallas, Texas
February 17, 2026

VALWOOD IMPROVEMENT AUTHORITY
Management's Discussion and Analysis
For the Fiscal Year Ended September 30, 2025

Our discussion and analysis of the Valwood Improvement Authority's financial performance provides an overview of the Authority's financial activities for the fiscal year ended September 30, 2025. Please review it in conjunction with the transmittal letter and Authority's basic financial statements, which begin on page 7.

Financial Highlights

- Total net position for the year ended September 30, 2025 was approximately \$68 million.
- General Revenues of approximately \$2.9 million accounted for 100% of all revenues.
- The Authority had approximately \$2 million in expenses related to governmental activities.
- Among the funds, the General, Capital Projects, and Debt Service funds had expenses of \$1,761,195, \$455,746, and \$2,397,044, respectively. The expenses within the Capital Projects fund relate to the continued work on the railroad bridge.

	2025	2024
Current assets and other assets	\$ 7,289,754	\$ 9,040,313
Net pension asset	126,883	-
Capital assets	60,722,699	60,472,612
Deferred outflows of resources	52,632	113,786
Total assets and deferred outflows of resources	68,191,968	69,626,711
Long-term obligations	-	2,385,000
Other liabilities	209,976	146,702
Net pension liability	-	21,014
Deferred inflows of resources	44,721	11,075
Total liabilities and deferred inflows of resources	254,697	2,563,791
Net position:		
Invested in capital assets, net of related debt	60,722,699	58,139,348
Unrestricted	7,214,572	8,923,572
Total net position	\$ 67,937,271	\$ 67,062,920

The following is a chart showing the changes in year end fund balance.

	2025	2024 (as restated)	% Change
General	\$ 1,622,080	\$ 1,455,677	11.43%
Capital Projects	5,323,686	5,626,623	-5.38%
Debt Services	129,744	1,769,095	-92.67%
	\$ 7,075,510	\$ 8,851,395	-20.06%

The change in fund balances is reasonable based on Authority expenditures related to the ongoing capital projects.

The following is a chart that shows the changes in capital assets.

	Capital Assets		
	2025	2024	% Change
Non-depreciable	\$ 53,638,304	\$ 53,638,304	0.00%
Depreciable	12,475,341	12,019,595	3.79%
Accumulated depreciation	(5,390,946)	(5,185,287)	3.97%
Total Capital Assets	\$ 60,722,699	\$ 60,472,612	0.41%

The Authority had an increase of \$455,746 for capital assets purchased during the current year. Depreciation was \$205,659 for the depreciable assets.

The following is a chart that shows the changes in long-term debt.

	2025	2024	% Change
Bonds payable:			
General obligation debt	\$ -	\$ 2,385,000	-100.00%
Total Bonds Payable	\$ -	\$ 2,385,000	-100.00%

Long-term debt decreased by \$2,385,000 in the current year due to the annual principal payment.

The following is a chart that shows the changes in revenue.

	2025	2024	% Change
Property taxes	\$ 2,478,959	\$ 4,154,654	-40.33%
Interest on investments	202,045	272,078	-25.74%
Other	173,830	171,769	1.20%
	\$ 2,854,834	\$ 4,598,501	-37.92%

The Authority elected to reduce the tax rate from \$0.100 to \$0.060 in 2025. The decrease in the tax rate reduced overall property tax revenue by approximately forty percent. The increase in interest income is directly related to money market interest rates decreasing from 3% to 2.88%. Below is a chart showing the increase in expenses in governmental activities from 2024 to 2025, the majority of the increase is related to salaries and depreciation.

The following is a chart that shows the changes in expenses.

	2025	2024	% Change
Governmental Activities			
General government	\$ 1,968,439	\$ 1,873,844	5.05%
Interest on long-term debt	12,044	35,906	-66.46%
	\$ 1,980,483	\$ 1,909,750	3.70%

The Authority's budget for the year ending September 30, 2025 was adopted in September 2024. General fund budgeted revenues exceeded actual revenues by \$24,402. The variance in revenue was due mainly to budgeted interest revenue exceeding the actual amounts by \$109,045. General fund budgeted expenditures exceeded actual expenditures by \$50,805. The variance in budgeted expenditures was due to under-budgeting for maintenances and professional services and over-budgeting for utilities expenses.

Using This Annual Report

This annual report consists of a series of financial statements. The Statement of Position and the Statement of Activities provide information about the activities of the Authority as a whole and present a longer-term view of the Authority's finances. Fund financial statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the Authority's operations in more detail than the government-wide statements by providing information about the Authority's most financially significant funds.

Request for information

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Executive Director, 1740 Briercroft Ct., Carrollton, Texas 75006.

Pat Canuteson, Executive Director

VALWOOD IMPROVEMENT AUTHORITY
Statement of Net Position
September 30, 2025

		<u>Primary Government</u>
		<u>Governmental Activities</u>
Assets		
<i>Current Assets</i>		
Cash	\$	91,305
Temporary investments		6,982,296
Taxes receivable		205,653
Total current assets		<u>7,279,254</u>
 <i>Noncurrent Assets</i>		
Deposits		10,500
Net pension asset		126,883
Capital assets		
Non-depreciable		53,638,304
Depreciable		12,475,341
Accumulated depreciation		<u>(5,390,946)</u>
Total noncurrent assets		<u>60,860,082</u>
Total Assets		<u>68,139,336</u>
Deferred outflows of resources		<u>52,632</u>
Total assets and deferred outflows of resources	\$	<u><u>68,191,968</u></u>
 Liabilities:		
<i>Current Liabilities</i>		
Accounts payable	\$	<u>8,592</u>
Total current liabilities		8,592
 <i>Noncurrent Liabilities</i>		
Accrued vacation		146,702
Accrued sick time		<u>54,682</u>
Total noncurrent liabilities		<u>201,384</u>
Total Liabilities		<u>209,976</u>
Deferred inflows of resources		<u>44,721</u>
Total liabilities and deferred inflows of resources		<u>254,697</u>
 Net Position		
Net investment in capital assets		60,722,699
Unrestricted		<u>7,214,572</u>
Total net position	\$	<u><u>67,937,271</u></u>

The notes to the financial statements are an integral part of these statements.

VALWOOD IMPROVEMENT AUTHORITY
Statement of Activities
September 30, 2025

<u>Functions/Programs</u>	<u>Program revenues</u>			<u>Net revenues and changes in net position</u>
<u>Primary Government:</u>	<u>Capital</u>			<u>Primary government</u>
<u>Governmental Activities:</u>	<u>Expenses</u>	<u>Charges for Services</u>	<u>Grants and Contributions</u>	<u>Governmental activities</u>
General government	\$ 1,968,439	\$ -	\$ -	\$ (1,968,439)
Interest and fiscal agent fees on long-term debt	12,044	-	-	(12,044)
Total primary government	\$ 1,980,483	\$ -	\$ -	\$ (1,980,483)

General revenues:	
Taxes levied for General Purposes	1,735,271
Taxes levied for Debt Service	743,688
Interest on investments	202,045
Other general revenues	173,830
Total general revenues	2,854,834
Changes in net position	874,351
Net position - Beginning	67,062,920
Net position - Ending	\$ 67,937,271

The notes to the financial statements are an integral part of these statements.

VALWOOD IMPROVEMENT AUTHORITY
Balance Sheet
Governmental Funds
September 30, 2025

	Assets			Totals	
	Government Fund Types			(Memorandum Only)	
	General	Capital Projects	Debt Service	September 30, 2025	September 30, 2024 (as restated)
Assets					
Cash	\$ 91,305	\$ -	\$ -	\$ 91,305	\$ 47,198
Temporary investments	1,516,800	5,337,285	128,211	6,982,296	8,786,430
Taxes receivable	86,412	-	119,241	205,653	188,917
Deposits	10,500	-	-	10,500	10,500
Due from Other Funds	12,067	-	1,532	13,599	19,391
Other current assets	-	-	-	-	7,268
Total assets	\$ 1,717,084	\$ 5,337,285	\$ 248,984	\$ 7,303,353	\$ 9,059,704
Liabilities:					
Accounts payable	\$ 8,592	\$ -	\$ -	\$ 8,592	\$ -
Deferred revenue	86,412	-	119,240	205,652	188,918
Due to Other Funds	-	13,599	-	13,599	19,391
Total liabilities	95,004	13,599	119,240	227,843	208,309
Fund balance:					
Fund balances:					
Restricted for debt service	-	-	129,744	129,744	1,769,095
Assigned for authorized expenditures	-	5,323,686	-	5,323,686	5,626,623
Unassigned	1,622,080	-	-	1,622,080	1,455,677
Total fund balance	1,622,080	5,323,686	129,744	7,075,510	8,851,395
Total liabilities and fund balances	\$ 1,717,084	\$ 5,337,285	\$ 248,984	\$ 7,303,353	\$ 9,059,704

The notes to the financial statements are an integral part of these statements.

VALWOOD IMPROVEMENT AUTHORITY
 Reconciliation of Total Governmental Fund Balances to
 Net Position of Governmental Activities
 September 30, 2025

Total Governmental Fund Balances	\$	7,075,510
 Amounts reported for the Governmental Activities in the Statement of Net Position are different because:		
<i>Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds</i>		60,722,699
<i>Revenues are accounted for on the modified accrual basis for fund balances, but are accounted for under the accrual method to calculate net position</i>		205,652
<i>The District's proportionate share of the net pension receivable calculated by GASB 68 in the amount of \$126,883, a net Deferred Outflow of Resources related to the TCDRS of \$52,632 and a net Deferred Inflow of Resources related to the TCDRS of \$(44,721), are not current financial resources, and therefore are not reported in the funds</i>		134,794
<i>Accrued vacation accounted for in governmental activities are not due and payable from current financial resources and therefore are not reported in the funds</i>		(54,682)
<i>Accrued compensated absences accounted for in governmental activities are not due and payable from current financial resources and therefore are not reported in the funds</i>		<u>(146,702)</u>
Net Position of Governmental Activities	\$	<u>67,937,271</u>

The notes to the financial statements are an integral part of these statements.

VALWOOD IMPROVEMENT AUTHORITY
Statements of Revenues, Expenditures, and
Changes in Fund Balances
All Governmental Fund Types
For the fiscal year ended September 30, 2025

	<u>Government Fund Types</u>			<u>Totals</u>	
	<u>General</u>	<u>Capital Projects</u>	<u>Debt Service</u>	<u>(Memorandum Only)</u>	
				<u>September 30, 2025</u>	<u>September 30, 2024 (as restated)</u>
Revenues					
Property taxes	\$ 1,727,204	\$ -	\$ 735,021	\$ 2,462,225	\$ 4,144,342
Interest on investments	45,955	133,418	22,672	202,045	272,078
Other	154,439	19,391	-	173,830	171,769
Total revenues	<u>1,927,598</u>	<u>152,809</u>	<u>757,693</u>	<u>2,838,100</u>	<u>4,588,189</u>
Expenditures					
Current:					
Administrative	173,737	-	-	173,737	177,341
Maintenance	251,274	-	-	251,274	263,479
Utilities	62,619	-	-	62,619	57,795
Directors meetings	10,650	-	-	10,650	10,650
Professional services - legal	3,380	-	-	3,380	2,816
Professional services - accounting	27,495	-	-	27,495	23,500
Professional services - engineering	12,758	-	-	12,758	8,888
Insurance	225,537	-	-	225,537	234,897
Salaries and related expenses	993,745	-	-	993,745	943,732
Capital outlay	-	455,746	-	455,746	19,391
Debt service:					
Principal reduction	-	-	2,385,000	2,385,000	2,340,000
Interest and fiscal agent fees	-	-	12,044	12,044	35,906
Total expenditures	<u>1,761,195</u>	<u>455,746</u>	<u>2,397,044</u>	<u>4,613,985</u>	<u>4,118,395</u>
Excess of revenues over (under) expenditures	<u>166,403</u>	<u>(302,937)</u>	<u>(1,639,351)</u>	<u>(1,775,885)</u>	<u>469,794</u>
Fund balance at beginning of year	<u>1,455,677</u>	<u>5,626,623</u>	<u>1,769,095</u>	<u>8,851,395</u>	<u>8,381,601</u>
Fund balance at end of year	<u>\$ 1,622,080</u>	<u>\$ 5,323,686</u>	<u>\$ 129,744</u>	<u>\$ 7,075,510</u>	<u>\$ 8,851,395</u>

The notes to the financial statements are an integral part of these statements.

VALWOOD IMPROVEMENT AUTHORITY
 Statements of Revenues, Expenditures, and
 Changes in Fund Balances of Governmental Funds to the
 Statement of Activities
 For the fiscal year ended September 30, 2025

Net Change in Governmental Fund Balance	\$	(1,775,885)
 Amounts reported for the governmental activities in the statement of activities are different because:		
 <i>Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs related to those assets is allocated to capital assets.</i>		
		455,746
 <i>Bond repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces the long-term liabilities in the statement of net position.</i>		
		2,385,000
 <i>Depreciation is not recognized as an expense in governmental funds since it does not require the use of current financial resources. The net effect of the current year's depreciation is to decrease net position.</i>		
		(205,659)
 <i>Revenues are accounted for on the modified accrual basis for fund balances, but are accounted for under the accrual method to calculate net position.</i>		
		16,734
 <i>The District recognizes the changes in the net pension liability together with pension-related deferred outflows and deferred inflows of resources in the statement of activities using the economic resources measurement focus and the accrual basis of accounting. These changes are not reported in the governmental funds.</i>		
		53,097
 <i>Compensated absences (sick pay and vacations) are measured by the amounts earned during the year in the statement of activities, whereas in governmental funds, expenditures are measured by the amount of financial resources used</i>		
		<u>(54,682)</u>
Change in Net Position of Governmental Activities	\$	<u><u>874,351</u></u>

The notes to the financial statements are an integral part of these statements.

VALWOOD IMPROVEMENT AUTHORITY
Notes to Financial Statements
For the fiscal year ended September 30, 2025

1. Summary of Significant Accounting Policies

The financial statements of Valwood Improvement Authority ("the Authority") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard - setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below:

Reporting Entity

The Authority was created as the Dallas County Levee Improvement District No. 16 by order of the Dallas County Commissioner's Court on December 19, 1974, as a conservation and reclamation district under Article XVI, Section 59, Texas Constitution and pursuant to the provisions of Chapter 57, Texas Water Code, in response to a petition executed by landowners who held title to a majority of the land within the Authority. The City Councils of Farmers Branch and Carrollton, respectively, authorized and consented to the creation of the Authority. Subsequently, in 1975 the State Legislature passed an act reorganizing the Authority into the Farmers Branch - Carrollton Flood Control Authority having certain specific rights in addition to those rights and powers conferred and imposed by the general laws of the State now in force or hereinafter enacted applicable to Levee Improvement Districts not in conflict with the legislative act. In June 1989, the Authority officially changed its name to Valwood Improvement Authority. The Authority's financial statements include the accounts of all Authority operations. In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in generally accepted accounting principles. 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. A second criterion used in evaluating potential component units is the scope of public service. Application of this criterion involves considering whether the activity benefits the government and/or its citizens, or whether the activity is conducted within the geographic boundaries of the government and is generally available to its citizens. A third criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence for special financing relationships, regardless of whether the government is able to exercise oversight responsibilities. Based upon these criteria, the Authority has no component units.

Texas County and District Retirement System (TCDRS)

The Authority participates in the TCDRS, an employee benefit plan. However, control over the operation and administration of the plan, including investment decisions is vested in the State of Texas along with custody of the plan assets. See Note 7 for further discussion.

Government-wide and Fund Financial Statements

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 primary government.

The statement of activities demonstrates the degree to which the direct expenses of the given function or segments are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not properly included among program revenues are reported instead as general revenues. Major individual governmental funds are reported as separate columns in the fund financial statements.

VALWOOD IMPROVEMENT AUTHORITY
Notes to Financial Statements
For the fiscal year ended September 30, 2025

1. Summary of Significant Accounting Policies, continued

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

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 when they are collectible within the current period or soon enough thereafter to pay liabilities 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. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Basis of Presentation

The accounts of the Authority are organized and operated on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balances, revenues and expenditures. The following fund types are maintained by the Authority:

Governmental Fund Types

General Fund - The General Fund is the general operating fund of the Authority. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund - The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs.

Capital Projects Fund - Capital Project Funds are used to account for the acquisition or construction of major capital facilities. Principal sources of revenue are municipal long-term debt proceeds and interest income.

Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the statement of net position. Operating statements of these funds present increases (i.e., expenditures and other financing uses) in current net position.

The modified accrual basis of accounting is used by all governmental fund types and agency funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

The Authority considers property taxes as available if they are collected within 60 days after year-end. A one-year availability period is used for revenue recognition for all other governmental fund revenues. Expenditures are recorded when the related fund liability is incurred. Principal and interest on general long-term debt are recorded as fund liabilities when due or when amounts have been accumulated in the debt service fund for payments to be made early in the following year. Those revenues susceptible to accrual are property taxes and interest revenue.

VALWOOD IMPROVEMENT AUTHORITY
Notes to Financial Statements
For the fiscal year ended September 30, 2025

1. Summary of Significant Accounting Policies, continued

Budgets and Budgetary Accounting

The Authority prepares an operating budget which includes proposed expenditures and the means of financing them for the upcoming year. Prior to September 30, the budget is adopted by passage by the Directors. The budget for all the funds is adopted on a basis consistent with generally accepted accounting principles (GAAP).

Encumbrances

Encumbrances accounting, under which contracts for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is utilized in the Capital Project Fund. Encumbrances outstanding at year-end are reported as designations of fund balances since they do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year.

Property Taxes

Property taxes attached as an enforceable lien on property as of January 1. Taxes are levied on October 1 and are due and payable at that time. All unpaid taxes levied October 1 become delinquent February 1 of the following year.

Property, Plant and Equipment

Property, plant and equipment are stated at cost or estimated historical cost. General fixed assets purchased for general governmental purposes are recorded as expenditures in the Governmental Fund Types and are capitalized at cost in the government-wide financial statements. Public domain ("infrastructure") general fixed assets consisting of certain improvements, including roads, bridges, curbs and gutters, streets and sidewalks, drainage systems and lighting systems, are capitalized along with other general fixed assets. Buildings, furniture, and equipment of the Authority are depreciated using the straight-line method over the following useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	30
Mowers	15
Equipment	5-10
Vehicles	5

Long-Term Debt

General obligation bonds, which have been issued to fund capital projects of the Governmental Fund Types, are to be repaid from ad valorem taxes, interest earnings and operating transfers from other funds. Proceeds from issuance of general obligation bonds which are utilized for construction of general fixed assets are reported as other financing sources in the appropriate Capital Projects Funds.

Comparative Data

Comparative data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the Authority's financial position and operations. However, complete comparative data, (i.e., presentation of prior year's totals by fund type in each of the statements) have not been presented since their inclusion would make the statements unduly complex and difficult to read.

Memorandum Only - Total Columns

Total columns on the combined statements are captioned "Memorandum Only" to indicate that they are presented only to facilitate financial analysis. Data in these columns do not present financial position or results of operations in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

VALWOOD IMPROVEMENT AUTHORITY
Notes to Financial Statements
For the fiscal year ended September 30, 2025

1. Summary of Significant Accounting Policies, continued

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 and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Date of Management's Review of Subsequent Events

Management has evaluated subsequent events through February 17, 2026, the date which the financial statements were available to be issued.

2. Cash and Investments

The cash and investments policies of the Authority are governed by State statutes and the adopted District Investment Policy. District policies governing bank deposits require depositories to be FDIC-insured institutions and depositories must fully collateralize all time deposits in excess of FDIC insurance limits.

Deposits

At year-end, the carrying amount of the Authority's cash was \$91,305 and the bank balance was \$139,008. The bank balance was not in excess of the limits covered by Federal Depository Insurance.

Investments

The Authority's investments are carried at cost or market value if the investment has a permanent decline in value. The investments are short-term certificates of deposit, government securities and government securities mutual funds. Funds of the Authority may be invested and reinvested by the Board or its authorized representative in direct or indirect obligations of the United States, the state, or any county, city, school district, or other political subdivision of the state. Funds of the Authority 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 of counties of the State of Texas.

The Authority's investments are categorized to give an indication of the level of risk assumed by the Authority at year-end. Category 1 includes investments that are insured or registered or for which the securities are held by the Authority or its agent in the Authority's name. Category 2 includes uninsured and unregistered investments for which the securities are held by the broker's or dealer's trust department or agent in the Authority's name. Category 3 includes uninsured and unregistered investments for which the securities are held by the broker or dealer, or by its trust department or agent but not in the Authority's name.

	Category			Carrying Amount	Market Value
	1	2	3		
Money Market Funds	\$ 6,982,296	-	-	\$ 6,982,296	\$ 6,982,296
Total Investments	\$ 6,982,296	-	-	\$ 6,982,296	\$ 6,982,296

3. Property Taxes

The Authority's property taxes are levied each October 1 on the assessed value listed as of the prior January 1 for all real and business personal property located in the Authority. Assessed values are established at 100% of estimated market value. Property taxes attach as an enforceable lien on property as of January 1.

VALWOOD IMPROVEMENT AUTHORITY
Notes to Financial Statements
For the fiscal year ended September 30, 2025

3. Property Taxes, continued

The tax rate for the fiscal year ending September 30, 2025, was 0.0600 per \$100 assessed valuation, of which 0.0420 went to finance general governmental services and 0.0180 went to finance the payment of principal and interest on long-term debt.

Property taxes are collected by Dallas County and remitted to the Authority. The Authority property tax revenues are recognized when collected. Taxes are due by January 31 following the October 1 levy date and are considered delinquent after January 31 of each year. Current tax collections for the year ended September 30, 2025, were 98.22% of the tax levy.

4. General Fixed Assets

The following is a summary of changes in the General Fixed Assets Account Group during the fiscal year:

	Balance October 01, 2024	Additions/ Adjustments	Deletions/ Transfers	Balance September 30, 2025
Land, easements and R.O.W.	\$ 10,373,016	\$ -	\$ -	\$ 10,373,016
Levee	33,943,619		-	33,943,619
Equipment	1,668,845	455,746	-	2,124,591
Organization costs	5,860,635	-	-	5,860,635
Vehicles	139,432	-	-	139,432
Buildings	4,042,358	-	-	4,042,358
Rail road bridge	9,629,995	-	-	9,629,995
Total	65,657,900	455,746	-	66,113,646
Accumulated depreciation	(5,185,288)	(205,659)	-	(5,390,947)
Net fixed assets	\$ 60,472,612	\$ 250,087	\$ -	\$ 60,722,699

Depreciation expense as of September 30, 2025 was \$205,659.

5. Long-term Debt

General Obligation Bonds - The Authority issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds are direct obligations and pledge the full faith and credit of the Authority.

As of year ended September 30, 2025, the Authority had no long-term debt as they paid the bond in full during the year.

	Beginning Balance	Additions (Net)	Reductions (Net)	Ending Balance	Amounts Due Within One Year
Governmental Activities Bonds payable:					
General obligation debt	\$ 2,385,000	\$ -	\$ (2,385,000)	\$ -	\$ -
Total	\$ 2,385,000	\$ -	\$ (2,385,000)	\$ -	\$ -

VALWOOD IMPROVEMENT AUTHORITY
Notes to Financial Statements
For the fiscal year ended September 30, 2025

6. Deferred Compensation Plan

Authority employees may participate in a private deferred compensation program. Employees participate by having the Authority withhold a voluntary amount of their gross salary from their paychecks.

Money withheld from employee checks is sent monthly to the administrator of the National Association of Counties Deferred Compensation Plan which invests the money for the benefit of each participant. Upon retirement or discontinuance of employment with the Authority, each employee makes a personal application to the plan administrator to receive amounts contributed to that employee's account plus any interest earned on that account as appropriate.

Pursuant to Section 457 of the Internal Revenue Code, all amounts of compensation deferred under the plan, all property and rights purchased with such amounts, and all income attributable to such amounts, property, or rights shall remain (until made available to the participant or other beneficiary) solely the property and rights of the Authority subject only to the claims of the Authority's general creditors.

7. Employee Retirement Plan

Plan Description

The Authority participates in the Texas County & District Retirement System (TCDRS), which is a state wide, agent multiple-employer, and public employee retirement system. The Authority provides pension benefits for all of its full and part-time non-temporary employees, regardless of the number of hours they work in a year. The plan provides retirement, disability and survivor benefits. TCDRS is a savings-based plan, 4% of each employee's pay is deposited into his or her TCDRS account. By law, employee accounts earn 7% of interest on beginning of year balances annually. At retirement, the account is matched at an employer set percentage (current match is 200%) and is then converted to an annuity. Benefit terms are established under the TCDRS Act. The Authority's contribution rate is calculated annually on an actuarial basis, although the employer may elect to contribute at a higher rate.

The Authority's contribution rate is based on the TCDRS funding policy adopted by TCDRS Board of Trustees and must conform with the TCDRS Act. During the fiscal year the Authority's required and actual contributions amounted to \$64,456 which was 8.80% of its current-year covered payroll. Employees' required and actual contributions amounted to \$29,298 which was 4% of the Authority's current-year covered payroll. The TCDRS held no securities of the Authority or other related parties during the year or as of the close of the fiscal year.

At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Retirees and beneficiaries	4
Active employees	6
	10
	10

Net Pension Liability

The Authority's Net Pension Liability (NPL) was measured as of December 31, 2024, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

VALWOOD IMPROVEMENT AUTHORITY
Notes to Financial Statements
For the fiscal year ended September 30, 2025

7. Employee Retirement Plan, continued

Actuarial Cost Method	Entry Age (Level per percentage of pay)
Amortization Method	Level percentage & payroll, closed
Remaining Amortization Period	17.1 years
Asset Valuation Method	5-7 years smoothed market
Inflation	2.50% per year
Overall payroll growth	4.70% per year
Investment Rate of Return	7.50% net of pension plan investment expense, including inflation
Retirement Age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age set at service retirement for recent retirees is 61.
Mortality	135% of the Pub-2010 General Retirees Table for males and 120% of the Pub-2010 General Retirees Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.

The long-term expected rate of return on pension plan investments is 7.60%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TCDRS Board of Trustees.

The long-term expected rate of return on pension plan investments was determined by adding expected inflation to expected long-term real returns, and reflecting expected volatility and correlation. The target allocation and best estimates or geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Geometric Real Rate of Return</u>
U.S. Equities	13.00%	5.35%
Private Equity	25.00%	8.15%
Global Equities	4.00%	5.15%
Int'l Equities - Developed Markets	6.00%	4.75%
Int'l Equities - Emerging Markets	0.00%	4.75%
Investment - Grade Bonds	3.00%	2.55%
Strategic Credit	9.00%	3.70%
Direct Lending	16.00%	6.85%
Distressed Debt	4.00%	6.80%
REIT Equities	2.00%	3.95%
Master Limited Partnerships (MLPs)	2.00%	4.95%
Commodities	2.00%	1.00%
Private Real Estate Partnerships	6.00%	5.75%
Hedge Funds	6.00%	3.60%
Cash equivalents	2.00%	1.10%
Total	<u>100.00%</u>	

The discount rate used to measure the total pension liability was 7.60%. The projection or cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

VALWOOD IMPROVEMENT AUTHORITY
Notes to Financial Statements
For the fiscal year ended September 30, 2025

7. Employee Retirement Plan, continued

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a)-(b)
Balance at December 31, 2023	\$ 4,195,960	\$ 4,174,946	\$ 21,014
<i>Changes for the year:</i>			
Service cost	54,342	-	54,342
Interest on total pension liability	320,869	-	320,869
Effect of economic/demographic gains or losses	705	-	705
Benefit payments	(57,748)	(57,748)	-
Administrative expenses	-	(2,526)	2,526
Member contributions	-	29,832	(29,832)
Net investment income	-	426,386	(426,386)
Employer contributions	-	66,748	(66,748)
Other changes	-	3,373	(3,373)
Net changes	<u>318,168</u>	<u>466,065</u>	<u>(147,897)</u>
Balance at December 31, 2024	<u>\$ 4,514,128</u>	<u>\$ 4,641,011</u>	<u>\$ (126,883)</u>

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liability (asset) of the Authority, calculated using the discount rate of 7.60%, as well as what the Authority's net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage-point lower (6.60%) or 1 percentage-point higher (8.60%) than the current rate:

	1% Decrease in Discount Rate (6.60%)	Discount Rate (7.60%)	1% Increase in Discount Rate (8.60%)
District's net pension liability (asset)	\$ 289,065	\$ (126,883)	\$ (498,158)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2025, the Authority recognized a pension benefit of \$53,097.

At September 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$ 5,937	\$ 1,478
Changes of assumptions	-	-
Net difference between projected and actual earnings	38,784	-
Contributions made subsequent to measurement date	-	51,154
Total	<u>\$ 44,721</u>	<u>\$ 52,632</u>

VALWOOD IMPROVEMENT AUTHORITY
Notes to Financial Statements
For the fiscal year ended September 30, 2025

7. Employee Retirement Plan, continued

The Authority reported \$51,154 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30:	
2026	\$ (32,058)
2027	56,594
2028	(46,257)
2029	(21,522)
	<u>\$ (43,243)</u>

8. Correction of an Error in Previously Issued Financial Statements

During fiscal year 2025, the Authority determined accrued vacation, a long-term liability, was previously recorded as a liability in the general fund financial statements. Therefore, general fund liabilities were overstated by \$146,702.

The error correction resulted in restatement of beginning fund balance as follows:

	Reporting Unit Affected by Restatement of Beginning Balances	
	General Fund	
September 30, 2024, as previously reported	\$	1,308,975
Error correction		146,702
September 30, 2024, as restated	\$	1,455,677

VALWOOD IMPROVEMENT AUTHORITY
Combined Statement of Revenues, Expenditures, and
Changes in Fund Balances - Budget and Actual - General Fund
For the fiscal year ended September 30, 2025

	<u>General Fund</u>		Variance- Favorable (Unfavorable)
	<u>Original and Final Budget</u>	<u>Actual</u>	
<i>Revenues</i>			
Property taxes	\$ 1,650,000	\$ 1,727,204	\$ 77,204
Interest on investments	155,000	45,955	(109,045)
Other	<u>147,000</u>	<u>154,439</u>	<u>7,439</u>
Total revenues	<u>1,952,000</u>	<u>1,927,598</u>	<u>(24,402)</u>
<i>Expenditures</i>			
Administrative	185,300	173,737	11,563
Maintenance	180,000	251,274	(71,274)
Utilities	148,000	62,619	85,381
Directors meetings	14,000	10,650	3,350
Professional services - legal	5,000	3,380	1,620
Professional services - accounting	23,200	27,495	(4,295)
Professional services - engineering	10,000	12,758	(2,758)
Insurance	244,500	225,537	18,963
Salaries	<u>1,002,000</u>	<u>993,745</u>	<u>8,255</u>
Total expenditures	<u>1,812,000</u>	<u>1,761,195</u>	<u>50,805</u>
Excess of revenues and other sources over (under) expenditures	<u>140,000</u>	<u>166,403</u>	<u>26,403</u>
Fund balance at beginning of year, restated	<u>759,052</u>	<u>1,455,677</u>	<u>696,625</u>
Fund balance at end of year	<u>\$ 899,052</u>	<u>\$ 1,622,080</u>	<u>\$ 723,028</u>

VALWOOD IMPROVEMENT AUTHORITY
Schedule of District Contributions
For the fiscal year ended September 30, 2025

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution (a)	\$ 66,748	\$ 62,741	\$ 66,705	\$ 56,020	\$ 54,882	\$ 48,633	\$ 47,452	\$ 42,908	\$ 39,965	\$ 40,906
Contribution in Relation to the Contractually Required Contribution	66,748	62,741	66,705	56,147	54,885	48,633	47,452	42,908	39,965	40,906
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ (127)	\$ (3)	\$ -	\$ -	\$ -	\$ -	\$ -
District's Covered-Employee Payroll (b)	\$ 745,798	\$ 712,941	\$ 705,903	\$ 670,091	\$ 641,144	\$ 614,828	\$ 588,729	\$ 568,326	\$ 546,069	\$ 523,097
Contributions as a Percentage of Covered-Employee Payroll	8.90%	8.80%	9.40%	8.40%	8.60%	7.90%	8.10%	7.55%	7.32%	7.82%

(a) TCDRS calculates actuarially determined contributions on a calendar year basis. GASB Statement No. 68 indicates the employer should report employer contribution amounts on a fiscal year basis.

(b) Payroll is calculated based on contributions as reported to TCDRS.

VALWOOD IMPROVEMENT AUTHORITY
Schedule of Changes in Net Pension Liability (Asset) and Related Ratios
For the fiscal year ended September 30, 2025

Measurement period ended December 31,	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total pension liability										
Service cost	\$ 54,342	\$ 56,561	\$ 53,418	\$ 52,317	\$ 45,084	\$ 44,111	\$ 42,812	\$ 43,432	\$ 43,198	\$ 38,620
Interest on total pension liability	320,869	298,738	274,925	251,762	232,303	211,496	192,273	174,544	156,553	142,063
Effect of plan changes	-	-	-	-	-	-	-	-	-	2,134
Effect of assump. changes or inputs	705	(11,875)	3,796	(6,675)	164,638	-	-	7,143	-	12,171
Effect of economic/demographic (gains) or losses	(57,748)	(42,550)	(2,116)	8,389	(2,501)	1,236	949	(5,627)	-	(11,328)
Benefit payments/refunds	318,168	300,874	330,023	303,677	437,585	256,843	236,034	219,492	199,861	183,660
Net change in total pension liability	4,195,961	3,895,087	3,565,064	3,261,387	2,823,802	2,566,959	2,330,925	2,111,433	1,911,572	1,727,912
Total pension liability - Beginning	4,514,129	4,195,961	3,895,087	3,565,064	3,261,387	2,823,802	2,566,959	2,330,925	2,111,433	1,911,572
Total pension liability - Ending (a)										
Plan fiduciary net position										
Employer contributions	66,748	62,741	66,705	56,147	54,885	48,633	47,452	42,908	39,965	40,906
Member contributions	29,832	28,519	28,236	26,804	25,646	24,593	23,549	22,733	21,843	20,924
Investment income net of inv exp	426,386	408,836	(233,131)	684,761	280,698	372,538	(40,908)	277,748	126,433	(34,096)
Benefit payments/refunds	(57,748)	(42,550)	(2,116)	(2,116)	(1,939)	-	-	-	-	-
Administrative expense	(2,526)	(2,180)	(2,177)	(2,078)	(2,250)	(2,069)	(1,822)	(1,489)	(1,375)	(1,220)
Other	3,373	3,929	16,280	3,137	2,595	2,885	2,340	866	2,848	(146)
Net change in plan fiduciary net position	466,065	459,295	(126,203)	766,655	359,635	446,580	30,611	342,766	189,714	26,368
Plan fiduciary net position - beginning	4,174,948	3,715,653	3,841,856	3,075,201	2,715,566	2,268,986	2,238,375	1,895,609	1,705,895	1,679,527
Plan fiduciary net position - end (b)	4,641,013	4,174,948	3,715,653	3,841,856	3,075,201	2,715,566	2,268,986	2,238,375	1,895,609	1,705,895
District's net pension liability (asset) - ending (a)-(b)	(126,884)	21,013	179,434	(276,792)	186,186	108,236	297,973	92,550	215,824	205,677
Plan fiduciary net position as a percentage of the total pension liability	102.81%	99.50%	95.39%	107.76%	94.29%	96.17%	88.39%	96.03%	89.78%	89.24%
Pensionable covered payroll	\$ 745,798	\$ 712,974	\$ 705,903	\$ 670,091	\$ 641,144	\$ 614,828	\$ 588,729	\$ 568,326	\$ 546,069	\$ 523,097
NPL/(asset) as % of covered payroll	-17.01%	2.95%	25.42%	-41.31%	29.04%	17.60%	50.61%	16.28%	39.52%	39.32%



INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTAL SCHEDULES

Board of Directors
Valwood Improvement Authority

We have audited the financial statements of Valwood Improvement Authority as of and for the year ended September 30, 2025, and our report thereon dated February 17, 2026, which expressed an unmodified opinion on those financial statements, appears on pages 3-4. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplemental schedules are presented for purposes of additional analysis and are 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. 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 our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in black ink that reads "Haynie".

Dallas, Texas
February 17, 2026

VALWOOD IMPROVEMENT AUTHORITY
Services and Rates
September 30, 2025

Services Provided by the Authority:

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

2. **Retail Rates Based on 5/8" Meter:** Retail Rates Not Applicable

Most prevalent type of meter (if not a 5/8"): _____

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate per 1000 Gallons Over Minimum	Usage Levels
WATER:	\$ _____	_____	___	\$ _____	___ to ___
WASTEWATER:	\$ _____	_____	___	\$ _____	___ to ___
SURCHARGE:	\$ _____	_____	___	\$ _____	___ to ___

District employs winter averaging for wastewater usage? Yes No

Total water and wastewater charges per 10,000 gallons usage (including surcharges). \$ _____

3. **Retail Service Providers:** Number of retail water and/or wastewater* connections within the Authority as of the fiscal year end. Provide actual numbers and single family equivalents (ESFC) as noted:

	Active Connections	Active ESFC	Inactive Connections (ESFC)**
Single Family	_____	_____	_____
Multi-Family	_____	_____	_____
Commercial	_____	_____	_____
Other – recreational centers, government & VFD	_____	_____	_____
TOTAL	=====	=====	=====

* Number of connections relates to water service, if provided. Otherwise, the number of wastewater connections should be provided.

** "Inactive" means that water and wastewater connections were made, but service is not being provided.

VALWOOD IMPROVEMENT AUTHORITY
Services and Rates
September 30, 2025

4. Total Water Consumption (In Thousands) During the Fiscal Year:

Gallons pumped into system: N/A

Gallons billed to customers: N/A

5. Standby Fees: Does the District assess standby fees? Yes No

For the most recent full fiscal year, FYE _____:

<i>Debt Service:</i>	Total levy	\$ _____
	Total Collected	\$ _____
	Percentage Collected	_____ %
<i>Operation & Maintenance</i>	Total levy	\$ _____
	Total Collected	\$ _____
	Percentage Collected	_____ %

Have standby fees been levied in accordance with Water Code Section 49.231, thereby constituting a lien on property? Yes No

6. Anticipated sources of funds to be used for debt service payments in the Authority's following fiscal year:

	<u>Amount</u>
a. Debt Service Tax Receipts	\$ <u> - </u>
b. Surplus Construction Funds	_____
c. Water and/or Wastewater Revenue	_____
d. Standby Fees	_____
e. Debt Service Fund Balance To Be Used	_____
f. Interest Revenues	_____
g. Other (Describe)	_____
_____	_____
_____	_____
TOTAL ANTICIPATED FUNDS TO BE USED	\$ <u> - </u>

* This total should equal the Authority's total annual debt service for the fiscal year following the fiscal year reported or in the audited financial statements.

VALWOOD IMPROVEMENT AUTHORITY
Services and Rates
September 30, 2025

7. Location of Authority:

County(ies) in which district is located. Dallas

Is the District located entirely within one county? Yes No

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

City(ies) in which district is located. Carrollton Farmers Branch

Is the District located within a city's extra territorial jurisdiction (ETJ)?
Entirely Partly Not at all

ETJ's in which district is located. _____

Is the general membership of the Board appointed by an office outside the district?
Yes No

If Yes, by whom? 3 City of Carrollton, 3 City of Farmers Branch, 1 Dallas County

VALWOOD IMPROVEMENT AUTHORITY
Schedule of General Fund Expenditures
Fiscal Year Ended September 30, 2025

<i>Personnel expenditures</i>	\$	935,510
<i>Payroll taxes</i>		58,235
<i>Professional fees:</i>		
<i>Auditing</i>		27,495
<i>Legal</i>		3,380
<i>Engineering</i>		12,758
 <i>Utilities</i>		 62,619
<i>Repairs and maintenance</i>		251,274
<i>Administrative expenditures</i>		
<i>Directors' meetings</i>		10,650
<i>Office - other</i>		173,737
<i>Insurance</i>		<u>225,537</u>
<i>Total Expenditures</i>	\$	<u>1,761,195</u>

Number of persons employed by the District: 7 Full-Time, 0 Part-Time

VALWOOD IMPROVEMENT AUTHORITY
Schedule of Temporary Investments
Fiscal Year Ended September 30, 2025

<u>Funds</u>	<u>Average Interest Rate</u>	<u>Maturity Date</u>	<u>Balance September 30, 2025</u>
<i>General Fund</i>			
<i>Money market fund</i>	3.00%	N/A	\$ 1,516,800
<i>Capital Projects Fund</i>			
<i>Money market fund</i>	3.00%	N/A	5,337,285
<i>Debt Service Fund</i>			
<i>Money market fund</i>	3.00%	N/A	<u>128,211</u>
<i>Total - All Funds</i>			\$ <u><u>6,982,296</u></u>

VALWOOD IMPROVEMENT AUTHORITY
Analysis of Taxes Levied and Receivable
Fiscal Year Ended September 30, 2025

	<u>Maintenance Taxes</u>	<u>Debt Service Taxes</u>
Taxes receivable at beginning of year	\$ 65,433	\$ 123,485
2024 original tax levy (less abatements)	<u>1,817,327</u>	<u>778,855</u>
Total to be accounted for	<u>1,882,760</u>	<u>902,340</u>
Tax collections:		
Current year	1,785,028	765,012
Prior years	<u>(18,983)</u>	<u>(26,214)</u>
Total collections	<u>1,766,045</u>	<u>738,798</u>
Prior year adjustments	<u>(30,303)</u>	<u>(44,302)</u>
Taxes receivable at end of year	<u>\$ 86,412</u>	<u>\$ 119,240</u>
Taxes receivable, by years		
2024	\$ 32,300	\$ 13,843
2023	13,315	18,387
2022	12,213	16,058
2021	4,754	11,409
2020	4,424	10,322
2019	3,055	6,944
2018	2,685	6,575
2017	2,870	8,611
2016	2,638	6,915
2015	2,151	5,861
2014	3,724	8,689
2013	1,128	2,722
2012	<u>1,155</u>	<u>2,904</u>
Taxes receivable at end of year	<u>\$ 86,412</u>	<u>\$ 119,240</u>

VALWOOD IMPROVEMENT AUTHORITY
Analysis of Taxes Levied and Receivable
Fiscal Year Ended September 30, 2025

	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014
Property Valuations:											
Land	\$ 695,797,930	\$ 688,492,060	\$ 665,940,430	\$ 411,590,390	\$ 366,178,150	\$ 430,453,460	\$ 331,883,600	\$ 300,964,230	\$ 283,783,480	\$ 235,582,750	\$ 215,063,490
Improvements	2,665,333,540	2,176,987,550	1,706,072,480	1,480,815,640	1,279,329,120	1,126,165,200	996,161,930	912,672,860	841,614,850	764,952,410	712,454,500
Personal property	1,570,922,080	1,883,725,970	1,562,673,200	1,750,296,000	1,786,253,990	1,281,082,370	1,253,271,480	1,073,414,340	1,071,421,330	1,191,920,970	1,006,788,300
Exemptions	(496,301,976)	(576,727,637)	(422,645,163)	(741,087,886)	(802,515,183)	(340,668,942)	(384,425,260)	(298,813,598)	(329,966,608)	(389,195,433)	(257,415,198)
Total Property Valuations	\$ 4,435,751,574	\$ 4,172,478,043	\$ 3,512,040,947	\$ 2,901,614,144	\$ 2,628,245,077	\$ 2,497,032,088	\$ 2,196,891,750	\$ 1,988,237,831	\$ 1,876,853,052	\$ 1,793,260,697	\$ 1,676,871,092
Tax Rates Per \$100 Valuation:											
Debt service tax rates	\$ 0.01800	\$ 0.05800	\$ 0.07100	\$ 0.12000	\$ 0.12600	\$ 0.12500	\$ 0.14200	\$ 0.16500	\$ 0.18100	\$ 0.19750	\$ 0.18900
Maintenance tax rates	0.04200	0.04200	0.05400	0.05000	0.05400	0.05500	0.05800	0.05500	0.06900	0.07250	0.08100
Total Tax Rates Per \$100 Valuation	0.06000	0.10000	0.12500	0.17000	0.18000	0.18000	0.20000	0.22000	0.25000	0.27000	0.27000
Original Tax Levy:	\$ 2,670,949	\$ 4,185,338	\$ 4,404,587	\$ 5,112,108	\$ 4,732,641	\$ 4,489,562	\$ 4,389,833	\$ 4,374,123	\$ 4,692,133	\$ 4,861,348	\$ 4,537,666
Percent of Taxes Collected to Taxes Levied	98.22%	98.78%	99.04%	98.89%	99.47%	99.33%	99.44%	99.32%	97.65%	99.59%	99.13%

VALWOOD IMPROVEMENT AUTHORITY
Analysis of Taxes Levied and Receivable
Fiscal Year Ended September 30, 2025

Tax rate for any other special district which (a) encompasses less than a county, (b) provides water, wastewater collection, drainage or roads to property in the district and (c) taxes property in the district. [Do not include taxes levied by the district.]

<u>Name of Special District(s)</u>	<u>Service Provided</u>	<u>Tax Rate</u>
<u>N/A</u>	_____	\$ _____ -
<i>Total Rate(s) of Special District(s)</i>		\$ _____ -

Tax rates for all overlapping jurisdictions. Include any taxing entities which overlap 10% or more of the district.

a.	County <u>Dallas</u>	\$ <u>0.215500</u>
b.	City <u>Carrollton</u>	\$ <u>0.537500</u>
	<u>Farmers Branch</u>	\$ <u>0.543500</u>
c.	School District <u>Carrollton - Farmers Branch ISD</u>	\$ <u>0.948100</u>
d.	Special District(s) not included above:	
	<u>Dallas County School Equalization District</u>	\$ _____ -
	<u>Dallas County Community College District</u>	\$ <u>0.106575</u>
	<u>Dallas County Hospital District</u>	\$ <u>0.212000</u>
e.	Total Special District(s) (from top of this page)	\$ _____ -
f.	Total District (from previous page)	\$ <u>0.060000</u>
	Carrollton Overlapping Tax Rate	\$ <u>2.079675</u>
	Farmers Branch Overlapping Tax Rate	\$ <u>2.085675</u>

VALWOOD IMPROVEMENT AUTHORITY
Analysis of Changes in General Fixed Assets
Fiscal Year Ended September 30, 2025

	<u>Balance</u> <u>October 01, 2024</u>	<u>Additions/</u> <u>Adjustments</u>	<u>Deletions</u>	<u>Balance</u> <u>September 30, 2025</u>
<i>Land, easements and R.O.W.</i>	\$ 10,373,016	\$ -	\$ -	\$ 10,373,016
<i>Levee</i>	33,943,619	-	-	33,943,619
<i>Equipment</i>	1,668,845	455,746	-	2,124,591
<i>Organization costs</i>	5,860,635	-	-	5,860,635
<i>Vehicles</i>	139,432	-	-	139,432
<i>Buildings</i>	4,042,358	-	-	4,042,358
<i>Rail road bridge</i>	<u>9,629,995</u>	<u>-</u>	<u>-</u>	<u>9,629,995</u>
<i>Total</i>	<u>65,657,900</u>	<u>455,746</u>	<u>-</u>	<u>66,113,646</u>
<i>Accumulated depreciation</i>	<u>(5,185,288)</u>	<u>(205,659)</u>	<u>-</u>	<u>(5,390,947)</u>
<i>Net fixed assets</i>	<u>\$ 60,472,612</u>	<u>\$ 250,087</u>	<u>\$ -</u>	<u>\$ 60,722,699</u>

VALWOOD IMPROVEMENT AUTHORITY
 General Long-Term Debt Service Requirements - By Years
 Fiscal Year Ended September 30, 2025

<u>Due During Fiscal Years Ending</u>	<i>Annual Requirements for All Series</i>		
	<u>Principal Due</u>	<u>Interest Due</u>	<u>Total</u>
2026	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	<u> </u>	<u> </u>	<u> </u>

Cash and Temporary Investments Balances as of September 30, 2025

Debt Service Fund: \$ 128,211

VALWOOD IMPROVEMENT AUTHORITY
Analysis Of Changes in General Long-Term Debt
Fiscal Year Ended September 30, 2025

<i>Paying agents</i> Name and Address	Series 2020	JP Morgan Chase Bank 1111 Polaris Parkway Columbus, OH 43240
--	-------------	--

	<u>Tax Bonds</u>	<u>Other Bonds</u>
<i>Bond Authority:</i>		
Amount authorized by voters	\$ 95,000,000	\$ -
Amount issued	\$ 90,540,000	\$ -
Remaining that could be issued	\$ 4,460,000	\$ -
 <i>Debt Service Fund cash and temporary investment balances as of September 30, 2025</i>	 \$ <u>128,211</u>	
 <i>Average annual debt service payment (principal and interest) for remaining term of all debt</i>	 \$ <u>-</u>	

VALWOOD IMPROVEMENT AUTHORITY
Comparative Schedule of Revenues and Expenditures
Fiscal Year Ended September 30, 2025

	Amounts					Percent of Fund Total Revenues				
	2025	2024	2023	2022	2021	2025	2024	2023	2022	2021
GENERAL FUND:										
Revenues:										
Property taxes	\$ 1,727,204	\$ 1,736,756	\$ 1,806,274	\$ 1,351,872	\$ 1,469,938	90%	89%	91%	89%	91%
Interest on time deposits	45,955	50,722	18,402	2,236	1,737	2%	3%	1%	0%	0%
Other	154,439	158,008	155,343	168,520	146,268	8%	8%	8%	11%	9%
Total Revenues	1,927,598	1,945,486	1,980,019	1,522,628	1,617,943	100%	100%	100%	100%	100%
Expenditures:										
Administrative	173,737	177,341	190,864	184,010	167,027	9%	9%	10%	12%	10%
Professional fees	43,633	36,204	37,465	22,990	25,140	2%	2%	2%	2%	2%
Payroll	993,745	943,732	937,540	886,403	841,658	52%	49%	47%	58%	52%
Utilities	62,619	57,795	60,115	76,304	98,041	3%	3%	3%	5%	6%
Repairs and maintenance	251,274	263,479	161,843	157,783	185,843	13%	14%	8%	10%	11%
Other expenditures	236,187	245,547	229,094	230,741	224,159	12%	13%	12%	15%	14%
Capital outlay	-	-	-	-	47,130	0%	0%	0%	0%	3%
Total Expenditures	1,761,195	1,723,098	1,616,881	1,558,231	1,588,998	91%	89%	82%	102%	98%
Excess Revenues Over (Under) Expenditures	\$ 166,403	\$ 222,388	\$ 363,138	\$ (35,603)	\$ 28,945	9%	11%	18%	-2%	2%

DEBT SERVICE FUND:										
Revenues:										
Property taxes	\$ 735,021	\$ 2,407,586	\$ 2,518,224	\$ 3,593,100	\$ 3,501,737	97%	98%	99%	100%	100%
Interest on time deposits	22,672	57,063	26,727	6,712	4,196	3%	2%	1%	0%	0%
Total Revenues	757,693	2,464,649	2,544,951	3,599,812	3,505,933	100%	100%	100%	100%	100%
Expenditures:										
Debt service, interest and fees	2,397,044	2,375,906	2,349,287	3,319,045	3,319,032	316%	96%	92%	92%	92%
Administrative	-	-	-	750	750	0%	0%	0%	0%	0%
Total Expenditures	2,397,044	2,375,906	2,349,287	3,319,795	3,319,782	316%	96%	92%	92%	92%
Excess Revenues Over (Under) Expenditures	\$ (1,639,351)	\$ 88,743	\$ 195,664	\$ 280,017	\$ 186,151	-216%	4%	8%	8%	8%
Total Active Retail Water and / or Wastewater Connections	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

VALWOOD IMPROVEMENT AUTHORITY
Insurance Coverage
Fiscal Year Ended September 30, 2025

<u>Type of Coverage</u>	<u>Amount of Coverage</u>	<u>Name of Insurer</u>	<u>Co-Insurance</u>
<i>General Liability</i>	\$ 1,000,000 each occurrence \$ 3,000,000 annual limit	<i>Philadelphia Indemnity Insurance Company</i>	No
<i>Auto Liability</i>	\$ 1,000,000 each occurrence \$ 1,000,000 annual limit	<i>Philadelphia Indemnity Insurance Company</i>	No
<i>Directors and Officers Professional Liability</i>	\$ 1,000,000 each occurrence \$ 3,000,000 annual limit	<i>Philadelphia Insurance Company</i>	No
<i>Employment Practices Liability</i>	\$ 1,000,000 each occurrence \$ 3,000,000 annual limit	<i>Philadelphia Indemnity Insurance Company</i>	No
<i>Workers Compensation</i>	\$ 1,000,000 each accident \$ 1,000,000 each employee \$ 1,000,000 policy limit	<i>Texas Mutual</i>	No
<i>Property</i>	\$ 1,282,921 equipment	<i>Philadelphia Indemnity Insurance Company</i>	No
<i>Property and Inland Marine Coverage</i>	\$ 300,000 each occurrence \$	<i>Philadelphia Indemnity Insurance Company</i>	No
<i>Excess Liability</i>	\$ 1,000,000 each occurrence \$ 1,000,000 annual limit	<i>Philadelphia Indemnity Insurance Company</i>	No
<i>Employees Benefits Liability</i>	\$ 1,000,000 per person \$ 3,000,000 aggregate	<i>Philadelphia Indemnity Insurance Company</i>	No

VALWOOD IMPROVEMENT AUTHORITY
Board Members, Key Personnel and Consultants
Fiscal Year Ended September 30, 2025

Complete District Mailing Address:
1740 Briercroft Ct.
Carrollton, Texas 75006
District Business Telephone Number: (972) 245-5235

<u>Name and Address</u>	<u>Term of Office</u>	<u>Fees</u>	<u>Expense Reimbursements</u>	<u>Title</u>	<u>Resident of District</u>
<u>Administration</u>					
Pat Canuteson 1740 Briercroft Ct. Carrollton, TX 75006	1989	\$ 314,700	\$ 38,133	Executive Director	No
Sonja Dodds 1740 Briercroft Ct. Carrollton, TX 75006	1990	\$ 164,300	-	Tax Assessor/ Collector	No
<u>Board Members:</u>					
Dave Denison 328 Catlin Circle Lewisville, TX 75077	Appointed	\$ 1,800	-	President	No
Brent Wicker Wicker & Associates 16479 North Dallas Pkwy, Suite 215 Dallas, TX 75001	Appointed	\$ 1,800	-	Vice-President	No
David Koch 1038 Elm St. Carrollton, TX 75006	Appointed	\$ 1,500	-	Director	No
Henry Billingsley 1722 Routh St, Suite 770 Dallas, Texas 75201	Appointed	\$ 1,500	-	Treasurer	No
R.L. Lemke 1603 LBJ, Suite 800 Dallas, Texas 75234	Appointed	\$ 1,800	-	Asst Secretary/ Treasurer	No
Jim Jackson P O Box 110247 Carrollton, TX 75011	Appointed	\$ 150	-	Director	No
Michelle Holmes 14621 Cherry Hills Dr. Farmers Branch, TX 75234	Appointed	\$ 1,500	-	Director	No
Becky Miller 2538 Dove Creek Carrollton, TX 75006	Appointed	\$ 600	-	Director	No

VALWOOD IMPROVEMENT AUTHORITY
Board Members, Key Personnel and Consultants
Fiscal Year Ended September 30, 2025

Complete District Mailing Address:
 1740 Briercroft Ct.
 Carrollton, Texas 75006
 District Business Telephone Number: (972) 245-5235

<u>Name and Address</u>	<u>Term of Office</u>	<u>Fees</u>	<u>Expense Reimbursements</u>	<u>Title</u>	<u>Resident of District</u>
<u>Consultants</u>					
Boyle & Lowry, L.L.P. 1700 West Pioneer Irving, TX 75061-6842	1989	\$ 3,380	-	General counsel	No
Dallas Central Appraisal District 2949 N. Stemmons Freeway Dallas, TX 75247	1989	\$ 15,761	-	Property appraisal	No
Haynie & Company 12222 Merit Drive, Suite 1900 Dallas, TX 75251	1991	\$ 27,495	-	Auditor	No
Nathan D. Maier Three NorthPark 8800 N. Central, Suite 300 Dallas, TX 75231	1989	\$ 12,758	-	Engineers	No