

**FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL**

**Financial Statements
For the Year Ending March 31, 2025**



MEDACK & OLTMANN, LLP

CERTIFIED PUBLIC ACCOUNTANTS

PARTNERS

James E. Medack, CPA
Melodi J. Oltmann, CPA

PROFESSIONAL STAFF

Ashton McGonagle, CPA
Laura Frerich, E.A.
Tyler Cupit, Staff Accountant

MEMBERS

American Institute of
Certified Public Accountants

Texas Society of
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Fayette County Water Control & Improvement District-Monument Hill

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of Fayette County Water Control & Improvement District-Monument Hill as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise Fayette County Water Control & Improvement District-Monument Hill'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 information of Fayette County Water Control & Improvement District-Monument Hill, as of March 31, 2025, and the respective changes in financial position and, 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 Fayette County Water Control & Improvement District-Monument Hill, 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 Fayette County Water Control & Improvement District-Monument Hill's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fayette County Water Control & Improvement District-Monument Hill'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 Fayette County Water Control & Improvement District-Monument Hill'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 on pages 3–8 and 25 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 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 Fayette County Water Control & Improvement District-Monument Hill's basic financial statements. The supplementary information as required by the Texas Commission on Environmental Quality is presented for purposes of additional analysis and are not a required part of the basic financial statements.

This information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has 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 combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Medack + Oltmann, LLP

Medack & Oltmann, LLP

Giddings, Texas
July 14, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS (MDA)

This section of Fayette County Water Control & Improvement District - Monument Hill's annual financial report represents our discussion and analysis of the District's financial performance during the fiscal year ended March 31, 2025. Please read it in conjunction with the District's financial statements that follow this section.

Financial Highlights

- The District completed construction of its new 163,900-gallon steel bolted ground storage tank at Water Plant 2 in late June 2024. Funds for this project came from the District's Operating Savings account with TexPool which is comprised mostly of ad valorem maintenance & operations tax revenue that had been accumulating for several years in anticipation of the project. Once completed, the District entered a period of fiscal saving in order to replenish its depleted Operating Savings account with TexPool.
- In fiscal year 2024 – 2025, the District incurred more than \$18,000 in sewer treatment “overage” charges that were in excess of the contracted sewer treatment fees assessed by La Grange Utilities. During the upcoming fiscal year (2025-2026), the District hopes to gather information on its ongoing waste water inflow and infiltration (I & I) problems and devise a multi-step plan for addressing and minimizing the issue
- The District plans to spend limited funds on making improvements to its ongoing erosion issues at Water Plant 2. This will include constructing a berm to stop minor erosion damage to a neighboring property when we drain our storage tank, relocating a couple water lines that come into Water Plant 2 from Country Club Drive, replacing the existing 24” crushed culvert, as well as replacing the severely eroded limestone driveway with concrete.
- Fund balance decreased by \$64,037. Consequently, Net Position increased \$7,745.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of three parts – management's discussion and analysis (this section), the basic financial statements, and required supplementary information. The basic financial statements include government-wide financial statements that provide both long-term and short-term information about the District's overall financial status.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of required supplementary information that further explains and supports the information in the financial statement.

Government-Wide Financial Statements

Government-wide financial statements report information about the District as a whole using accounting methods similar to those used by private sector companies. The statement of net position includes all of the government's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the District's net position and how they have changed. Net position – the difference between the District's assets and liabilities- are one way to measure the District's financial health or position.

- Over time, increases or decreases in the District's net position are an indicator of whether its financial health is improving or deteriorating respectively.
- To assess the overall health of the District, you need to consider additional non-financial factors, such as changes in the District's tax base.

Fund Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare that information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. The District maintains two governmental funds – the General Fund and Debt Service Fund.

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Governmental activities increased the District's net position by \$7,745. Our analysis below focuses on the net position (Table 1) and the changes in net position (Table 2) of the District's governmental activities:

Table 1
Governmental Activities
Net Position

	<u>2024</u>	<u>2025</u>
Assets		
Current Assets	\$ 579,363	\$ 494,665
Capital Assets (net of depreciation)	1,481,105	1,484,171
Total Assets	<u>2,060,468</u>	<u>1,978,836</u>
 Deferred Outflows of Resources	 -	 -
 Liabilities		
Current Liabilities	\$ 111,007	\$ 91,783
Long Term Liabilities	1,177,010	1,106,857
Total Liabilities	<u>1,288,017</u>	<u>1,198,640</u>
 Deferred Inflows of Resources	 -	 -
 Net Position		
Net Investment in Capital Assets	\$ 239,630	\$ 307,161
Restricted	104,798	106,093
Unrestricted	428,023	366,942
Total Net Position	<u>772,451</u>	<u>780,196</u>

Table 2
Changes in Net Position

	<u>2024</u>	<u>2025</u>
Revenues:		
<i>General Revenues</i>		
Property Taxes	\$ 138,256	\$ 144,492
Miscellaneous Revenue	924	2,693
Total General Revenues	<u>139,180</u>	<u>147,185</u>
<i>Program Revenues</i>		
Service Fees & Interest Earnings	518,189	512,307
Total Revenues	<u>\$ 657,369</u>	<u>\$ 659,492</u>
Expenses:		
Depreciation Expense	\$ 187,737	\$ 188,098
Other Operating Expenses	481,095	463,649
Total Expenses	<u>\$ 668,832</u>	<u>\$ 651,747</u>
Changes in Net Position	\$ (11,463)	\$ 7,745
Net Position – Beginning	<u>783,914</u>	<u>772,451</u>
Net Position – Ending	<u><u>\$ 772,451</u></u>	<u><u>\$ 780,196</u></u>

The estimated annual budgeted revenues for the reporting period were \$573,346. The actual amount acquired through taxes, penalties and interest on those taxes, interest earned, and miscellaneous revenues was \$576,537, a favorable difference of \$3,191. Budgeted expenditures for the period were estimated at \$675,100 while the actual amount expended was \$641,869, a favorable difference of \$33,231.

The General Fund is the chief operating fund of the District. At the end of the current fiscal year, the District's governmental funds reported a combined ending fund balance of \$454,333. Of this amount, \$348,240 constitutes unassigned fund balance available for use in the General Fund activities at the District's discretion. The Debt Service Fund has a total fund balance of \$106,093, all of which is restricted for payment of debt service.

CAPITAL ASSETS

At the end of the fiscal year March 31, 2025, capital assets are as follows:

Table 3.
Capital Assets at Year-end

Land	\$136,663
Construction in Progress	-
Water & Sewer System	2,944,601
Equipment	414,336
Buildings	109,371
Furniture & Fixtures	2,493
Total Capital Assets	<u>\$3,607,464</u>

Depreciation expense charged to the general fund was \$188,098.

LONG TERM DEBT

The District held a bond election on November 8, 2016, where the voters approved the issuance of \$1,720,000 in tax revenue bonds to be used to drill a new water well, make other capital improvements, and to retire the Bond Anticipation Note of \$790,000. On May 11, 2017, the District held a bond sale and sold \$1,390,000 of the \$ 1.720 million bonds approved by the voters, these bonds were funded on June 15, 2017, with variable interest rates of 2.0 to 4.0%, maturing April 1, 2044. Bonds were sold at a discount of \$30,143.

In April 2021, the District entered into a loan agreement with Government Capital in the amount of \$153,000 at 2.25%, maturing April 2026, to finance the rehabilitation of an existing ground water storage tank and (2) pressure tanks. The note is secured by water and service revenue.

	Balance 03/31/2024	Addition	Retirement	Balance 03/31/2025	Due Within One Year
<i>Governmental Activities:</i>					
Unlimited Tax Bonds, Series 2017 Variable Rate of 2% to 4% Maturing April 1, 2044	\$1,170,000	\$ -	\$ (35,000)	\$1,135,000	\$ 40,000
Issuance Discount on Bonds	(22,396)	-	1,120	(21,276)	(1,120)
Government Capital #9439, 2.25% Maturing April 9, 2026	93,871	-	(30,585)	63,286	31,273
<i>Total Notes and Bonds Payable</i>	<u>\$1,241,475</u>	<u>\$ -</u>	<u>\$ (64,465)</u>	<u>\$1,177,010</u>	<u>\$ 70,153</u>

Bonds are payable from and secured by the proceeds of a continuing, direct annual ad valorem tax levied on all taxable property within the Fayette County Water Control & Improvement District – Monument Hill.

ECONOMIC FACTORS

The District increased its base water and sewer rates, effective April 1, 2025, in order to enable the District to keep up with the rising costs of labor, insurance, materials and sewer treatment overage charges.

Over the course of the year, the District continued employing an aggressive posture for investing cash reserves. This entailed the transfer of District ad valorem taxation revenues (Operations & Maintenance and Debt Service) to the District's corresponding TexPool accounts. The changes resulted in combined earnings across both TexPool accounts in excess of \$15,000. TexPool is an investment pool that meets the requirements set forth in the Public Funds Investment Act and is considered low risk. In accordance with the District's Investment Policy, dated March 14, 2013, the District recognizes that by investing its funds in investment pools, it can diversify its portfolio because each participant in the pool has a pro rata share of a number of instruments, such as repurchase agreements, with various providers.

The District currently anticipates little change to its current 2024 Operations and Maintenance tax rate of 0.0925% per \$100 valuation, or its Interest and Sinking tax rate of 0.1040% per \$100 valuation, which funds the 2017 bond issue of \$1,390,000. These rates are projections only and could change based on the Fayette County Appraisal District's 2025 final appraised valuation and further study of the District's debt service requirements and financial needs.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

The District has written policies and procedures in place, and no changes or additions are added or subtracted from them without prior approval or agreement by the Board. The policy, as are the files, is open to viewing of the general public upon written request to:

Fayette County Water Control & Improvement District – Monument Hill
100 Country Club Drive
La Grange, Texas 78945

FAYETTE COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT - MONUMENT HILL
GOVERNMENTAL FUNDS BALANCE SHEET AND
STATEMENT OF NET POSITION
MARCH 31, 2025

	General Fund	Debt Service Fund	Total Governmental Funds	Adjustments (Note 11)	Statement of Net Position
ASSETS					
<u>Current Assets</u>					
Cash	\$ 80,234	\$ 4,684	\$ 84,918	\$ -	\$ 84,918
Investments	253,326	101,409	354,735	-	354,735
Accounts Receivable - Taxes	10,845	9,645	20,490	-	20,490
Accounts Receivable - Water, net of allowance	34,522	-	34,522	-	34,522
Total Current Assets	<u>\$ 378,927</u>	<u>\$ 115,738</u>	<u>\$ 494,665</u>	<u>\$ -</u>	<u>\$ 494,665</u>
Capital Assets, net of accumulated depreciation	\$ -	\$ -	\$ -	\$ 1,484,171	\$ 1,484,171
TOTAL ASSETS	<u>\$ 378,927</u>	<u>\$ 115,738</u>	<u>\$ 494,665</u>	<u>\$ 1,484,171</u>	<u>\$ 1,978,836</u>
DEFERRED OUTFLOWS OF RESOURCES					
	\$ -	\$ -	\$ -	\$ -	
LIABILITIES					
Accounts Payable	\$ 17,892	\$ -	\$ 17,892	\$ -	\$ 17,892
Payroll Liabilities	755	-	755	-	755
Deposits	1,195	-	1,195	-	1,195
Accrued Interest Payable	-	-	-	1,788	1,788
Long-Term Liabilities:					
Due within one year	-	-	-	70,153	70,153
Due after one year	-	-	-	1,106,857	1,106,857
TOTAL LIABILITIES	<u>\$ 19,842</u>	<u></u>	<u>\$ 19,842</u>	<u>\$ 1,178,798</u>	<u>\$ 1,198,640</u>
DEFERRED INFLOWS OF RESOURCES					
Property Taxes	\$ 10,845	\$ 9,645	\$ 20,490	\$ (20,490)	\$ -
FUND BALANCES/NET POSITION					
Fund balances:					
Nonspendable	\$ -	\$ -	\$ -	\$ -	
Restricted	-	106,093	106,093	(106,093)	
Committed	-	-	-	-	
Assigned	-	-	-	-	
Unassigned	348,240	-	348,240	(348,240)	
Total funds balances	<u>\$ 348,240</u>	<u>\$ 106,093</u>	<u>\$ 454,333</u>	<u>\$ (454,333)</u>	
Total liabilities and fund balances	<u>\$ 378,927</u>	<u>\$ 115,738</u>	<u>\$ 494,665</u>	<u>\$ (494,665)</u>	
Net Position:					
Net Investment in Capital Assets				\$ 307,161	\$ 307,161
Restricted				106,093	106,093
Unrestricted				366,942	366,942
Total net position				<u>\$ 780,196</u>	<u>\$ 780,196</u>

See Accompanying Notes to the Financial Statements

FAYETTE COUNTY WATER CONTROL
& IMPROVEMENT DISTRICT - MONUMENT HILL
GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES AND
STATEMENT OF ACTIVITIES
YEAR ENDED MARCH 31, 2025

	General Fund	Debt Service Fund	Total Governmental Funds	Adjustments (Note 11)	Statement of Activities
PROGRAM EXPENDITURES/EXPENSES					
Bulk Water Purchased	\$ 25,792	\$ -	\$ 25,792	\$ -	\$ 25,792
Payroll Costs	72,491	-	72,491	-	72,491
Permits	9,973	-	9,973	-	9,973
Insurance	10,952	-	10,952	-	10,952
Director Fees	4,300	-	4,300	-	4,300
Utilities	21,264	-	21,264	-	21,264
Telephone/Internet	7,037	-	7,037	-	7,037
Printing & Office Supplies	2,229	-	2,229	-	2,229
Postage	2,027	-	2,027	-	2,027
Dues & Subscriptions	4,458	-	4,458	-	4,458
Contract Labor	62,815	-	62,815	-	62,815
Miscellaneous	1,758	250	2,008	-	2,008
Legal & Accounting Fees	7,500	-	7,500	-	7,500
Repairs/Maintenance	44,849	-	44,849	-	44,849
Chemicals & Laboratory Fees	11,006	-	11,006	-	11,006
Sewage Treatment	120,684	-	120,684	-	120,684
Appraisal District Fees	3,691	-	3,691	-	3,691
Engineering	1,520	-	1,520	-	1,520
Legal Notices	1,427	-	1,427	-	1,427
Travel	701	-	701	-	701
Inspection Expense	1,534	-	1,534	-	1,534
Capital Outlay	191,165	-	191,165	(191,165)	-
Depreciation Expense	-	-	-	188,098	188,098
Debt Service:					
Principal	30,585	35,000	65,585	(65,585)	-
Interest	2,111	43,518	45,629	(238)	45,391
Total program expenditures/expenses	<u>\$ 641,869</u>	<u>\$ 78,768</u>	<u>\$ 720,637</u>	<u>\$ (68,890)</u>	<u>\$ 651,747</u>
PROGRAM REVENUES					
Charges for services:					
Water/Sewer	\$ 478,772	\$ -	\$ 478,772	\$ -	\$ 478,772
Miscellaneous Charges	500	-	500	-	500
MHPOA Clerical Service Revenues	17,668	-	17,668	-	17,668
Net program expense (revenue)					<u>\$ 154,807</u>
GENERAL REVENUES					
Ad valorem taxes	\$ 65,942	\$ 73,868	\$ 139,810	\$ 2,892	\$ 142,702
Penalties/Interest-Taxes	814	976	1,790	-	1,790
Interest	10,148	5,219	15,367	-	15,367
Miscellaneous	2,693	-	2,693	-	2,693
Total general revenues	<u>\$ 79,597</u>	<u>\$ 80,063</u>	<u>\$ 159,660</u>	<u>\$ 2,892</u>	<u>\$ 162,552</u>
Excess (Deficiency) of revenues over expenditures	(65,332)	1,295	(64,037)	64,037	-
OTHER FINANCING SOURCES (USES):					
Transfers In (Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	-	-	-	-	-
Excess (Deficiency) of revenues and other financing sources over expenditures	<u>(65,332)</u>	<u>1,295</u>	<u>(64,037)</u>	<u>64,037</u>	<u>-</u>
Change in net position				\$ 7,745	\$ 7,745
Fund Balance/Net Position					
Beginning of the year	<u>\$ 413,572</u>	<u>\$ 104,798</u>	<u>\$ 518,370</u>	<u>\$ 254,081</u>	<u>\$ 772,451</u>
End of the year	<u>\$ 348,240</u>	<u>\$ 106,093</u>	<u>\$ 454,333</u>	<u>\$ 325,863</u>	<u>\$ 780,196</u>

See Accompanying Notes to the Financial Statements

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 1: CREATION OF DISTRICT

The District was created by order of the Texas Water Rights Commission on November 1, 1965 and confirmed by the electorate of Fayette County Water Control and Improvement District – Monument Hill at a confirmation election held on February 4, 1966. The Board of Directors held its first meeting on January 6, 1966, and the first bonds were sold in 1966.

The District has a separate elected Board, which is elected by the registered voters within the District's boundaries. The District is independent in that it selects its own management staff, sets user charges, establishes budgets, and controls all aspects of daily activities. The District receives no direct funding from any other entity.

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

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 GAAP. The basic – but not the only – criterion for including a potential component unit with 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 of special financing relationships, regardless of whether the government is able to exercise oversight responsibilities. Based upon the application of these criteria, no potential component units appear to exist.

Financial Statement Presentation

The financial statements for the District have been prepared in accordance with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting. The GASB periodically updates its codification of the existing Governmental Accounting and Financial Reporting Standards which, along with subsequent GASB pronouncements (Statements and Interpretations), constitutes GAAP for governmental units. More significant of these accounting policies are described below.

GASB establishes standards for external financial reporting for all state and local governmental entities which includes a statement of net position and a statement of activities. It requires the classification of net position into three components –net investment in capital assets, restricted, and unrestricted. These classifications are defined as follows:

- a. *Net investment in capital assets* – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES – continued

- b. *Restricted* – This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- c. *Unrestricted net position* – This component of net position consists of net position that do not meet the definition of “restricted” or “net investment in capital assets.”

When both restricted and unrestricted resources are available for use, it is the District’s policy to use restricted resources first, then unrestricted resources as they are needed

Fund Statements

Governmental fund equity is classified as fund balance. Fund balance is further classified as non-spendable or spendable with spendable being further classified into restricted, committed, assigned or unassigned.

Basic Financial Statements and Management Discussion and Analysis for State and Local Governments set forth minimum criteria for the determination of major funds based on a percentage of the assets, liabilities, revenues, or expenditures/expenses or either fund category or governmental and enterprise combined. Due to the fund structure of the District, all funds have been classified as major funds. As a part of this Statement, there is a reporting requirement regarding the local government’s infrastructure (road, bridges, etc.). The District does not own any infrastructure assets and therefore is unaffected by this requirement.

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. The reporting model focus is on either the District as a whole or major individual funds (within the fund financial statements). In the government-wide Statement of Net Position, both the governmental and business-type activities columns are presented on a consolidated basis by column, and are reflected on a full accrual, economic resources basis, which incorporates long-term assets and receivables as well as long-term debt and obligations. The District does not have any business-type or fiduciary activities.

The Government-wide Statement of Activities reflects both the gross and net cost per functional category which are otherwise being supported by general government revenues. The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. The program revenues must be directly associated with the function. The net cost by function is normally covered by general revenues (intergovernmental revenues, interest income, etc). The District does not currently employ indirect cost allocation systems.

The government-wide focus is more on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The fund financial statements are similar to the financial statements presented in the previous accounting model.

The governmental fund statements are presented on a current financial resource and modified accrual basis of accounting. This presentation is deemed appropriate to (a) demonstrate legal compliance, (b) demonstrate the source and use of liquid resources, and (c) demonstrate how the District’s actual experience conforms to the budget or fiscal plan.

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES – continued

GASB provides that for governments engaged in a single governmental program, the fund financial statements and the government-wide statements may be combined. The District presents the governmental funds in the first two columns and a total in the third column. The next column is an adjustments column, reconciling the amounts reported in the governmental funds to show how each would change when reported on the full-accrual basis of accounting. The last column of these combination statements shows the amounts that normally would appear in the government-wide statements.

Fund Accounting

Fund financial statements of the reporting entity are organized into funds, each of which is considered to be separate accounting entities. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues, and expenditure/expenses. A fund is considered major if it is the primary operating fund of the District or meets the following criteria:

- Total assets, liabilities, revenues, or expenditures/expenses of that individual governmental fund are at least 10 percent of the corresponding total for all funds of that category or type; and
- Total assets, liabilities, revenues, or expenditures/expenses of the individual governmental fund are at least 5 percent of the corresponding total for all governmental funds combined.

General Fund

The General Fund is the primary operating fund of the District. 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 financial resources for the payment of principal, interest and related costs on general long-term debt paid primarily from taxes levied by the District.

Interfund Transactions

Interfund activity is reported as either loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental funds are netted as part of the reconciliation to the government-wide financial statements.

Basis of Accounting

Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made, regardless of the measurement focus applied.

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES – continued

The government-wide financial statements are presented on an accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

Governmental fund financial statements are reported using the current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. 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 District considers all revenues as available if they are collected within 60 days after year-end. Expenditures are recorded when the related fund liability is incurred.

In applying the “susceptible to accrual” concept to intergovernmental revenues pursuant to GASB Statement #33, the provider should recognize liabilities and expenses and the recipient should recognize receivables and revenues when the applicable eligibility requirements including time requirements, are met. Resources transmitted before the eligibility requirements are met, under most circumstances, should be reported as advances by the provider and deferred revenue by the recipient.

Budgets and Budgetary Accounting

The District follows these procedures in establishing the budget reflected in the financial statements:

1. Prior to the beginning of each fiscal year, the District prepares a budget. The operating budget includes proposed expenditures and the means of financing those expenditures. This budget is prepared in accordance with the basis of accounting utilized by that fund. If situations arise whereby certain items need to be amended, they are done with Board approval.
2. Public hearings are conducted at which all interested persons’ comments concerning the budget are heard. After such hearing, the Board of Directors formally adopts the budget.
3. The District does not utilize encumbrances with its budget and accounting.
4. On the occasion that funds have expenditures in excess of revenues, these differences are compensated for with an accumulation of prior years’ surpluses.
5. All annual appropriations lapse at fiscal year-end.

Deferred Outflows And Inflows Of Resources

The District adopted GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, which provides guidance for reporting the financial statement elements of deferred outflows of resources, which represent the consumption of the District’s net position that is applicable to a future reporting period, and deferred inflows of resources, which represent the District’ acquisition of net position applicable to a future reporting period.

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES – continued

The District adopted GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, which establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities.

Cash And Cash Equivalents

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Ad Valorem Property Taxes

Delinquent taxes are prorated based on the rate adopted for the year of the levy. Allowances for uncollectibles within the General Fund are based upon historical experience in collecting property taxes. Uncollectible personal property taxes are periodically reviewed and written off, but the District is prohibited from writing off real property taxes without specific statutory authority from the Texas Legislature. There were no allowance for uncollectible property taxes as of March 31, 2025.

Leases

The District does not have any leases.

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; injuries to employees; and natural disasters. The District maintains commercial insurance coverage covering each of those risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

Vacation, Sick Leave, Pension and Post-Employment Health Care

There are no related costs or liabilities for these items for the year ending March 31, 2025.

Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities as of the date of the financial statements and the reported amounts of income and expenses during the period. Operating results in the future could vary from the amounts derived from management's estimates.

Capital Assets

The accounting treatment over property, plant, and equipment (capital assets) depends on whether the assets are reported in the government-wide or fund financial statements.

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES – continued

Government-wide Statements

In the government-wide financial statements, fixed assets are accounted for as capital assets. Property, plant and equipment purchased or acquired is carried at historical cost or estimated historical cost. Contributed assets are recorded at the fair market value as of the date received. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation on all assets is provided on the straight-line basis over the estimated useful lives with no salvage value. The range of estimated useful lives by type of asset is as follows:

Buildings and Structures	25 years
Water Systems	30 - 40 years
Equipment	5 - 10 years

Fund Financial Statements

In the fund financial statements, capital assets are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

Program Revenues

The District considers program revenues as revenues that (1) originate from the program or from parties other than the government's taxpayers or citizens as a whole and (2) reduce the expenses of the function that has to be financed by general revenues. Revenues of this type can originate from a governmental source, but the proceeds are a charge for services or products produced by a government agency, where that agency is considered a vendor within the marketplace. Additionally, program revenues are fees charged by the government agency that are used to support a specific operation of that governmental unit. The District reports charges related to water usage as program revenues (including connection and late fees).

Fair Value Measurements

The District adopted GASB Statement No. 72, *Fair Value Measurement and Application*, which defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction. Fair value accounting requires characterization of the inputs used to measure fair value into a three-level fair value hierarchy as follows:

- Level 1 inputs are based on unadjusted quoted market prices for identical assets or liabilities in an active market the entity has the ability to access.
- Level 2 inputs are observable inputs that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from sources independent from the entity.
- Level 3 are observable inputs that reflect the entity's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best information available.

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 2: SIGNIFICANT ACCOUNTING POLICIES – continued

There are three general valuation techniques that may be used to measure fair value:

- Market approach – uses prices generated by market transactions involving identical or comparable assets or liabilities.
- Cost approach – uses the amount that currently would be required to replace the service capacity of an asset (replacement cost)
- Income approach – uses valuation techniques to convert future amounts to present amounts based on current market expectations.

Deferred Outflows and Inflows Of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Recently Adopted Accounting Pronouncements

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*, effective for fiscal years beginning after December 15, 2023. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The implementation of GASB 101 did not have a material impact on the District's financial statements, the adoption did not result in a restatement of previously reported fund balance for the year ended March 31, 2025.

Recently Issued Accounting Pronouncements

In April 2024, the GASB issued Statement No. 103, *Financial Reporting Model Improvements*, effective for fiscal years beginning after June 15, 2025. The primary objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement includes updated requirements for Management Discussion and Analysis, unusual or infrequent items, and budgetary comparison information. Management is evaluating the effects that the full implementation of GASB Statement No. 103 will have on its financial statements for the year ended March 31, 2027.

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 3: DEPOSITS

The District's deposits are stated at cost and the carrying amounts are reported on the balance sheet as "Cash". The funds are held in various local banks, and, at year end, the carrying amount was \$84,918 and a bank balance of \$89,246. Statutes require that all funds in excess of FDIC coverage be collateralized with securities pledged to the District by the depository bank. As of March 31, 2025, no funds were in excess of FDIC Coverage (Category 1).

The collateral pledged is represented by specific identifiable investment securities and classified as to credit risk by the three categories described below:

- Category 1 – Insured or collateralized securities held by the District or by its agent in the District's name.
- Category 2 – Collateralized with securities held by the pledging financial institution's trust department or agent in the District's name.
- Category 3 – Uncollateralized.

NOTE 4: INVESTMENTS

The Public Funds Investment Act authorizes the District to invest funds under a written investment policy. The District's deposits and investments are invested pursuant to the investment policy, which is approved annually by the Board. The primary objectives of the District's investment strategy, in order of priority, are safety, liquidity, and yield.

The District had an investment of \$354,735 (fair value) in an external local governmental investment pool, Texas Local Governmental Investment Pool ("TexPool"), at March 31, 2025. The investments in TexPool had a weighted average maturity of one day and a Standard and Poor's rating of AAAM.

TexPool is an external investment pool offered to local governments. Although TexPool is not registered with the SEC as an investment company, it operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. TexPool is overseen by the Texas State Comptroller of Public Accounts, who is the sole officer, director and shareholder of the Texas Treasury Safekeeping Trust Company which is authorized to operate TexPool.

TexPool also has an advisory board to advise on TexPool's investment policy; this board is made up equally of participants and nonparticipants who do not have a business relationship with TexPool.

Federated Investors manages daily operations of TexPool under a contract with the Comptroller and is the investment manager for the pool. TexPool uses amortized cost rather than market value to report net position to compute share prices. Accordingly, the fair value of the position in TexPool is the same as the value of the TexPool shares. TexPool's investment policy stipulates that it must invest in accordance with the Public Funds Investment Act.

In accordance with GASB Statement No. 79, the local government investment pools do not have any limitation and restriction on withdrawals such as notice periods or maximum transaction amounts. These pools do not impose any liquidity fees or redemption gates.

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 4: INVESTMENTS – continued

Credit Risk- Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The ratings of securities by nationally recognized agencies are designed to give an indication of credit risk. At March 31, 2025, investments were included in a local governmental investment pool with a rating from Standard and Poor's in compliance with the District's investment policy.

Concentration of Credit Risk- Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investments in a single issuer. At March 31, 2025, most of the District's investments were with TexPool.

Interest Rate Risk- The District considers the holdings in the local governmental investment pool to have a one day weighted average maturity due to the fact that the share position can usually be redeemed each day at the discretion of the shareholders, unless there has been a significant change.

Investment	Fair Value	Effective Duration (in years)	Credit Risk
TexPool	\$354,735	0.0	AAAm

NOTE 5: PROPERTY TAXES

Property taxes attach as an enforceable lien on property as of February 1. Taxes are levied on October 1 and are due and payable on or before January 31 of the following year. The District has contracted with the Fayette County Tax Assessor Collector to bill and collect its property taxes. The District's property tax is levied on the assessed value listed as of the prior January 1 for all real and business personal property located in the District. The assessed value for the roll as of January 1, 2024, upon which the 2024 levy was based was \$73,323,221.

Taxes are due January 31 following the October 1 levy date. The total levy on October 1, 2024, was \$144,080 and the tax rate was \$0.1965 (0.0925 (M&O) and 0.1040 (I&S) per \$100 assessed valuation).

NOTE 6: WATER BILLING RECEIVABLE

The District reports its water receivables at net of the allowance for doubtful accounts. Generally, when an account becomes uncollectible and is charged-off, it is charged directly to the allowance account. The receivable balance includes regular water sales.

	March 31, 2025
Water Receivable	\$36,203
Allowance for Doubtful Accounts	(1,681)
	<u>\$34,522</u>

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 7: CAPITAL ASSETS

Capital asset activity for the year ended March 31, 2025, was follows:

	3/31/2024	Additions	Retirements	3/31/2025
Governmental Activities:				
Capital assets not being depreciated:				
Land	\$ 136,663	\$ -	\$ -	\$ 136,663
Construction-in-Progress	66,818	-	66,818	-
Total capital assets not being depreciated	\$ 203,481	\$ -	\$ 66,818	\$ 136,663
Capital assets being depreciated:				
Water & Sewer System	\$ 2,686,619	\$ 257,982	\$ -	\$ 2,944,601
Equipment	414,336	-	-	414,336
Buildings	109,371	-	-	109,371
Furniture & Fixtures	2,493	-	-	2,493
Total capital assets being depreciated	\$ 3,212,819	\$ 257,982	\$ -	\$ 3,470,801
Less accumulated depreciation for:				
Water & Sewer System	\$ 1,615,037	\$ 151,105	\$ -	\$ 1,766,142
Equipment	266,118	32,123	-	298,241
Buildings	51,547	4,870	-	56,417
Furniture & Fixtures	2,493	-	-	2,493
Total accumulated depreciation	\$ 1,935,195	\$ 188,098	\$ -	\$ 2,123,293
Total capital assets being depreciated, net	1,277,624	69,884	-	1,347,508
Governmental activities capital assets, net	\$ 1,481,105	\$ 69,884	\$ 66,818	\$ 1,484,171

Depreciation was charged to the general fund of \$188,098.

NOTE 8: WATER AND SEWER RATES

The monthly charges are as follows:

<u>Water Service</u>	<u>Monthly Minimum</u>	<u>Rate per 1,000 gallons</u>
Residential		
Kort's Korner	\$47.00	
Bluff Manor Apartments		\$2.78 per 1,000 gallons
Frisch Auf Country Club	\$376.00	up to 10,000 gallons
Monument Hill Nursing Home		increasing \$ 0.31-
		0.70/1,000 per each
Parkview Apartments		additional 10,000 gallons
Monument Hill State Park	\$117.50	of usage up to 50,000
		gallons and \$5.40 for all
		gallons over 50,000.
Bluff Manor Apartments	\$752.00	

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 8: WATER AND SEWER RATES – continued

<u>Sewer Service – Base Rate:</u>	
Residential	\$47.36
Bluff Manor Apartments Washateria	\$54.68
Monument Hill State Park	
Frisch Auf Country Club	\$109.36
Kort's Korner	
Monument Hill Nursing Home	\$1,284.43

NOTE 9: LONG-TERM DEBT

The District held a bond election on November 8, 2016, where the voters approved the issuance of \$1,720,000 in tax revenue bonds to be used to drill a new water well, make other capital improvements, and to retire the Bond Anticipation Note of \$790,000. On May 11, 2017, the District held a bond sale and sold \$1,390,000 of the \$1.720 million bonds approved by the voters, these bonds were funded on June 15, 2017, with variable interest rates of 2.0 to 4.0%, maturing April 1, 2044. Bonds were sold at a discount of \$30,143.

Bonds are payable from and secured by the proceeds of a continuing, direct annual ad valorem tax levied, on all taxable property within the Fayette County Water Control & Improvement District – Monument Hill.

In April 2021 the District entered into a loan agreement with Government Capital in the amount of \$153,000 at 2.25%, maturing April 2026, to finance the rehabilitation of an existing ground water storage tank and (2) pressure tanks. The note is secured by water and sewer revenue.

The annual aggregate maturities for the bonds for the years subsequent to March 31, 2025, are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	71,273	43,041	114,314
2027	72,014	41,097	113,111
2028	40,000	39,088	79,088
2029	45,000	37,678	82,678
2030	45,000	36,160	81,160
2031-2035	255,000	155,522	410,522
2036-2040	335,000	101,422	436,422
2041-2045	335,000	27,500	362,500
Total	<u>\$ 1,198,287</u>	<u>\$ 481,509</u>	<u>\$ 1,679,795</u>

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 9: LONG-TERM DEBT – continued

Changes in Outstanding Debt

Transactions for the year ended March 31, 2025, are summarized as follows:

	Balance 03/31/2024	Addition	Retirement	Balance 03/31/2025	Due Within One Year
<i>Governmental Activities:</i>					
Unlimited Tax Bonds, Series 2017 Variable Rate of 2% to 4% Maturing April 1, 2044	\$1,170,000	\$ -	\$ (35,000)	\$1,135,000	\$ 40,000
Issuance Discount on Bonds	(22,396)	-	1,120	(21,276)	(1,120)
Government Capital #9439, 2.25% Maturing April 9, 2026	93,871	-	(30,585)	63,286	31,273
<i>Total Notes and Bonds Payable</i>	<u>\$1,241,475</u>	<u>\$ -</u>	<u>\$ (64,465)</u>	<u>\$1,177,010</u>	<u>\$ 70,153</u>

NOTE 10: FUND BALANCE

The District complies with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Those fund balance classifications are described below.

Nonspendable - Amounts that cannot be spent because they are either not in a spendable form or are legally or contractually required to be maintained intact.

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.

Committed - Amounts that can only be used for specific purpose pursuant to approval by formal action by the Board. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified, or rescinded only through resolutions approved by the Board.

Assigned - For the General Fund, amounts that are appropriated by the Board or Board designee that are to be used for specific purposes. For all other governmental funds, any remaining positive amounts not previously classified as non-spendable, restricted, or committed.

Unassigned - Amounts that are available for any purpose; these amounts can be reported only in the District's General Fund.

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 10: FUND BALANCE – continued

The detail of the fund balance is included in the Governmental Fund Balance Sheet.

Fund balance of the District may be committed for a specific purpose by formal action of the Board, the District's highest level of decision-making authority. Commitments may be established, modified, or rescinded only through a resolution approved by the Board.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

As of March 31, 2025, the District has not adopted a minimum fund balance policy.

NOTE 11: EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND
AND GOVERNMENT-WIDE STATEMENTS

Differences between the Governmental Fund Balance Sheet and the Statement of Net Position:

The differences (as reflected in the adjustments column) primarily result from the long-term economic resources focus of the statement of net assets versus the current financial resources focus of the governmental fund balance sheet.

When capital assets (land, buildings, equipment) that are to be used in governmental activities are purchased or constructed, the costs of those assets are reported as expenditures in governmental funds. However, the statement of net assets includes those capital assets among the assets of the District as a whole.

Cost of capital assets	\$3,607,464
Accumulated Depreciation	<u>(\$2,123,293)</u>
	\$1,484,171

Accrued interest payable is not due and payable in the current period, and, therefore, is not reported in the funds.

Accrued interest payable	\$1,788
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Long-term liabilities applicable to the district's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities – both current and long-term—are reported in the Statement of Net Position.

Due within one year	\$70,153
Due after one year	\$1,106,857

Taxes receivable are offset by deferred revenues in the governmental funds and thus are not included in fund balance.

Deferred revenue	(\$20,490)
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FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
Notes To Financial Statements
Year Ended March 31, 2025

NOTE 11: EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND
AND GOVERNMENT-WIDE STATEMENTS – continued

Differences between the Governmental Fund Operating Statement and the Statement of Activities:

The differences (as reflected in the adjustments column) arise primarily from the long-term economic resources focus of the statement of activities versus the current financial resources focus of the governmental funds.

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital Outlay	(\$191,165)
Depreciation Expense	\$188,098

Repayment of bond principal is reported as an expenditure in governmental funds. For the District as a whole, however, the principal payments reduce the liabilities in the statement of net position and do not result in an expense in the statement of activities.

Payment of Bond Principal	\$(65,585)
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Amortization of bond discounts are not accrued in governmental funds, but rather are recognized as an expenditure when due. Interest expense is recognized as expenditures in the governmental funds. The statement of activities includes the expense on the full accrual basis.

Amortization of Bond Discount	\$(138)
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Because some property taxes will not be collected for several months after the district's year end, they are not considered as "available" revenues in the governmental funds.

Adjustment for property taxes collected after year-end	\$2,892
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NOTE 12: CONTRACTUAL AGREEMENTS

The District entered into an interlocal agreement with Fayette Water Supply Corporation (FWSC) for the purchase and sale of bulk water to each other during service interruptions. FWSC is to keep a running total of water and monthly, or at least quarterly, submit to the District a well log of usage along with a payment. In the event the District uses more water than FWSC, FWSC should send an invoice for payment. For the year ending March 31, 2025, the District had no sales of water to FWSC, and purchased \$25,792 worth of water.

The District also has contracts for its water system operation management and repairs to its water lines/meter. These contracts are on an annual basis. For the year ending March 31, 2025, costs totaled \$95,326.

The District has contracted with the City of LaGrange for its sewage treatment. A total of \$120,684 was paid to the City for the year ending March 31, 2025.

NOTE 13: DATE OF MANAGEMENT'S REVIEW

Management has evaluated subsequent events through the date the financial statements were available to be issued.

Required Supplementary Information

FAYETTE COUNTY WATER CONTROL IMPROVEMENT DISTRICT - MONUMENT HILL
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL - GENERAL FUND
FOR THE YEAR ENDED MARCH 31, 2025

	BUDGETED AMOUNTS		ACTUAL AMOUNTS	VARIANCE
	ORIGINAL	FINAL	BUDGETARY BASIS	FAVORABLE/ (UNFAVORABLE)
REVENUES				
Charges for services:				
Water/Sewer	\$ 485,000	\$ 478,772	\$ 478,772	\$ -
MHPOA Clerical Service Revenues	17,600	17,668	17,668	-
Miscellaneous	-	-	500	500
Ad valorem Taxes	61,700	66,756	65,942	(814)
Penalties & Interest - Taxes	-	-	814	814
Interest Earnings	10,000	10,150	10,148	(2)
Miscellaneous	-	-	2,693	2,693
Total revenues	\$ 574,300	\$ 573,346	\$ 576,537	\$ 3,191
EXPENDITURES				
Bulk Water Purchased	\$ 30,000	\$ 26,000	\$ 25,792	\$ 208
Payroll Costs	74,245	74,350	72,491	1,859
Permits	650	630	9,973	(9,343)
Insurance	13,000	11,000	10,952	48
Director Fees	7,000	4,300	4,300	-
Utilities	29,000	21,700	21,264	436
Telephone/Internet	8,200	7,300	7,037	263
Printing & Office Supplies	4,000	2,300	2,229	71
Postage	3,000	2,800	2,027	773
Dues & Subscriptions	7,000	4,500	4,458	42
Contract Labor	62,500	63,300	62,815	485
Miscellaneous	4,205	810	1,758	(948)
Legal & Accounting Fees	13,000	7,500	7,500	-
Repairs/Maintenance	97,000	62,900	44,849	18,051
Chemicals & Laboratory Fees	19,000	11,500	11,006	494
Sewage Treatment	140,000	127,500	120,684	6,816
Appraisal District Fees	4,000	3,700	3,691	9
Engineering	12,000	2,000	1,520	480
Legal Notices	3,000	2,000	1,427	573
Travel	2,000	710	701	9
Inspection Expense	4,000	1,600	1,534	66
Capital Outlay	243,000	204,000	191,165	12,835
Debt Service				
Principal	33,000	32,700	30,585	2,115
Interest	-	-	2,111	(2,111)
Total program expenditures/expenses	\$ 812,800	\$ 675,100	\$ 641,869	\$ 33,231
Excess (Deficiency) of revenues over expenditures	\$ (238,500)	\$ (101,754)	\$ (65,332)	\$ 36,422
OTHER FINANCING SOURCES (USES)				
Transfers In (Out)	\$ -	\$ -	\$ -	\$ -
Total other financing sources and uses	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of revenues and other financing sources over expenditures	\$ (238,500)	\$ (101,754)	\$ (65,332)	\$ 36,422
Fund Balance				
Beginning of the year			413,572	
End of the year			\$ 348,240	

See Accompanying Notes to the Financial Statements

Supplementary Information

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL
SUPPLEMENTAL SCHEDULES INCLUDED WITHIN THIS REPORT
FOR THE YEAR ENDING MARCH 31, 2025

<u>X</u>	TSI-1	Schedule of Services and Rates
<u>X</u>	TSI-2	Schedule of General Fund Expenditures
<u>N/A</u>	TSI-3	Schedule of Temporary Investments (not applicable)
<u>X</u>	TSI-4	Taxes Levied and Receivable
<u>X</u>	TSI-5	General Long-Term Debt Service Requirements by Years
<u>X</u>	TSI-6	Changes in General Long-Term Debt
<u>X</u>	TSI-7	Comparative Schedule of Revenues and Expenditures
<u>X</u>	TSI-8	Board Members, Key Personnel and Consultants

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL

TSI-1. SERVICES AND RATES
FOR THE YEAR ENDING MARCH 31, 2025

1. **Services Provided by the District:**

<input checked="" type="checkbox"/> Retail Water	<input checked="" type="checkbox"/> Wholesale Water	<input type="checkbox"/> Drainage
<input checked="" type="checkbox"/> Retail Wastewater	<input type="checkbox"/> Wholesale Sewer	<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 type="checkbox"/> Flood Control	<input type="checkbox"/> Roads
<input checked="" type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)		
<input type="checkbox"/> Other		

2. **Retail Water**

a. **Retail Rates Based on 5/8" Meter:** ☒ Retail Rates Not Applicable
(Detail on the following page)

b. **Retail Connections:** Number of retail water and/or wastewater connections within the District as of the fiscal year end. Actual numbers and single-family equivalents (ESFC) as noted:

	Active Connections	Active (ESFC)	Inactive Connections (ESFC) **
Single Family	221	224	6
Multi-Family	3	26.5	-0-
Commercial	5	13.5	-0-
Other – recreational centers, government & VFD (Nursing Home)	1	8	-0-
Total	230	272	6

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

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

Gallons pumped into system:	30,397,000	Water Accountability Ratio:
Gallons billed to customers:	28,537,000	93.88%

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

Does the District have Debt Service standby fees? ☐ Yes ☒ No
Does the District have Operation and Maintenance standby fees? ☐ Yes ☒ No
If yes, Date of the most recent Commission Order: Not Applicable

5. **Location of District:**

Entirely within Fayette County.
District is not located within a City.
District is within a City's extra territorial jurisdiction – City of LaGrange.
Board members are not appointed by an office outside the District.

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL

TSI-1. SERVICES AND RATES
FOR THE YEAR ENDING MARCH 31, 2025
(continued)

Monthly Service		
	Base Water Rate	Base Sewer Rate
Residential (Homes)		
Residential 3/4" Meter	\$ 47.00	\$ 47.36
Residential 1" Meter	\$ 117.50	\$ 47.36
Vacant	\$ 47.00	\$ -
Residential (Apartments)		
Bluff Manor Apts, 3" Meter (121) (35 apts)	\$ 752.00	\$ 1,657.60
Bluff Manor Apts, 2" Meter (118) (14 apts)	\$ 376.00	\$ 663.04
Parkview Apts, 1" Meter (175) (13 apts)	\$ 117.50	\$ 615.68
Commercial		
Bluff Manor Apts Washateria, 3/4" Meter (127)	\$ 47.00	\$ 54.68
Kreische Brewery Historic Site, 1" Meter (174)	\$ 117.50	\$ 109.36
Frisch Auf! Country Club, 2" Meter (170)	\$ 376.00	\$ 109.36
Frisch Auf! Country Club, Golf Course (179)	\$ 47.00	\$ -
Your C Store #3/XS, 3/4" Meter (26)	\$ 47.00	\$ 109.36
Kenmar Residential Svc - sewer only (176)	\$ -	\$ 109.36
Los Pinos Imports - sewer only (239)	\$ -	\$ 109.36
Special		
Monument Hill Nursing Ctr. 2" Meter (293)	\$ 376.00	\$ 1,284.43

Water Usage (\$/1,000 Gals.)			
	From	To	Rate
Water - Residential & Commercial	-	10,000	\$ 2.78
	10,001	20,000	\$ 3.54
	20,001	30,000	\$ 3.87
	30,001	40,000	\$ 4.31
	40,001	50,000	\$ 4.63
	50,001	and up	\$ 5.40

Connection and Reconnection Fees		
	Water	Sewer
Connection (Tap)	\$600.00 min	\$600.00 min
Reconnection		
< 30 Days	\$ 50.00	
> 30 Days	\$ 125.00	

Other	
Vacant House fee	\$ 47.00
Renters Deposit	\$ 250.00
Customer Service Inspection Fee	\$ 125.00
Meter Tampering & Diversion Penalty	\$ 100.00
Returned Check Fee	\$ 25.00
Late Fees	10%, \$10 Minimum

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL

TSI-2. SCHEDULE OF GENERAL FUND EXPENDITURES
FOR THE YEAR ENDING MARCH 31, 2025

Current:	
Personnel (including benefits)	72,491
Professional Fees:	
Auditing	7,500
Legal	-0-
Engineering	1,520
Financial Advisor	-0-
Purchased Services For Resale:	
Bulk Water & Wastewater Service Purchases	129,982
Tap Connection Expenses	-0-
Contracted Services:	
Bookkeeping	-0-
General Manager	-0-
Appraisal District	3,691
Tax Collector	-0-
Other Contracted Services	62,815
Utilities	21,264
Repairs and Maintenance	44,849
Administrative Expenditures:	
Directors' Fees	4,300
Office Supplies	2,229
Insurance	10,952
Other Administrative Expenses (Bad Debts)	-0-
Capital Outlay:	
Acquisition of Fixed Assets	191,165
Solid Waste Disposal	-0-
Fire Fighting	-0-
Parks and Recreation	-0-
Other Expenditures	<u>89,111</u>
TOTAL EXPENDITURES	<u>\$ 641,869</u>

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL

TSI-4. TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDING MARCH 31, 2025

Taxes Receivable April 1, 2024 (Net of Adjustments)	\$17,598
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2024 Original Tax Roll	\$ 144,080	
Additions and Corrections	<u>(402)</u>	
2024 Adjusted Tax Rolls		143,678

Tax Collections: Current Year	\$ 131,151	
Prior Year	<u>9,635</u>	<u>140,786</u>

Total Taxes Receivable – March 31, 2025	<u>\$20,490</u>
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<u>Taxes Receivable By Years</u>		
1978-2023	7,849	
2024	<u>12,641</u>	
Total	<u>\$ 20,490</u>	

Property Valuation

	2024	2023	2022	2021	2020
Total Property Valuations	<u>\$73,323,221</u>	<u>\$69,756,044</u>	<u>\$64,012,631</u>	<u>\$58,221,699</u>	<u>\$55,613,438</u>
Rate per \$100	.1965	.2100	.2253	.2337	.2447
Original Tax Levy	\$144,080	\$146,087	\$144,220	\$136,064	\$ 136,086
Percent of Taxes Collected to Taxes Levied	97.7%	89.1%	98.1%	98.1%	96.6%

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL

TSI-5. GENERAL LONG-TERM DEBT SERVICE REQUIREMENTS BY YEARS
FOR THE YEAR ENDING MARCH 31, 2025

Series 2017				
Ended March 31,	Principal Due April 1	Interest Due April 1 October 1		Total Annual Requirements
2026	40,000	21,109	20,509	81,618
2027	40,000	20,509	19,869	80,378
2028	40,000	19,869	19,219	79,088
2029	45,000	19,219	18,459	82,678
2030	45,000	18,459	17,700	81,159
2031	45,000	17,700	16,941	79,641
2032	50,000	16,941	16,066	83,007
2033	50,000	16,066	15,159	81,225
2034	55,000	15,159	14,163	84,322
2035	55,000	14,163	13,166	82,329
2036	60,000	13,166	12,078	85,244
2037	65,000	12,078	10,900	87,978
2038	65,000	10,900	9,600	85,500
2039	70,000	9,600	8,200	87,800
2040	75,000	8,200	6,700	89,900
2041	80,000	6,700	5,100	91,800
2042	80,000	5,100	3,500	88,600
2043	85,000	3,500	1,800	90,300
2044	90,000	1,800	-0-	91,800
TOTALS	\$1,135,000	\$250,238	\$229,129	\$1,614,367

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL

TSI-6. CHANGES IN GENERAL LONG-TERM DEBT
FOR THE YEAR ENDING MARCH 31, 2025

	Unlimited Tax Bonds (Series 2017)
Interest Rate	Variable 2% to 4%
Maturity Date	April 1, 2044
Outstanding at Beginning of Current Year	\$1,170,000
Proceeds Current Year	-0-
Retirements:	
Principal	(35,000)
Interest	43,518
Outstanding at End of Year	\$1,135,000

Paying Agent's Name and City:

Series 2017 BOKF, NA Austin, Texas

Bonds Authorized by Voters	\$1,720,000
Bonds Issued	<u>1,390,000</u>
Bonds Remaining to be Issued	\$330,000

Debt Service fund Cash and Temporary Investment balances as of March 31, 2025	\$106,093
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Average annual Debt Service payment (Principal and Interest) for remaining term of debt	\$84,967
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FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT - MONUMENT HILL
TSI-7. COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND AND DEBT SERVICE FUND
YEARS ENDED MARCH 31, 2025 THRU 2021

	AMOUNTS				
	2025	2024	2023	2022	2021
GENERAL FUND REVENUES:					
Service Revenues	\$ 478,772	\$ 483,195	\$ 458,432	\$ 413,893	\$ 394,440
Tax Revenues	65,942	60,970	65,396	58,354	54,389
Penalty and Interest	814	769	76	1,016	408
Interest Earned	10,148	16,197	1,780	987	967
Miscellaneous	3,193	924	3,143	3,042	2,694
Other Service Revenue	17,668	14,689	13,200	13,200	13,200
TOTAL REVENUES	<u>\$ 576,537</u>	<u>\$ 576,744</u>	<u>\$ 542,027</u>	<u>\$ 490,492</u>	<u>\$ 466,098</u>
EXPENDITURES:					
Professional Fees	\$ 7,500	\$ 10,388	\$ 10,588	\$ 6,500	\$ 7,244
Personnel Costs	72,491	66,420	61,228	60,760	58,934
Purchased & Contracted Services	191,325	207,066	182,796	184,641	152,001
Consumable Supplies & Materials	11,006	14,834	11,875	10,669	11,156
Recurring Operating Expenditures	168,382	166,335	144,094	102,353	120,939
Capital Outlay	191,165	69,679	152,670	67,001	160,856
TOTAL EXPENDITURES	<u>\$ 641,869</u>	<u>\$ 534,722</u>	<u>\$ 563,251</u>	<u>\$ 431,924</u>	<u>\$ 511,130</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ (65,332)</u>	<u>\$ 42,022</u>	<u>\$ (21,224)</u>	<u>\$ 58,568</u>	<u>\$ (45,032)</u>
DEBT SERVICE FUND REVENUES:					
Tax Revenues	\$ 73,868	\$ 67,274	\$ 82,931	\$ 74,595	\$ 75,619
Penalty and Interest	976	1,194	69	1,374	570
Interest on Investments	5,219	3,948	790	865	1,190
TOTAL REVENUES	<u>\$ 80,063</u>	<u>\$ 72,416</u>	<u>\$ 83,790</u>	<u>\$ 76,834</u>	<u>\$ 77,379</u>
EXPENDITURES:					
Tax Collection Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Expenditures	250	286	500	500	498
Debt Service Interest and Fees	43,518	44,480	45,123	45,828	46,488
Debt Service Principal	35,000	35,000	35,000	30,000	30,000
TOTAL EXPENDITURES	<u>\$ 78,768</u>	<u>\$ 79,766</u>	<u>\$ 80,623</u>	<u>\$ 76,328</u>	<u>\$ 76,986</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ 1,295</u>	<u>\$ (7,350)</u>	<u>\$ 3,167</u>	<u>\$ 506</u>	<u>\$ 393</u>
Total Active Retail Water and Wastewater Connections	232	231	231	230	225

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT - MONUMENT HILL
TSI-7. COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND AND DEBT SERVICE FUND
YEARS ENDED MARCH 31, 2025 THRU 2021

	PERCENTAGES				
	2025	2024	2023	2022	2021
GENERAL FUND REVENUES:					
Service Revenues	83.04%	83.81%	79.49%	62.26%	14.56%
Tax Revenues	11.44%	10.58%	11.34%	1.89%	0.18%
Penalty and Interest	0.14%	0.13%	0.01%	1.52%	0.50%
Interest Earned	1.76%	2.81%	0.31%	0.61%	0.29%
Miscellaneous	0.55%	0.16%	0.54%	33.70%	83.80%
Other Service Revenue	3.06%	2.55%	2.29%	0.01%	0.67%
TOTAL REVENUES	100.00%	100.04%	93.98%	95.03%	100.00%
EXPENDITURES:					
Professional Fees	1.30%	1.80%	1.84%	1.85%	1.48%
Personnel Costs	12.57%	11.52%	10.62%	11.21%	12.02%
Purchased & Contracted Services	33.19%	35.92%	31.69%	9.47%	30.99%
Consumable Supplies & Materials	1.91%	2.57%	2.06%	26.78%	2.27%
Recurring Operating Expenditures	29.21%	28.85%	24.98%	19.98%	24.66%
Capital Outlay	33.16%	12.09%	26.47%	40.86%	32.79%
TOTAL EXPENDITURES	111.33%	92.75%	97.66%	110.15%	104.21%
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-11.33%	7.29%	-3.68%	-15.12%	-4.21%
DEBT SERVICE FUND REVENUES:					
Tax Revenues	92.26%	84.03%	114.52%	97.09%	97.73%
Penalty and Interest	1.22%	1.49%	0.10%	1.79%	0.74%
Interest on Investments	6.52%	4.93%	0.94%	1.13%	1.54%
TOTAL REVENUES	100.00%	90.45%	115.56%	100.00%	100.00%
EXPENDITURES:					
Tax Collection Expenditures	0.00%	0.00%	0.00%	0.00%	0.00%
Other Expenditures	0.31%	0.36%	0.69%	0.65%	0.64%
Debt Service Interest and Fees	54.35%	55.56%	62.31%	59.65%	60.08%
Debt Service Principal	43.72%	43.72%	48.33%	39.05%	38.77%
TOTAL EXPENDITURES	98.38%	99.63%	111.33%	99.34%	99.49%
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1.62%	-9.18%	4.23%	0.66%	0.51%
Total Active Retail Water and Wastewater Connections	231	230	225	228	230

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL

TSI-8. BOARD MEMBERS, KEY PERSONNEL, AND CONSULTANTS
FOR THE YEAR ENDING MARCH 31, 2025

Complete District Mailing Address: 100 Country Club Dr., La Grange, Texas 78945
District Business Telephone Number: (979) 968-5514

Submission Date of the most recent District Registration Form
(TWC Sections 36.054 and 49.054): December 8, 2016

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

Names:	Term of Office (Elected or Appointed) Or Term Expires	Fees of Office Paid	Expense Reimbursements	Title at Year End
Board Members:				
Seth Gunn 100 Country Club Drive La Grange, Texas 78945	(Elected) 11/22 – 11/26	\$700	-0-	President
Jay Watson 100 Country Club Drive La Grange, Texas 78945	(Appointed) 11/24 – 11/28	-0-	-0-	Vice- President
Mike Wallace 100 Country Club Drive La Grange, Texas 78945	(Appointed) 11/24 – 11/28	-0-	-0-	Treasurer
Chester Johnson 100 Country Club Drive La Grange, Texas 78945	(Elected) 11/22 – 11/26	\$1,000	-0-	Director
Bobby Gilmore 100 Country Club Drive La Grange, Texas 78945	(Elected) 11/22 – 11/26	\$800	-0-	Secretary
Gary Kramer 100 Country Club Drive La Grange, Texas 78945	(Elected) 11/24 – 11/28	\$800	-0-	Former Treasurer
Penny Lee 100 Country Club Drive La Grange, Texas 78945	(Elected) 11/24 – 11/28	\$1,000	-0-	Former Vice- President
Administrative Personnel:				
Lori Steffek		\$52,245	\$5,120	Office Manager

FAYETTE COUNTY WATER CONTROL &
IMPROVEMENT DISTRICT – MONUMENT HILL

TSI-8. BOARD MEMBERS, KEY PERSONNEL, AND CONSULTANTS
FOR THE YEAR ENDING MARCH 31, 2025
(continued)

Names:	Term of Office (Elected or Appointed) Or Term Expires	Fees of Office Paid	Expense Reimbursements	Title at Year End
Consultants:				
Lisa Patterson		\$-0-		Attorney
Medack & Oltmann, LLP		\$7,500		Auditor
BEFCO Engineering, Inc		\$1,520		Engineer

ANNUAL FILING AFFIDAVIT

STATE OF TEXAS

COUNTY OF Fayette

I, _____ of the

(Name of Duly Authorized District Representative)

Fayette County Water Control & Improvement District-Monument Hill

(Name of District)

hearby swear, or affirm, that the District above has reviewed and approved at a meeting of the District's Board of Directors on the _____ day of _____,

its annual audit report for the fiscal period ended March 31, 2025,

and that copies of the annual audit report have been filed in the District's office, located at _____

100 Country Club Drive LaGrange TX 78945

(Address of the District's Office)

This filing affidavit and the attached copy of the audit report will be submitted to the Texas Commission on Environmental Quality to satisfy the annual filing requirements of Texas Water Code Section 49.194.

Date: _____,

By: _____

(Signature of District Representative)

(Typed Name and Title of District Representative)

Sworn to and subscribed to before me this _____ day of _____.

(SEAL)

(Signature of Notary)

My Commission Expires On: _____.

Notary Public in the State of Texas.