

ANNUAL FINANCIAL REPORT
OF THE
CITY OF LAVON, TEXAS

Fiscal Year Ended September 30, 2025

Mayor
Vicki Sanson



**CITY OF LAVON, TEXAS
ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

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INTRODUCTORY SECTION

**City of Lavon, Texas
Principal Officials
September 30, 2025**

City Council

Vicki Sanson	Mayor
Mike Shepard	Place 1
Mike Cook	Place 2
Travis Jacob	Place 3
Ted Dill	Place 4
Lindsey Hedge	Place 5

FINANCIAL SECTION

Mike Ward Accounting & Financial Consulting, PLLC

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Point, Texas 75472

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INDEPENDENT AUDITOR'S REPORT

Mayor and City Council
City of Lavon, Texas
P.O. Box 340
Lavon, Texas 75166

Opinions

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

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

Basis of Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

My objective is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinions. Reasonable assurance is a high level of assurance but 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 override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

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

- Exercise professional judgement 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 City of Lavon, Texas' 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 my judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Lavon, Texas' ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the Required Supplementary Information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Lavon, Texas' basic financial statements. The individual component unit financial statements as well as the combining non-major governmental fund financial statements are presented for additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the individual component unit financial statements and the combining non-major governmental fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section but does not include the basic financial statements and my auditor's report thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, I conclude that an uncorrected material misstatement of the financial statements of the other information exists, I am required to describe it in my report.

Respectfully Submitted,

Mike Ward Accounting & Financial Consulting, PLLC

Mike Ward Accounting & Financial Consulting, PLLC

Point, Texas

November 30, 2025

CITY OF LAVON, TEXAS

MANAGEMENT DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2025

As management of the City of Lavon ("City"), we offer the readers of the City of Lavon's financial statements this narrative overview and analysis of the financial activities of the City of Lavon for the fiscal year ended September 30, 2025. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the City's financial statements, which follow this narrative.

Financial Highlights

- The assets of the City of Lavon exceeded its liabilities and deferred inflows/outflows at the close of the fiscal year by \$42,760,237 (net position). Of this amount, \$13,034,435, or 30.48%, is investment in capital assets, \$3,987,954, or 9.3%, is restricted for specific purposes, and the remaining balance of \$25,737,848 may be used to meet the City's ongoing obligations to its citizens and creditors in accordance with the City's fund designation and policies.
- The City's total net position increased \$8,029,424.
- As of the close of the current fiscal year, the City's governmental funds reported a combined ending fund balance of \$22,842,830. This represents a decrease of (\$5,732,575) in net fund balance.
- As of the close of the current fiscal year, the unassigned fund balance for the General Fund was \$10,121,783, which was approximately 110.6% of total General Fund expenditures.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City of Lavon's basic financial statements. The City's basic financial statements consist of three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Basic Financial Statements

The first two statements (pages 18-21) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the City's financial status.

The next statements (pages 22-30) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the City's government. These statements provide more detail than the government-wide statements. There are three parts to the Fund Financial Statements: 1) the Governmental Fund financial statements, 2) the Proprietary Fund financial statements, and 3) the Fiduciary Fund statements.

The next section of the basic financial statements are the **notes**. The notes to the financial statements explain in detail some of the data contained in the statements. After the notes, **required supplemental information** (pages 50-53) is provided to show details about the City's pension plan. **Supplemental information** (pages 56-61) is also included to provide combining non-major fund financial statements for other major governmental funds and component unit information.

Government-wide Financial Statements

The government-wide financial statements are designed to provide the reader with a broad overview of the City's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide both short and long-term information about the City's financial status as a whole.

The Statement of Net Position presents information on all of the City's assets and liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both government-wide financial statements include not only the City itself (known as the primary government) but also a legally separate economic development corporation for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

The government-wide statements are divided into three categories: 1) governmental activities, 2) business-type activities, and 3) component unit activity. The governmental activities include most of the City's basic services such as public safety, parks and recreation, and general administration. Property taxes, sales taxes and state and federal grant funds finance most of these activities. The business-type activities are those that the City charges a fee to customers to help it cover all or most of the cost of certain services it provides. The final category is the component unit. The City includes one separate legal entity in its report – City of Lavon Economic Development Corporation. Although legally separate, this "component unit" is important because the City is financially accountable to them.

The government-wide financial statements are on pages 18-21 of this report.

Fund Financial Statements

The fund financial statements provide a more detailed look at the City's most significant funds. 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 City, like all other governmental entities in Texas, uses fund accounting to ensure and reflect compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories as previously described.

**CITY OF LAVON, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2025**

Governmental Funds – Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial 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. Such information may be useful in assessing a government's near-term financing requirements.

Most of the City's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what funds are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps to determine if there are more or less financial resources available to finance the City's programs. The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

Because the focus of governmental funds is narrower than that of government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund Balance Sheet and the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains six individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund and Other Governmental Funds. Data from the other governmental funds is provided in the form of combining statements in the supplementary information. Governmental Fund financial statements can be found on pages 22-26 of this report.

The City adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the City, the management of the City, and the decisions of the Council about which services to provide and how to pay for them. It also authorizes the City to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the City complied with the budget ordinance and whether or not the City succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) original budget; 2) the final budget as amended by the council; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges.

Proprietary Funds – The City charges customers for the services it provides, whether to outside customers or to other units within the City. These services are generally reported in proprietary funds. Proprietary funds are reported in the same way all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, the City's proprietary funds provide the same type of information as the government-wide financial statements, only in more detail, such as cash flows. The City has only two proprietary funds, the Wastewater Utility Fund and the Solid Waste Utility Fund, both combined into a single fund..

The basic proprietary fund financial statements can be found on pages 22-30 of this report.

Fiduciary Funds – Fiduciary Funds are used to account for amounts held on behalf of others by the City as a trustee, or fiduciary. The City is the trustee, or fiduciary, for certain amounts held on behalf of certain PIDs and developers.. All of the City's fiduciary activities are reported in a separate Statement of Fiduciary Assets and Liabilities. The activities of this fund are excluded from the City's other financial statements because the City cannot use these assets to finance its operations. The City is responsible for ensuring that the assets reported in this fund are used for their intended purpose.

**CITY OF LAVON, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2025**

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are on pages 31-47 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report presents certain required supplementary information concerning the City's progress in funding its obligation to provide pension benefits to its employees.

The combining statements referred to earlier in connection with the non-major governmental funds are presented immediately following the required supplementary information. Combining statements and individual fund statements can be found on pages 56-57 of this report.

**CITY OF LAVON, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2025**

Net Position

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
Current and other assets	\$ 23,799,633	\$ 31,268,739	\$ 19,153,113	\$ 15,839,905	\$42,952,746	\$ 47,108,644
Capital assets	19,582,175	16,034,030	14,151,350	7,805,783	33,733,525	23,839,813
Total assets	43,381,808	47,302,769	33,304,463	23,645,688	76,686,271	70,948,457
Deferred outflows-pension	853,226	657,014	-	-	853,226	657,014
Current liabilities	910,885	2,672,632	2,590,763	2,181,142	3,501,648	4,853,774
Long-term liabilities	25,841,681	26,084,239	5,232,400	5,776,501	31,074,081	31,860,740
Total liabilities	26,752,566	28,756,871	7,823,163	7,957,643	34,575,729	36,714,514
Deferred inflows of resources						
Pension	203,531	160,142	-	-	203,531	160,142
Total deferred inflows	203,531	160,142	-	-	203,531	160,142
Net position:						
Net investment in capital assets	4,083,079	8,092,276	8,951,356	2,029,282	13,034,435	10,121,558
Restricted	3,987,954	2,967,938	-	-	3,987,954	2,967,938
Unrestricted	9,207,904	7,982,556	16,529,944	13,658,763	25,737,848	21,641,319
Total net position	\$ 17,278,937	\$ 19,042,770	\$ 25,481,300	\$ 15,688,045	\$42,760,237	\$ 34,730,815

As noted earlier, net position may serve over time as one useful indicator of a government's financial condition. The net position of the City exceeded liabilities by \$42,760,237 as of September 30, 2025. The City's net position increased by \$8,029,424 for the fiscal year ended September 30, 2025.

Net investment in capital assets:

The City's net position of net investment in capital assets of, \$13,034,435, or 30%, reflects the City's investment in capital assets (e.g. land, buildings, infrastructure, and equipment) less any related debt still outstanding that was issued to acquire those items, plus any unspent debt proceeds. The City uses these capital assets to provide services to citizens; consequently, these assets are not readily available for future spending. Although the City's investments in its capital assets is reported net of outstanding related debt, the resources needed to repay that debt must be provided by other sources since the capital assets cannot be used to liquidate these liabilities.

Restricted net position:

The restricted net position of \$3,987,954, or 9.33%, of total net position represents resources that are subject to external restrictions on their use, or by enabling legislation.

Unrestricted net position:

Unrestricted net position of \$25,737,848 or, 60%, is available to fund the City programs and obligations to its citizens and creditors.

CITY OF LAVON, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2025

Changes in Net Position

	Governmental Activities		Business-type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program revenues:						
Charges for services	\$ 4,738,788	\$ 5,640,299	\$ 8,587,525	\$ 9,638,864	\$13,326,313	\$ 15,279,163
Capital grants and contributions	-	47,841	-	-	-	47,841
Operating grants and contributions	540,794	1,499,843	-	-	540,794	1,499,843
General revenues:						
Property tax	4,808,824	4,015,262	-	-	4,808,824	4,015,262
Sales tax	2,126,049	1,480,510	-	-	2,126,049	1,480,510
Franchise tax	287,513	256,380	-	-	287,513	256,380
Investment income	692,081	1,118,313	141,016	182,314	833,097	1,300,627
Miscellaneous	96,011	62,630	-	-	96,011	62,630
Total revenues	13,290,060	14,121,078	8,728,541	9,821,178	22,018,601	23,942,256
Expenses:						
Program expenses						
General government	\$ 930,188	\$ 1,052,113	\$ -	\$ -	\$ 930,188	\$ 1,052,113
Public services	122,926	83,378	-	-	122,926	83,378
Public safety	5,547,082	4,225,518	-	-	5,547,082	4,225,518
Public works	3,941,548	3,914,074	-	-	3,941,548	3,914,074
Parks and recreation	67,450	102,368	-	-	67,450	102,368
Interest on long-term debt	862,134	798,160	-	-	862,134	798,160
Debt administration fee	146,888	-	-	-	146,888	-
Sewer and garbage	-	-	2,370,961	2,215,334	2,370,961	2,215,334
Total expenses	11,618,216	10,175,611	2,370,961	2,215,334	13,989,177	12,390,945
Change in net assets before other financing sources (uses)	1,671,844	3,945,467	6,357,580	7,605,844	8,029,424	11,551,311
Other financing sources (uses):						
Transfers	(3,435,677)	2,432,241	3,435,677	(2,432,241)	-	-
Bond issue costs	-	(170,035)	-	-	-	(170,035)
Total other financing sources (uses)	(3,435,677)	2,262,206	3,435,677	(2,432,241)	-	(170,035)
Total change in net position	(1,763,833)	6,207,673	9,793,257	5,173,603	8,029,424	11,381,276
Net position - October 1	19,042,770	12,835,097	15,688,043	10,514,442	34,730,813	23,349,539
Net position - September 30	\$ 17,278,937	\$ 19,042,770	\$ 25,481,300	\$ 15,688,045	\$42,760,237	\$ 34,730,815

**CITY OF LAVON, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2025**

Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds - The focus of the City's governmental funds are to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. Specifically, unassigned fund balance can be a useful measure of a government's net resources available for spending at the end of the fiscal year.

At September 30, 2025, the City's governmental funds reported total fund balances of \$22,842,830, a (19.71%) decrease in comparison with the prior year's total ending fund balance. The components of total fund balance are as follows:

- Restricted fund balances of \$12,721,047, or 55.69%, of total fund balance consists of amounts restricted by external laws or contractual obligations.
- Unassigned fund balance of \$10,121,783, or 44.31%, of total fund balance, represents the residual available fund balance that has not been restricted, committed, or assigned by management, City Council, or otherwise.

General Fund - The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance was \$10,121,783, compared to \$8,835,890 at the end of the prior fiscal year. As a measure of the General Fund's liquidity, it may be useful to compare the unassigned fund balance to total fund expenditures. Unassigned fund balance represents 110.6% of total General Fund expenditures.

General Fund Budgetary Highlights: Generally, budget amendments fall into one of three categories: (1) amendments made to adjust estimates that are used to prepare the original budget ordinance once exact information is available, (2) amendments made to recognize new funding sources, such as Federal and State grants; and (3) increases in appropriations that become necessary to maintain services. During the fiscal year, the City revised the original adopted budget multiple times.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide statements, but in more detail. Unrestricted net position of the proprietary funds at the end of the fiscal year amounted to \$16,529,944.

**CITY OF LAVON, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)
SEPTEMBER 30, 2025**

Capital Asset and Debt Administration

Capital assets - The City's investment in capital assets for its governmental and business-type activities as of September 30, 2025, totals \$33,733,525 (net of accumulated depreciation). These assets include land, buildings and improvements, infrastructure, vehicles and equipment. The total increase in capital assets for the current fiscal year was 22.13%.

**Capital Assets
September 30, 2025
(net of accumulated depreciation)**

	Governmental		Business-type		Total	
	2025	2024	2025	2024	2025	2024
Land	\$ 3,576,707	\$ 3,576,707	\$ -	\$ -	\$ 3,576,707	\$ 3,576,707
Buildings & Improvements	2,483,476	1,097,930	-	-	2,483,476	1,097,930
Infrastructure	10,876,490	7,417,714	5,793,921	6,114,241	16,670,411	13,531,955
Machinery & Equipment	2,533,002	2,719,202	4,519	9,038	2,537,521	2,728,240
Construction in Progress	112,500	1,222,477	8,352,910	1,682,504	8,465,410	2,904,981
Total	\$ 19,582,175	\$ 16,034,030	\$14,151,350	\$ 7,805,783	\$33,733,525	\$23,839,813

More detailed information about the City's capital assets is presented in Note G to the financial statements

Long-Term Debt - As of September 30, 2025, the City had outstanding long-term debt in the amount of \$29,432,183, a decrease of (\$930,592).

**Outstanding Debt
As of September 30, 2025**

	Governmental		Business-type		Total	
	2025	2024	2025	2024	2025	2024
Bonds Payable	\$ 24,232,189	\$ 24,586,274	\$ 5,199,994	\$ 5,776,501	\$29,432,183	\$30,362,775
Total	\$ 24,232,189	\$ 24,586,274	\$ 5,199,994	\$ 5,776,501	\$29,432,183	\$30,362,775

More detailed information about the City's long-term debt is presented in Note I to the financial statements

**CITY OF LAVON, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2025**

Economic Factors and Next Year's Budgets and Rates

The annual budget is developed to provide efficient, effective, and economic uses of the City's resources, as well as a means to accomplish the highest priority objectives. Through the budget, the City Council and administration set the direction of the City, allocate its resources, and establish its priorities.

The City annually reviews all of its fees as part of the budget adoption process. Fees for general government as well as user charges are evaluated and, if needed, adjusted to meet the needs of the operations of the systems. The budget is adopted and a tax rate is approved to meet the demands of the budget. For 2025, rates set for fees and taxes are estimated to meet operational demand similar to the current year.

The adopted tax rate for FY 2025-2026 will be a tax rate of \$0.420000 per \$100 valuation.

Requests for Information

This report is designed to provide an overview of the City's finances for those with an interest in the City's finances. Questions concerning the information found in this report or requests for additional financial information should be directed to the City of Lavon, PO Box 340, Lavon, Texas 75166.



BASIC FINANCIAL STATEMENTS

**CITY OF LAVON, TEXAS
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Primary Government		Total	Component Unit EDC
	Governmental Activities	Business-type Activities		
ASSETS				
Cash and cash equivalents	\$ 10,261,770	\$ 18,888,046	\$ 29,149,816	\$ 1,313,830
Receivables (net of allowance for uncollectibles)	593,778	265,067	858,845	122,108
Prepaid item	16,443	-	16,443	5,000
Restricted assets:				
Cash and cash equivalents	12,927,642	-	12,927,642	988,435
Capital assets not being depreciated:				
Land	3,576,707	-	3,576,707	-
Construction in process	112,500	8,352,910	8,465,410	-
Capital assets net of accumulated depreciation:				
Building & improvements	2,483,476	-	2,483,476	-
Infrastructure & improvements	10,876,490	5,793,921	16,670,411	228,907
Machinery & equipment	2,533,002	4,519	2,537,521	-
Total assets	43,381,808	33,304,463	76,686,271	2,658,280
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows of resources-pension	853,226	-	853,226	-
LIABILITIES				
Accounts payable	696,294	605,853	1,302,147	16,742
Payroll liabilities	133,261	-	133,261	-
Other liabilities	81,330	1,984,910	2,066,240	-
Non-current liabilities:				
Due within one year:				
Compensated absences	157,196	-	157,196	-
Accrued interest payable	124,500	32,406	156,906	-
Bonds payable	877,504	86,631	964,135	-
Note payable	-	-	-	89,755
Due in more than one year:				
Net pension liability	1,278,687	-	1,278,687	-
Net OPEB liability	49,109	-	49,109	-
Bonds payable	23,354,685	5,113,363	28,468,048	-
Note payable	-	-	-	1,244,468
Total liabilities	26,752,566	7,823,163	34,575,729	1,350,965
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows of resources-pension	203,531	-	203,531	-
Total deferred inflows of resources	203,531	-	203,531	-
NET POSITION				
Net investment in capital assets	4,083,079	8,951,356	13,034,435	-
Restricted for:				
Public works-streets	2,242,180	-	2,242,180	-
Other dedicated funds	246,978	-	246,978	-
Court uses	35,564	-	35,564	-
Police	1,076,704	-	1,076,704	-
Debt Service	384,230	-	384,230	-
Hotel	2,298	-	2,298	-
Unrestricted	9,207,904	16,529,944	25,737,848	1,307,315
Total net position	\$ 17,278,937	\$ 25,481,300	\$ 42,760,237	\$ 1,307,315

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



**CITY OF LAVON, TEXAS
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Function/Program Activities	Expenses	Program Revenues		
		Charges for Services	Capital Grants and Contributions	Operating Grants and Contributions
Primary Government				
Governmental Activities:				
General government	\$ 930,188	\$ -	\$ -	\$ 540,794
Public service	122,926	-	-	-
Public safety	5,547,082	543,453	-	-
Public works	3,941,548	4,195,335	-	-
Parks and recreation	67,450	-	-	-
Interest on long-term debt	862,134	-	-	-
Debt administration fee	146,888	-	-	-
Total governmental activities	11,618,216	4,738,788	-	540,794
Business-type Activities:				
Wastewater	1,254,810	7,449,847	-	-
Solid waste	888,628	1,137,678	-	-
Interest on long-term debt	227,523	-	-	-
Total business-type activities	2,370,961	8,587,525	-	-
Total primary government	\$ 13,989,177	\$ 13,326,313	\$ -	\$ 540,794
Component units:				
Economic Development Corporation	\$ 309,542	\$ -	\$ -	\$ -
Debt issue costs	15,150	-	-	-
Total component unit:	\$ 324,692	\$ -	\$ -	\$ -

General revenues:
Property tax
Sales & mixed beverage tax
Franchise tax
Investment income
Miscellaneous
Transfers
Total general revenues
Change in net position
Net position - beginning
Net position - ending

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

**Net (Expense) Revenue
and Changes in Net Position**

Primary Government			Component Unit
Governmental Activities	Business Activities	Total	EDC
\$ (389,394)	\$ -	\$ (389,394)	\$ -
(122,926)	-	(122,926)	-
(5,003,629)	-	(5,003,629)	-
253,787	-	253,787	-
(67,450)	-	(67,450)	-
(862,134)	-	(862,134)	-
(146,888)	-	(146,888)	-
<u>(6,338,634)</u>	<u>-</u>	<u>(6,338,634)</u>	<u>-</u>
-	6,195,037	6,195,037	-
-	249,050	249,050	-
-	<u>(227,523)</u>	<u>(227,523)</u>	-
-	6,216,564	6,216,564	-
<u>\$ (6,338,634)</u>	<u>\$ 6,216,564</u>	<u>\$ (122,070)</u>	<u>\$ -</u>
\$ -	\$ -	\$ -	\$ (309,542)
-	-	-	(15,150)
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (324,692)</u>
\$ 4,808,824	\$ -	\$ 4,808,824	\$ -
2,126,049	-	2,126,049	704,803
287,513	-	287,513	-
692,081	141,016	833,097	49,471
96,011	-	96,011	13,362
<u>(3,435,677)</u>	<u>3,435,677</u>	<u>-</u>	<u>-</u>
<u>4,574,801</u>	<u>3,576,693</u>	<u>8,151,494</u>	<u>767,636</u>
<u>(1,763,833)</u>	<u>9,793,257</u>	<u>8,029,424</u>	<u>442,944</u>
<u>19,042,770</u>	<u>15,688,043</u>	<u>34,730,813</u>	<u>864,371</u>
<u>\$ 17,278,937</u>	<u>\$ 25,481,300</u>	<u>\$ 42,760,237</u>	<u>\$ 1,307,315</u>

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

**CITY OF LAVON, TEXAS
BALANCE SHEET - GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	General Fund	Debt Service Fund	Other Governmental Funds	Total
ASSETS				
Cash and cash equivalents	\$ 10,261,770	\$ -	\$ -	\$ 10,261,770
Receivables (net of allowance for uncollectibles)	359,143	-	234,635	593,778
Prepaid item	16,443	-	-	16,443
Cash and cash equivalents - restricted	-	384,230	12,543,413	12,927,643
Total assets	10,637,356	384,230	12,778,048	23,799,634
LIABILITIES				
Accounts payable	255,064	-	441,228	696,292
Payroll accrual	133,260	-	-	133,260
Other liabilities	81,327	-	3	81,330
Total liabilities	469,651	-	441,231	910,882
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - property tax revenue	45,922	-	-	45,922
Total deferred inflows of resources	45,922	-	-	45,922
FUND BALANCES				
Restricted for:				
Court use	-	-	35,564	35,564
Police	-	-	1,076,704	1,076,704
Public works-streets	-	-	2,242,180	2,242,180
Other dedicated funds	-	-	246,978	246,978
Debt service	-	384,230	-	384,230
Hotel	-	-	2,298	2,298
Construction projects	-	-	8,733,093	8,733,093
Unassigned	10,121,783	-	-	10,121,783
Total fund balances	10,121,783	384,230	12,336,817	22,842,830
Total liabilities, deferred inflows of resources and fund balances	\$ 10,637,356	\$ 384,230	\$ 12,778,048	\$ 23,799,634

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

**CITY OF LAVON, TEXAS
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds balance sheet	\$ 22,842,830
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	24,873,623
Accumulated depreciation has not been included in the governmental fund financial statements.	(5,291,447)
Accrued liabilities for compensated absences have not been reflected in the fund financial statements.	(157,195)
Revenue reported as deferred inflow of resources in the governmental fund financial statements was recorded as revenue in the government-wide financial statements.	45,916
Net pension liability that is not available within the current period and, therefore, is not reported within in the fund financial statements.	(1,278,687)
Net other pension benefit liability is not due and payable in the current period, and therefore, is not reported in the fund financial statements.	(49,109)
Deferred inflows/outflows of resources for pension are not reported in the fund financial statements.	649,695
Long-term liabilities, including notes payable and capital leases, are not due and payable in the current period and, therefore, are not reported in the funds.	(24,356,689)
Net position of governmental activities - statement of net position	<u>\$ 17,278,937</u>

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

**CITY OF LAVON, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	General Fund	Debt Service Fund	Other Governmental Funds	Total Governmental Funds
REVENUES				
Taxes:				
Property	\$ 2,513,343	\$ 2,108,486	\$ 161,775	\$ 4,783,604
Sales	1,420,513	-	705,536	2,126,049
Franchise	282,123	-	5,390	287,513
Intergovernmental revenue - state and local	118,239	-	115,747	233,986
Grant income	-	-	301,274	301,274
Licenses and permits	4,195,335	-	-	4,195,335
Fines and fees	121,475	-	421,979	543,454
Donations	5,535	-	-	5,535
Miscellaneous	96,011	-	-	96,011
Investment income	111,999	7,860	572,223	692,082
Total revenues	<u>8,864,573</u>	<u>2,116,346</u>	<u>2,283,924</u>	<u>13,264,843</u>
EXPENDITURES				
Current operating:				
General government	890,985	-	5,733	896,718
Public services	97,840	-	25,734	123,574
Public safety	5,219,993	-	1,874	5,221,867
Public works	2,639,323	-	890,008	3,529,331
Parks and recreation	2,016	-	-	2,016
Debt service:				
Principal retirement	-	220,216	-	220,216
Interest	-	996,003	-	996,003
Debt administration	-	146,888	-	146,888
Capital outlays				
Public safety	128,617	-	174,788	303,405
Public works	173,088	-	3,472,353	3,645,441
Parks	-	-	476,282	476,282
Total expenditures	<u>9,151,862</u>	<u>1,363,107</u>	<u>5,046,772</u>	<u>15,561,741</u>
Excess (deficiency) of revenues over (under) expenditures	(287,289)	753,239	(2,762,848)	(2,296,898)
Other revenues and financing sources (uses)				
Transfers	1,257,340	(804,031)	(3,888,986)	(3,435,677)
Total other financing sources (uses)	<u>1,257,340</u>	<u>(804,031)</u>	<u>(3,888,986)</u>	<u>(3,435,677)</u>
Net change in fund balances	970,051	(50,792)	(6,651,834)	(5,732,575)
Fund balances, October 1	9,027,232	435,022	18,988,651	28,450,905
Prior period adjustments	124,500	-	-	124,500
Fund balances, September 30	<u>\$ 10,121,783</u>	<u>\$ 384,230</u>	<u>\$ 12,336,817</u>	<u>\$ 22,842,830</u>

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

**CITY OF LAVON, TEXAS
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

**Net change in fund balances - statement of revenues, expenditures and
changes in fund balances - governmental funds** \$ (5,608,075)

Amounts reported for governmental activities in the statement of activities are different because:

Current year capital outlays are expenditures in the fund financial statements, but these are shown as an increase in capital assets in the government-wide financial statements. The effect of removing the capital outlays is to increase net position. 4,425,128

Depreciation is not recognized as an expense in governmental funds since it does not require the use of current financial resources. The effect of recording the current year's depreciation is to decrease net position. (1,001,484)

Current year long-term debt principal payments on contractual obligations are expenditures in the fund financial statements but are shown as reductions in long-term debt in the government-wide financial statements. 220,216

Current year debt premium amortization is recorded as an expense within the government-wide financial statements and excluded from the governmental financial statements. 133,869

Deferred revenue reported within the governmental fund financial statements is eliminated from the government-wide financial statements through an adjustment to property taxes within the government wide financial statements. 25,217

Current year changes in pension expense do not require the use of current resources; therefore, this is not reported as expenditures in governmental funds. 41,296

Change in net position - statement of activities \$ (1,763,833)

**CITY OF LAVON, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2025**

	<u>Utility Fund</u>
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 18,888,046
Receivables (net of allowance for uncollectibles)	265,067
Total current assets	<u>19,153,113</u>
Noncurrent assets:	
Capital assets:	
Construction in progress	8,352,910
Infrastructure	7,756,360
Machinery and equipment	61,690
Less: accumulated depreciation	<u>(2,019,610)</u>
Total capital assets (net of accumulated depreciation)	<u>14,151,350</u>
Total assets	<u><u>33,304,463</u></u>
LIABILITIES	
Current liabilities:	
Accounts payable	605,853
Other liabilities	1,984,910
Payables from restricted funds:	
Bonds payable	<u>86,631</u>
Total current liabilities	<u>2,677,394</u>
Noncurrent liabilities:	
Bonds payable	5,113,363
Accrued Interest	<u>32,406</u>
Total noncurrent liabilities	<u>5,145,769</u>
Total liabilities	<u><u>7,823,163</u></u>
NET POSITION	
Net investment in capital assets	8,951,356
Unrestricted	<u>16,529,944</u>
Total net position	<u><u>\$ 25,481,300</u></u>

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

**CITY OF LAVON, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES
IN FUND NET ASSETS - PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Utility Fund</u>
OPERATING REVENUES:	
Charges for services	\$ 8,587,525
Total operating revenues	<u>8,587,525</u>
OPERATING EXPENSES:	
Contractual services	1,708,164
Repairs and maintenance	30,463
Utilities	79,972
Depreciation	324,839
Total operating expenses	<u>2,143,438</u>
Operating income (loss)	<u>6,444,087</u>
NON-OPERATING REVENUES (EXPENSES):	
Interest expense	(227,523)
Investment income	141,016
Total non-operating revenues (expenses)	<u>(86,507)</u>
Transfers	3,435,677
Change in net position	9,793,257
Net position, October 1	15,688,043
Net position, September 30	<u>\$ 25,481,300</u>

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

**CITY OF LAVON, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Utility Fund</u>
Cash Flows from Operating Activities	
Cash received from customers	\$ 8,558,970
Cash paid to suppliers for goods and services	<u>(1,376,572)</u>
Net cash provided by (used for) operating activities	<u>7,182,398</u>
Cash Flows from Noncapital Financing Activities	
Transfers to other funds	3,435,679
Net cash provided by (used for) noncapital financial activities	<u>3,435,679</u>
Cash Flows from Capital and Related Financing Activities	
Principal paid on long-term debt	(576,509)
Interest paid on long-term debt	(227,523)
Acquisition of capital assets	(6,670,406)
Debt proceeds	-
Net cash provided by (used for) capital and related financing activities	<u>(7,474,438)</u>
Cash Flows from Investing Activities	
Interest income	141,016
Net cash provided by (used for) investing activities	<u>141,016</u>
Net increase (decrease) in cash and cash equivalents	3,284,655
Cash and cash equivalents at beginning of year	15,603,391
Cash and cash equivalents at end of year	<u><u>\$ 18,888,046</u></u>
Reconciliation of operating income to net cash provided by operating activities:	
Operating income (loss)	<u>\$ 6,444,087</u>
Adjustment to reconcile operating income to net cash provided by operating activities	
Depreciation	324,839
Changes in assets and liabilities:	
(Decrease) increase in:	
Receivables	(28,555)
Increase (decrease) in:	
Accounts payable	<u>442,027</u>
Total adjustments	<u>738,311</u>
Net cash provided by operating activities	<u><u>\$ 7,182,398</u></u>

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

**CITY OF LAVON, TEXAS
STATEMENT OF FIDUCIARY NET POSITION
SEPTEMBER 30, 2025**

	Public Improvement Districts	MA Partners Escrow	Lavon Volunteer Fire Department	State Court Fees Fund	Meritage Escrow Fund	Total
ASSETS						
Cash and cash equivalents	\$ 977,892	\$ 50,954	\$ 411	\$ 20,557	\$ 1,279	\$ 1,051,093
Total assets	977,892	50,954	411	20,557	1,279	1,051,093
LIABILITIES						
Other liabilities	977,892	50,954	411	20,557	1,279	1,051,093
Total liabilities	\$ 977,892	\$ 50,954	\$ 411	\$ 20,557	\$ 1,279	\$ 1,051,093

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

**CITY OF LAVON, TEXAS
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Balance September 30, 2024	Additions	Deductions	Balance September 30, 2025
ASSETS				
Cash and cash equivalents:				
Public Improvement Districts	\$ 1,743,649	\$ 4,680,147	\$ (5,445,904)	977,892
MA Partners Escrow	860	203,756	(153,662)	50,954
Lavon Volunteer Fire Department	4,792	-	(4,381)	411
State Court Fees Fund	14,016	126,561	(120,020)	20,557
Meritage Escrow Fund	11,615	126,422	(136,758)	1,279
Total Assets	\$ 1,774,932	\$ 5,136,886	\$ (5,860,725)	\$ 1,051,093
LIABILITIES				
Fiduciary Liabilities	1,774,932	5,136,886	(5,860,725)	1,051,093
Total Liabilities	\$ 1,774,932	\$ 5,136,886	\$ (5,860,725)	\$ 1,051,093

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

**CITY OF LAVON, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Lavon, Texas ("City") was incorporated in 1972 and is currently governed by an elected mayor and five-member council and provides the following services to its citizens: Public Safety (Police and Fire), Public Works, Waste Water Utilities, Solid Waste Utilities General Administrative Services, and parks and recreation.

The accounting reporting policies of the City relating to the funds included in the accompanying basic financial statements conform to accounting principles generally accepted in the United States of America ("GAAP") applicable to state and local governments. Generally accepted accounting principles for local governments include those principles prescribed by the Governmental Accounting Standards Board ("GASB"), the American Institute of Certified Public Accountants in the publication entitled *State and Local Governments-Audit and Accounting Guide*, and by the Financial Accounting Standards, when applicable. The more significant accounting policies of the City are described below:

1. Reporting Entity

The City is a municipal corporation governed by an elected mayor and a five-member council, and has the authority to make decisions, appoint administrators and managers, and significantly influence operations. It also has the primary accountability for fiscal matters. The City is therefore considered a financial reporting entity as defined by GASB within Statement No. 14, "The Financial Reporting Entity," as amended by GASB 39, "Determining Whether Certain Organizations are Component Units".

Under GASB 14, component units are organizations for which the City is financially accountable, and all other organizations for which the nature and significance of their relationship are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Financial accountability exists if the City appoints a voting majority of an organization's governing board and is either able to impose its will on that organization, or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the City. The City may be financially accountable for governmental organizations with a separately elected governing board, a governing board appointed by another government, or a jointly appointed board that is fiscally dependent on the City. The financial statements of the component unit(s) may be discretely presented in a separate column from the primary government, or blended within the financial statements of the primary government. GASB 39 added clarification to GASB 14 by including entities which meet all three of the following requirements:

1. The economic resources received or held by the separate organization are entirely for the direct benefit of the primary government, its component units, or its constituents.
2. The primary government, or its component unit, is entitled to, or has the ability to otherwise access, a majority of the economic resources received or held by the separate organization.
3. The economic resources received or held by an individual organization that the specific primary government, or its component unit, is entitled to, or has the ability to otherwise access, are significant to the primary government.

The financial statements of the following component units have been "discretely presented" in the accompanying reports because (i) their governing boards are not substantially the same as the governing body of the City, or (ii) the component units provide services entirely or almost entirely to the citizenry and not the City.

The Lavon Economic Development Corporation ("EDC") is a discretely presented component unit of the City. The EDC is governed by a board of seven directors, all of whom are appointed by the City Council of the City and whom can be removed from office by the City Council at its will. The nature and significance of the relationship between the primary government and the EDC is such that exclusion would cause the City's financials to be misleading and incomplete. The EDC is legally separate, but due to the City appointing the voting majority of the EDC board, it is classified as a discretely presented component unit. The funding for the EDC occurs by the City transferring 25% of City sales tax collections to the EDC.

In addition, GASB Statement No. 61 considers an organization that does not meet the financial accountability criteria for being included as a component unit if management's professional judgment determines it to be necessary and misleading if omitted. This evaluation includes consideration of whether a financial benefit or burden exists in the relationship between the entities. Management has not identified any additional organizations that fit this criteria.

The basic financial statements are prepared in conformity with GAAP which require the government-wide financial statements to be prepared using the accrual basis of accounting and the economic resources measurement focus. Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities and business-type activities on the statement of net assets and statement of activities. Significantly, the City's statement of net position includes both noncurrent assets and noncurrent liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City's capital assets, including infrastructure.

**CITY OF LAVON, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

2. Basis of Presentation

In addition to the government-wide financial statements, the City has prepared fund financial statements, which use the modified accrual basis of accounting and the current financial resources measurement focus for the governmental funds. The accrual basis of accounting is utilized by proprietary funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Management's Discussion and Analysis includes an analytical overview of the City's financial activities. In addition, a budgetary comparison statement is presented in the required supplementary section that compares the budget with actual results.

The City's basic financial statements include the accounts of all City operations. In evaluating how to define the City for financial reporting purposes, management has considered all entities for which the City is considered to be financially accountable. As required by GAAP, these financial statements present the City, and its component units, entities for which the City is considered to be financially accountable. The discretely presented component unit has been reported in a separate column in the government-wide financial statements to emphasize that it is a legally separate from the City.

The basic financial statements include both government-wide, (based on the City as a whole), 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 non-fiduciary activities of the primary government and its component units. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely on fees and charges for support.

The government-wide statement of activities demonstrates the degree to which the direct expenses of a functional category (Police, Fire, Public Works, etc.) or program are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or program. Program revenues include: a) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or program, b) grants and contributions that are restricted to meeting the capital requirements of a particular function or program, and c) grants and contributions that are restricted to meeting the operational requirements of a particular function or program. Taxes and other items not properly included among program revenues are reported instead as general revenue. Internally dedicated resources are also reported as general revenues rather than as program revenues.

The net cost (by function) is normally covered by general revenue (property and sales taxes, franchise fees, and interest income).

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual proprietary funds are reported in separate columns within the fund financial statements. The major governmental funds is the general fund and the debt service fund. GASB Statement No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues or expenditures/expenses of either fund category or the governmental and proprietary combined) for the determination of major funds. The non-major funds are combined in a column in the fund financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to the general rule are franchise fees and other charges between the City's wastewater function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the wastewater and solid waste funds are charges to customers for sales and services. The wastewater utility fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for business-type funds include the cost of sales and service and administrative expenses. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

The City's Fiduciary Fund is presented in the fund financial statements. Since by definition these assets are being held for the benefit of a third party (other local governments, individuals, pension participants, etc.) and cannot be used to address activities or obligations of the City, these funds are not incorporated into the government-wide statements.

The government-wide focus is more on the sustainability of the City as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The focus of the fund financial statements is on the major individual funds of the governmental and proprietary categories, as well as the fiduciary fund. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

**CITY OF LAVON, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

3. Measurement Focus, Basis of Accounting

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund statements and fiduciary fund statements. The economic resources measurement focus means all assets and liabilities (whether current or noncurrent) are included on the statement of net position, and the operating statements present increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized when earned, including unbilled sewer services which are accrued. Expenses are recognized as the liability is incurred.

Governmental fund level 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 City considers revenues to be available when they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due and payable shortly after year end as required by GASB Interpretation No. 6.

Ad valorem, franchise and sales tax revenues recorded in the General Fund are recognized under the susceptible to accrual concept. Licenses and permits, charges for services, fines and forfeitures, contributions, and miscellaneous revenues are recorded as revenues when received in cash, as the resulting receivable is not measurable. Investment earnings are recorded as earned since they are measurable and available. In applying the susceptible to accrual concept to inter-governmental revenues, the legal and contractual requirements of the numerous individual programs are used as guidance. Intergovernmental grant revenues are recognized when all eligibility requirements have been met.

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

Governmental funds are those through which most governmental functions of the City are financed. The acquisition, use and balances of the City's expendable financial resources and the related liabilities (except those accounted for in proprietary funds) are accounted for through governmental funds. The measurement focus is upon determination of changes in financial position, rather than upon net income determination.

The *General Fund* is the operating fund of the City. This fund is used to account for all financial resources not accounted for in other funds. All general tax revenues and other receipts that are not restricted by law or contracted agreement to some other fund are accounted for in this fund. General operating expenditures, fixed charges and capital improvement costs that are not paid through other funds are paid from the General 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 from taxes levied by the City.

Proprietary funds are accounted for on a flow of economic resources measurement focus. The accounting objectives are a determination of net income, financial position, and changes in cash flows. All assets and liabilities associated with a proprietary fund's activities are included on its statement of net position.

Proprietary funds are financed and operated in a manner similar to private business enterprise. The costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis are financed or recovered primarily through user charges. Periodic determination of revenues earned, expenses incurred, or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The following are descriptions of the proprietary fund of the City.

The *Utility Fund* accounts for the operation of the City's wastewater and solid waste collection utility system, a self-supporting activity, which renders services on a user charge basis to residents and businesses located in Lavon.

**CITY OF LAVON, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

4. Financial Statement Amounts

a. Cash and Cash Equivalents

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

b. Prepaid Items

Prepaid balances are for payments made by the City for which benefits extend beyond the fiscal year, and the reserve for prepaid items has been recognized to signify that a portion of the fund balance is not available for other subsequent expenditures. Prepaid items are recorded using the consumption method.

c. Receivable and Payable

Trade and property tax receivables are shown net of an allowance for uncollectibility.

The City believes that sufficient detail of receivable and payable balances are provided in the financial statements to avoid the obscuring of significant components by aggregation.

d. Restricted Assets

Assets are reported as restricted when limitations on their use change the nature or normal understanding of the availability of the asset. Such constraints are either externally imposed by creditors, contributors, grantors, or laws of other governments, or are imposed by law through constitutional provisions or enabling legislation.

e. Capital Assets

Capital assets, which include land, buildings, equipment, vehicles and infrastructure, purchased or acquired, are reported in the applicable governmental or business-like activities columns in the government-wide financial statements and proprietary fund type financial statements. The City defines capital assets as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical, if historical cost is not available. Contributed assets are recorded at fair market value as of the date donated. 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.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Net interest incurred during the construction phase of capital assets of business-like activities is included as part of the capitalized value of the assets constructed. No interest was capitalized during the current year.

**CITY OF LAVON, TEXAS
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Management elected not to retroactively report infrastructure assets within the scope of GASB 34.

Capital assets are being depreciated using the straight-line method over the following estimated useful lives:

<u>Asset Class</u>	<u>Estimated Useful Lives</u>
Buildings, structures and improvements	5-40 years
Equipment, including vehicles	5-10 years
Infrastructure	20-40 years

f. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and overtime not paid (comp time). All vacation and comp time is accrued at the close of the fiscal year end in the government-wide and proprietary fund financial statements.

g. Long-term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are expensed during the year they are incurred.

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

h. Deferred Outflows/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. The City has two items that qualify in this category. The City's pension plan contributions made from the measurement date of the pension plan to the current fiscal year-end are deferred and will be recognized in the subsequent fiscal year-end. The other deferred outflow is the difference between projected and actual investment earnings that will be amortized as a component of pension expense on a closed basis over a five-year period beginning with the period in which the difference occurred.

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 a net position that applies to a future period(s) and so will not be recognized as an inflow of resource (revenue) until that time. The City has three items that qualify in this category. Two of these items arise only under a modified accrual basis of accounting. Accordingly, unavailable revenue, is reported only in the governmental funds Balance Sheet. The governmental fund reports unavailable revenue from property tax and proprietary funds report a note receivable. The remaining items recorded as a deferred inflow of resources is recorded in the government-wide Statement of Net Position and fund level financial statements for the Wastewater Utility Fund's Statement of Net Position for the difference in projected and actual experience in the actuarial measurement of the total pension liability not recognized in the current year. The amount is deferred and will be amortized over a period of years determined by the Plan actuary. The differences will be amortized over the average remaining service life of all participants in the respective pension plan and recorded as a component of pension expense beginning with the period in which they are incurred.

**CITY OF LAVON, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

i. Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

j. Fund Balance Policies

In the fund financial statements, governmental funds report fund balance as nonspendable, restricted, committed, assigned, or unassigned based primarily on the extent to which the City is bound to honor constraints on how specific amounts can be spent.

- *Nonspendable fund balance* - amounts that cannot be spent because they are either (a) not spendable in form or (b) legally or contractually required to be maintained intact.
- *Restricted fund balance* - amounts with constraints placed on their use that are either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by laws through constitutional provisions or enabling legislation that stipulates that amounts can only be spent for specific purposes.
- *Committed fund balance* - amounts that can only be used for specific purposes determined by a resolution of the City Council and remains binding unless removed in the same manner. The underlying action that imposed the limitation needs to occur no later than the close of the reporting period.
- *Assigned fund balance* - amounts that are constrained by the City's intent to be used for specific purposes. Assignment of fund balance is much less formal than commitments and do not require formal action for their imposition or removal. In governmental funds other than the General Fund, assigned fund balance represents the amount that is not restricted or committed which indicates that resources are, at a minimum, intended to be used.
- *Unassigned fund balance* - the residual classification for the City's General Fund that includes amounts not contained in the other classifications. In other funds, the unassigned classification is used only if expenditures incurred for specific purposes exceed the amounts restricted, committed, or assigned to those purposes. Unassigned amounts are technically available for any purpose. Negative residual amounts for all other governmental funds are reported in this classification.

The City Council establishes, modifies or rescinds fund balance commitments and assignments by passage of an ordinance or resolution. This is done through adoption of the budget and subsequent budget amendments that occur throughout the year.

When both restricted and unassigned resources are available for use, it is the City's policy to use restricted resources first, followed by the committed, assigned and unassigned resources as they are needed.

The City believes that sound financial management principles require that sufficient funds be retained by the City to provide a stable financial base at all times. To retain this stable financial base, the City considers an unassigned fund balance of 25% of expenditures should be maintained. The City considers an unassigned fund balance of less than 5% of expenditures to be cause for concern and a plan to adjust budget resources in subsequent fiscal years will be done to restore the balance.

The purpose of the City's fund balance policy is to maintain a prudent level of financial resources to protect against reducing service levels or raising taxes and fees because of temporary revenue shortfalls or unpredicted one-time expenditures.

Compliance with the provisions of the policy shall be reviewed as part of the annual operating budget adoption process and subsequent review will be included in the annual audit and financial statement preparation procedures. The City is in compliance with the policy at the end of the current fiscal period.

k. Fund Balance Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider a restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**CITY OF LAVON, TEXAS
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2025**

I. Property Taxes

Property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and personal property located in the City. Assessed value represents the appraisal value less applicable exemptions authorized by the City Council. The Appraisal Board of Review establishes appraised values at 100% for estimated market value. A tax lien attaches to the property on January 1 of each year, to secure the payment of all taxes, penalties, and interest ultimately imposed for the year on that property, whether or not the taxes are imposed in the year the lien attaches.

Taxes are due October 1, immediately following the levy date and are delinquent after the following January 31st. Revenues are recognized as the related ad valorem taxes are collected. Additional delinquent property taxes estimated to be collectible within 60 days following the close of the fiscal year have been recognized as a revenue at the fund level.

In Texas, county-wide central appraisal districts are required under the Property Tax Code to assess all property within the appraisal district on the basis of 100% of its market value and are prohibited from applying any assessment ratios. The value of property within the appraisal district must be reviewed every five years; however, the City may, at its own expense, require annual reviews of appraisal values. The City may challenge appraised values established by the appraisal district through various appeals, and, if necessary, take legal action. Under this legislation, the City continues to set tax rates on City property. However, if the effective tax rate, including tax rates for bonds and other contractual obligations, adjusted for new improvements, exceeds the rate for the previous year by more than 8%, qualified voters of the City may petition for an election to determine whether to limit the tax rate to no more than 8% above the tax rate of the previous year.

The City's property tax rate for the current fiscal year is \$0.420000 per \$100 assessed value.

m. Comparative Data/Reclassification

Comparative total data for the current year to budget for the General Fund have been presented in the basic financial statements in order to provide an understanding of budget to actual. Also, certain amounts presented in the prior year data have been reclassified in order to be consistent with the current year's presentation.

n. Interfund Activity

Interfund activity results from loans, services provided, reimbursements or transfers between funds. 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 or expenses. Reimbursements occur 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 In and Transfers Out are netted and presented as a single "Transfers" line on the government-wide statement of activities. Similarly, interfund receivables and payables are netted and presented as a single "Internal Balances" line of the government-wide statement of net position.

o. Use of Estimates

The preparation of financial statements in conformity with GAAP requires the use of management estimates.

p. Program Revenues

Amounts reported as 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.

q. Program Expenses

Certain indirect costs such as administrative costs are included in the program expense reported for individual functional activities.

B. COMPLIANCE AND ACCOUNTABILITY

1. Finance-Related Legal and Contractual Provisions

In accordance with GASB Statement No. 38, "Certain Financial Statement Note Disclosures," violations of finance-related legal and contractual provisions, if any, are reported below, along with actions taken to address such violations:

<u>Violation</u>	<u>Action Taken</u>
None	N/A

2. Deficit Fund Balance or Fund Net Assets of Individual Funds

Following are funds having deficit fund balances or fund net assets at year end, if any, along with remarks which address such deficits:

<u>Fund Name</u>	<u>Deficit Amount</u>
None	N/A

**CITY OF LAVON, TEXAS
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2025**

3. Budgets and Budgetary Accounting

The City adopts an "appropriated budget" of governmental fund types on the modified accrual basis of accounting by department. The City is required to present the adopted and final amended budgeted revenues and expenditures. The City compares the final amended budget to actual revenues and expenditures.

The following procedures are followed in establishing the budgetary data:

- No later than the fifteenth day of each August, the City Administrator submits to the City Council a proposed operating budget for the fiscal year commencing October 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- The budget for the General Fund is legally adopted on a basis consistent with modified accrual basis. The majority of the City's capital projects are budgeted on an annual basis.
- The level of control (the level at which expenditures may not exceed budget) is the fund level.

C. CASH AND INVESTMENTS

The City's funds are required to be deposited and invested under the terms of both a depository contract and investment policy. The depository bank deposits for safekeeping and trust with the City's agent bank approved pledged securities in an amount sufficient to protect City funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC").

Cash Deposits

At September 30, 2025, the carrying amount of the City's deposits was \$46,490,742 and the bank balance was \$46,647,758. The City's cash deposits at September 30, 2025 and during the year ended September 30, 2023 were entirely covered by FDIC or by pledged collateral held in the City's name. Cash and cash equivalents as of September 30, 2025 consist of and are classified in the accompanying financial statements as follows:

Statement of Net Position:

Primary Government

Cash and cash equivalents	\$ 29,149,816
Restricted assets-cash and cash equivalents	12,927,642
Total Cash and Cash Equivalents	<u>\$ 42,077,458</u>

Governmental - Restricted Cash

Court use	56,114
Police Use	1,076,705
Debt Service	384,230
PEG and TIRZ Funds	241,975
Capital Projects	9,174,321
Parks	10,695
Hotel	2,298
Streets	1,970,653
Other	78,438
Total Restricted Cash	<u>\$ 12,995,429</u>

**CITY OF LAVON, TEXAS
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2025**

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 national recognized agencies are designed to give an indication of credit risk. At year end, the City was not exposed to credit risk.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. Consistent with the requirements of the Public Funds Collateral Act, it is the policy of the City to require full collateralization of all City investments and funds on deposit with a depository bank, other than investments which are obligations of the U.S. government and its agencies.

Concentration of Credit Risk

This is the risk of loss attributed to the magnitude of a government's investment in a single issuer. At year end, the City was not exposed to concentration of credit risk.

Interest Rate Risk

This is the risk that changes in interest rates will adversely affect the fair value of an investment. At year end, the City was not exposed to interest rate risk.

Foreign Currency Risk

This is the risk that changes in exchange rates will adversely affect the fair value of an investment. At year end, the City was not exposed to foreign currency risk.

D. RECEIVABLES

Receivables as of year end for the City's individual major funds and non-major funds, including the applicable allowances for uncollectible accounts, are as follows:

	<u>Governmental</u>	<u>Proprietary</u>	<u>Total</u>
Receivables:			
Taxes	\$ 417,429	\$ -	\$ 417,429
Fees and Charges	288,998	404,041	693,039
Other	-	-	-
Gross Receivables	<u>706,427</u>	<u>404,041</u>	<u>1,110,468</u>
Less: allowance for uncollectible	<u>(112,649)</u>	<u>(138,974)</u>	<u>(251,623)</u>
Net Total Receivables	<u>\$ 593,778</u>	<u>\$ 265,067</u>	<u>\$ 858,845</u>

CITY OF LAVON, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

E. CAPITAL ASSETS

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

Governmental Activities	Beginning Balances	Transfers	Additions	Decreases	Ending Balances
Capital assets, not being depreciated					
Land	\$ 3,576,707	\$ -	\$ -	\$ -	\$ 3,576,707
Construction in Progress	1,222,477	-	112,500	(1,222,477)	112,500
Total capital assets, not being depreciated	4,799,184	-	112,500	(1,222,477)	3,689,207
Capital assets, being depreciated:					
Buildings & Improvements	1,848,525	-	273,859	1,222,477	3,344,861
Infrastructure	9,574,045	-	3,836,135	-	13,410,180
Machinery & Equipment	4,226,736	-	202,634	-	4,429,370
Total capital assets being depreciated	15,649,306	-	4,312,628	1,222,477	21,184,411
Less accumulated depreciation for:					
Buildings & Improvements	(750,595)	-	(110,790)	-	(861,385)
Infrastructure	(2,156,331)	-	(377,359)	-	(2,533,690)
Machinery & Equipment	(1,507,534)	-	(388,834)	-	(1,896,368)
Total accumulated depreciation	(4,414,460)	-	(876,983)	-	(5,291,443)
Total capital assets, being depreciated, net	11,234,846	-	3,435,645	1,222,477	15,892,968
Governmental activities capital assets, net	\$16,034,030	\$ -	\$ 3,548,145	\$ -	\$ 19,582,175

Business-type Activities	Beginning Balances	Transfers	Additions	Decreases	Ending Balances
Capital assets, not being depreciated					
Construction in Progress	\$ 1,682,504	\$ -	\$ 6,670,406	\$ -	\$ 8,352,910
Total capital assets, not being depreciated	1,682,504	-	6,670,406	-	8,352,910
Capital assets, being depreciated:					
Infrastructure	7,756,361	-	-	-	7,756,361
Machinery & Equipment	61,689	-	-	-	61,689
Total capital assets being depreciated	7,818,050	-	-	-	7,818,050
Less accumulated depreciation for:					
Infrastructure	(1,642,120)	-	(320,320)	-	(1,962,440)
Machinery & Equipment	(52,651)	-	(4,519)	-	(57,170)
Total accumulated depreciation	(1,694,771)	-	(324,839)	-	(2,019,610)
Total capital assets, being depreciated, net	6,123,279	-	(324,839)	-	5,798,440
Business-type activities capital assets, net	\$ 7,805,783	\$ -	\$ 6,345,567	\$ -	\$ 14,151,350

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General Government	\$ 38,978
Public Safety	355,676
Public Works	416,896
Parks and Recreation	65,433
Total depreciation expense - governmental activities	\$ 876,983
Business-type activities:	
Wastewater services	\$ 324,839

**CITY OF LAVON, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

F. LONG-TERM OBLIGATIONS

A summary of long-term debt transactions, including the current portion, for the year ended September 30, 2025, is as follows:

	Beginning Balance	Increase	Decrease	Ending Balance	Due Within One Year
Governmental Activities					
Bonds Payable	\$ 22,390,000	\$ -	\$ (220,218)	\$ 22,169,782	\$ 743,635
Bond Premium	2,196,276	-	(133,869)	2,062,407	-
Governmental activity					
Total long-term liabilities	\$ 24,586,276	\$ -	\$ (354,087)	\$ 24,232,189	\$ 743,635
Business-type Activities					
Bonds Payable	5,560,000	-	(544,784)	5,015,216	76,367
Bond Premium	216,502	-	(31,724)	184,778	10,264
Business-type activity					
Total long-term liabilities	\$ 5,776,502	\$ -	\$ (576,508)	\$ 5,199,994	\$ 86,631

Changes in Governmental Long-term Debt

Bonds Payable:

Description	Interest Rate Payable	Amounts Outstanding September 30,			Amounts Outstanding September 30,		Due Within One Year
		Issue	2024	Issued	Retired	2024	
Series 2020	2.00% to 4.00%	\$ 12,595,000	\$12,190,000	\$ -	\$ (110,000)	\$ 12,080,000	\$ 590,000
Series 2020 Bond Premium		2,314,908	1,851,928	-	(115,745)	1,736,183	115,745
Series 2023	4.50% to 5.25%	10,200,000	10,200,000	-	(110,218)	10,089,782	153,635
Series 2023 Bond Premium		362,472	344,348	-	(18,124)	326,224	18,124
Total Bonds Payable Obligations		\$ 25,472,380	\$24,586,276	\$ -	\$ (354,087)	\$ 24,232,189	\$ 877,504

H. LONG-TERM OBLIGATIONS (continued)

Debt service requirements are as follows:

Year Ending September 30:	Principal	Interest	Total Requirements
2026	877,504	843,724	1,721,228
2027	962,621	811,942	1,774,563
2028	1,026,040	776,254	1,802,294
2029	1,102,798	737,396	1,840,194
2030	1,154,517	695,099	1,849,616
2031 to 2035	6,655,091	2,750,685	9,405,776
2036 to 2039	8,217,714	1,292,896	9,510,610
2040 to 2043	4,235,904	370,237	4,606,141
Totals	\$24,232,189	\$ 8,278,233	\$ 32,510,422

Bonds Payable

The City has the following Bonds Payable:

During the 2020 fiscal year, the City incurred bonded debt totaling \$12,595,000 for the purpose of improving city infrastructure. The bonds mature in 2040.

During the 2023 fiscal year, the City incurred bonded debt totaling \$15,270,000, a total of \$10,200,000 allocated for Administrative, Park, and Street infrastructure and \$5,070,000 allocated to the Utility Fund for Utility Fund infrastructure improvements.

**CITY OF LAVON, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Changes in Business-type Long-term Debt

Description	Interest Rate Payable	Amounts Issued	Amounts Outstanding	Issued	Retired	Amounts Outstanding	Due Within One Year
			September 30 2024			September 30, 2025	
Series 2020 Bonds	2.00%	2,300,000	490,000	-	(490,000)	-	-
Series 2020 Bond Premium		85,841	21,460	-	(21,460)	-	-
Series 2023	4.50% to 5.25%	5,070,000	5,070,000	-	(54,784)	5,015,216	76,367
Series 2023 Bond Premium		205,307	195,042	-	(10,264)	184,778	10,264
Total Long Term Obligations		\$ 7,661,148	\$ 5,776,502	\$ -	\$ (576,508)	\$ 5,199,994	\$ 86,631

Debt service requirements are as follows:

Year Ending September 30:	Total Requirements		
	Principal	Interest	Requirements
2026	86,631	241,342	327,973
2027	116,513	237,524	354,037
2028	138,094	232,211	370,305
2029	161,336	225,820	387,156
2030	174,617	218,266	392,883
2031 to 2035	1,085,580	953,294	2,038,874
2036 to 2040	1,327,957	664,657	1,992,614
2041 to 2043	2,109,266	180,259	2,289,525
Totals	\$ 5,199,994	\$ 2,953,373	\$ 8,153,367

I. PENSION PLAN

1. Plan Description

The City provides pension benefits for all of its eligible employees through a non-traditional, joint contributory, hybrid defined benefit plan in the state-wide Texas Municipal Retirement System ("TMRS"). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code ("TMRS Act") as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS' defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report ("CAFR") that can be obtained at www.thrs.org.

All eligible employees of the City are required to participate in TMRS.

2. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the City Council, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest, were used to purchase an annuity. Members may choose to receive their benefit in one of seven payment options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

Employees covered by benefit terms:

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

**CITY OF LAVON, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Plan Year
Number of:	2024
Inactive employees or beneficiaries currently receiving benefits	9
Inactive employees entitled to but not yet receiving benefits	21
Active employees	43
Total	73

3. Contributions

The contribution rates for the employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City's matching percentages are either 100%, 150%, or 200%, both as adopted by the City Council. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal ("EAN") actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year with an additional amount to finance any unfunded accrued liability.

4. Net Pension Liability

The City's Net Pension Liability ("NPL") was measured as of December 31, 2024, and the Total Pension Liability ("TPL") used to calculate the NPL 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:

Inflation	2.50%
Overall payroll growth	3.60% to 11.85% including inflation
Investment rate of return	6.75%

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries are based on the PUB(10) mortality tables with Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for employees, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a four-year set-forward for males and a three-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS as of December 31, 2022. They were adopted in 2023 and first used in the December 31, 2023 actuarial valuation.

Rate of Return

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, the actuary focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global equity	35%	7.10%
Core fixed income	6%	5.00%
Non-core fixed Income	6%	6.80%
Other Public and Private Markets	4%	7.30%
Real Estate	12%	6.70%
Private Debt	13%	8.20%
Infrastructure	6%	6.00%
Hedge Funds	5%	6.40%
Private equity	13%	8.50%
Total	100%	

**CITY OF LAVON, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Discount Rate

The discount rate used to measure the TPL was 6.75%. The projection of 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 projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments periods of projected benefit payments to determine the TPL.

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at 12/31/2023	\$ 4,119,716	\$ 2,953,091	\$ 1,166,625
Changes for the year:			
Service cost	583,708	-	583,708
Interest	296,136	-	296,136
Change of benefit terms	-	-	-
Difference between expected and actual experience	276,499	-	276,499
Changes of assumptions	-	-	-
Contributions - employer	-	524,457	(524,457)
Contributions - employee	-	212,700	(212,700)
Net investment income	-	309,139	(309,139)
Benefit payments, including refunds of employee contributions	(48,751)	(48,751)	-
Administrative expense	-	(1,968)	1,968
Other changes	-	(47)	47
Net changes	<u>1,107,592</u>	<u>995,530</u>	<u>112,062</u>
Balance at 12/31/2024	<u>\$ 5,227,308</u>	<u>\$ 3,948,621</u>	<u>\$ 1,278,687</u>

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	Current Single Rate	
	1% Decrease 5.75%	1% Increase 7.75%
	Assumption 6.75	7.75%
	<u>\$ 2,091,327</u>	<u>\$ 618,507</u>
	<u>\$ 1,278,687</u>	

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

For the year ended September 30, 2025, the City recognized a pension expense of \$568,642.

At September 30, 2025, the City reported deferred outflow of resources and deferred inflow of resources related to pension from the following sources:

	Deferred Outflow of Resources	Deferred Inflow of Resources
Difference between expected and actual economic experience	\$ 280,843	\$ -
Changes in actuarial assumptions	-	9,011.00
Difference between projected and actual investment earnings	110,261	171,007
Contributions subsequent to the measurement date of December 31, 2024	450,103	-
Total	<u>\$ 841,207</u>	<u>\$ 180,018</u>

\$450,103 reported as deferred outflow of resources related to pension resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the current fiscal year. Other amounts reported as deferred outflow and inflow of resources related to pension will be recognized in pension expense as follows:

**CITY OF LAVON, TEXAS
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Net deferred outflows (inflows) of resources:

December 31			
	2025	\$	69,461
	2026		80,507
	2027		21,756
	2028		31,833
	2029		7,529
	Total	\$	<u>211,086</u>

6. Group-term Life Insurance

The City also participates in the cost sharing multiple-employer defined benefit group-term life insurance plan operated by the TMRS known as the Supplemental Death Benefits Fund ("SDBF"). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1, of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an "other postemployment benefit", or OPEB.

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

Total OPEB Liability:

The City of Lavon's total OPEB liability of \$49,109 was measured as of December 31, 2024, and was determined by an actuarial valuation as of that date.

The total OPEB liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Discount rate*	4.08%

* The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA index" rate as of December 31, 2024.

Mortality rates - service retirees:

For calculating the OPEB liability and the OPEB contribution rates, the Gender-distinct 2019 Municipal Retirees of Texas mortality tables are utilized. The male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

Mortality rates - disabled retirees:

For calculating the OPEB liability and the OPEB contribution rates, the mortality tables for healthy retirees is used with a 4 year set-forward for males and 3-year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor.

The Discount rate was based on the Bond Buyer "20-Bond GO Index" rate closest to, but not later than December 31, 2024.

The actuarial assumptions used in the December 31, 2024 valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

**CITY OF LAVON, TEXAS
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Membership

Number of:	
-Inactive employees currently receiving benefits	4
-Inactive employees entitled to but not yet receiving benefits	4
-Active employees	<u>43</u>
Total	<u>51</u>

Changes in the Total OPEB Liability:

Total OPEB Liability - beginning of year	\$ 49,644
Changes for the year:	
Service costs	7,293
Interest on total OPEB liability	1,998
Changes in benefit terms	-
Differences between expected and actual experience	(6,396)
Changes in assumptions or other inputs	(2,822)
Benefit payments	<u>(608)</u>
Total OPEB Liability - end of year	<u>\$ 49,109</u>

The following presents the Total OPEB Liability of the City of Lavon, Texas, as well as what the City's Total OPEB Liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.08%) or 1-percentage-point higher (5.08%) than the current discount rate.

	1% Decrease (3.08%)	Current Discount (4.08%)	1% Increase (5.08%)
Total OPEB Liability	\$ 59,311	\$ 49,109	\$ 41,202

Deferred (Inflows)/Outflows of Resources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 7,885
Changes in assumptions and other inputs	-	9,665
Contributions made subsequent to measurement date	6,056	-
Total	<u>\$ 6,056</u>	<u>\$ 17,550</u>

Amounts reported as deferred outflows of resources and deferred inflow of resources related to OPEB will be recognized in OPEB expense as follows:

	Net Deferred Outflows (Inflows) of Resources
2025	\$ (3,583)
2026	(4,493)
2027	(5,098)
2028	(1,531)
2029	(1,223)
Thereafter	<u>(1,622)</u>
Total	<u>\$ (17,550)</u>

J. HEALTH CARE COVERAGE

During the year ended September 30, 2025, employees of the City were covered by a health insurance plan with TML Intergovernmental Employee Benefits Pool-United Health Care Choice Plan Plus ("Plan"). The City contributes \$9,720 per year per employee and \$0 of the cost for dependent's. Employees, at their option, authorized payroll withholdings to pay contributions for dependents coverage. All contributions were paid to TML-IEBP. The Plan was authorized by article 3.51-2, Texas Insurance Code and is documented by contractual agreement.

K. INSURANCE COVERAGE

In accordance with state statute, the City was protected against unanticipated catastrophic individual or aggregate loss by stop-loss coverage carried through Texas Municipal League Intergovernmental Risk Pool, a commercial insurer licensed or eligible to do business in Texas in accordance with the Texas Insurance Code. Stop-loss coverage was in effect for individual claims exceeding \$125,000 and for aggregated loss. According to the latest actuarial opinion dated October 1, 2023, the unfunded claim benefit obligation included no reported claims that were unpaid and no estimated claims incurred, but not reported.

**CITY OF LAVON, TEXAS
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2025**

L. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts, theft, damage or destruction of assets, errors and omissions, injuries to employees, and natural disasters. The City had general liability coverage at a cost that is considered to be economically justifiable by joining together with other governmental entities in the State as a member of the Texas Municipal League Intergovernmental Risk Pool ("TML-IRP"). TML-IRP is a self-funded pool operating as a common risk management and insurance program. The City pays an annual premium to TML-IRP for its above insurance coverage. The agreement for the formation of TML-IRP provides that TML-IRP will be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of acceptable risk levels; however, each category has its own level of reinsurance. The City continues to carry commercial insurance for other risks of loss. There were no significant reductions in commercial insurance coverage in the fiscal year and settled claims resulting from these risks have not exceeded coverage in any of the past three fiscal years.

M. WASTEWATER DISPOSAL

The City contracts the operation of the wastewater treatment plant from the North Texas Municipal Water District ("District"), a district authorized by the Texas Constitution, Article XVI, Section 59; created by the Texas Legislature, Article 8280-141; and authorized to act by the confirming vote of the majority of the qualified voters in each of the cities comprising the District. The City provides for the payment of its contractual obligations with the District from revenues generated by the Wastewater Utility Fund.

N. SPECIAL ASSESSMENT DEBT

Total bonds related to special assessment and special tax districts total \$117,379,000, with a current unpaid balance of \$112,164,000 as of September 30, 2025. The City acts as an agent for the property owners. The City utilizes Collin County for collecting special assessments on behalf the City, who forwards the collections to bondholders, and is responsible for initiating foreclosing procedures, when appropriate. The City is not liable for the repayment of the special district bonds, and accordingly, they are not reflected in the accompanying basic financial statements.

O. LITIGATION

The City is subject to certain legal proceedings in the normal course of operations. It is the opinion of management, the aggregate liability, if any, with respect to potential legal actions will not materially adversely affect the City's financial position, results of operations, or cash flows.

P. SUBSEQUENT EVENTS

The City has evaluated all events or transactions that occurred after September 30, 2025 up through November 30, 2025, the date the financial statements were available to be issued. During this period, management was unaware of subsequent events requiring disclosures.

Q. PRIOR-PERIOD ADJUSTMENT

A prior-period adjustment was recorded within the governmental financial statements to eliminate a long-term interest payable within the governmental financial statements.

Original opening fund balance	28,450,905
Prior-period adjustment	<u>124,500</u>
Adjusted opening fund balance	<u>28,575,405</u>



REQUIRED SUPPLEMENTARY INFORMATION

**CITY OF LAVON, TEXAS
REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

**SCHEDULE OF CONTRIBUTIONS
LAST FIVE FISCAL YEARS (UNAUDITED)**

	12/31/2024	12/31/2023	12/31/2022	12/31/2021	12/31/2020	12/31/2019	12/31/2018	12/31/2017	12/31/2016	12/31/2015	12/31/2014
Actuarially determined contributions	\$ 603,782	\$ 441,708	\$ 346,006	\$ 101,393	\$ 86,335	\$ 62,602	\$ 46,293	\$ 41,376	\$ 34,905	\$ 31,348	\$ 26,916
Contributions in relation to the actuarially determined contribution	\$ 603,782	\$ 441,708	\$ 346,006	\$ 101,393	\$ 86,335	\$ 62,602	\$ 46,293	\$ 41,376	\$ 34,905	\$ 31,348	\$ 26,916
Contributions deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered employee payroll	\$ 2,752,934	\$ 2,121,193	\$ 2,190,682	\$ 1,367,176	\$ 1,217,546	\$ 1,005,345	\$ 863,063	\$ 849,615	\$ 716,730	\$ 643,698	\$ 578,842
Contributions as a percentage of covered employee payroll	21.93%	20.82%	15.79%	7.42%	7.09%	6.23%	5.36%	4.87%	4.87%	4.87%	4.65%

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date:

Notes Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

Methods and Assumptions used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	20 years (lowest amortization ladder)
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022..
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

Notes: There were no benefit changes during the year.

CITY OF LAVON, TEXAS
REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED SEPTEMBER 30, 2025

SCHEDULE OF CHANGES IN NET PENSION LIABILITY
AND RELATED RATIOS-TMRS

	12/31/2024	12/31/2023	12/31/2022	12/31/2021	12/31/2020	12/31/2019	12/31/2018	12/31/2017	12/31/2016	12/31/2015	12/31/2014
Total Pension Liability											
Service cost	\$ 583,708	\$ 431,964	\$ 292,740	\$ 220,819	\$ 149,981	\$ 134,084	\$ 107,824	\$ 87,510	\$ 73,107	\$ 63,790	\$ 50,365
Interest (on the Total Pension Liability)	296,136	243,446	206,651	176,336	99,600	87,096	73,837	64,079	54,755	48,000	41,927
Changes of benefit terms	-	-	-	858,484	-	13,437	10,765	-	-	-	-
Difference between expected and actual experience	276,499	84,351	25,092	67,405	28,254	(18,974)	841	(18,993)	16,408	(6,720)	(4,139)
Change of assumptions	-	(15,565)	-	-	-	436	-	-	-	26,056	-
Benefit payments, including refunds of employee contributions	(48,751)	(30,217)	(67,739)	(35,080)	(34,750)	(15,932)	(9,362)	(8,523)	(18,178)	(2,425)	(13,802)
Net Change in Total Pension Liability	1,107,592	713,979	456,744	1,287,964	243,085	200,147	183,905	124,073	126,092	128,701	74,351
Total Pension Liability - Beginning	4,119,716	3,405,737	2,948,993	1,661,029	1,417,944	1,217,797	1,033,892	909,819	783,727	655,026	580,675
Total Pension Liability - Ending (a)	\$ 5,227,308	\$ 4,119,716	\$ 3,405,737	\$ 2,948,993	\$ 1,661,029	\$ 1,417,944	\$ 1,217,797	\$ 1,033,892	\$ 909,819	\$ 783,727	\$ 655,026
Plan Fiduciary Net Position											
Contributions - employers	\$ 524,457	\$ 432,433	\$ 280,218	\$ 87,845	\$ 84,056	\$ 60,627	\$ 49,957	\$ 45,199	\$ 33,642	\$ 28,967	\$ 17,097
Contributions - employees	212,700	164,245	110,946	84,236	76,298	56,936	44,445	42,481	35,837	32,185	28,942
Net investment income	309,139	249,078	(143,428)	210,589	104,744	171,459	(31,605)	118,796	51,019	1,033	36,148
Benefit payments, including refunds of employee contributions	(48,751)	(30,217)	(67,739)	(35,080)	(34,750)	(15,932)	(9,362)	(8,523)	(18,178)	(2,425)	(13,802)
Administrative expense	(1,968)	(1,575)	(1,237)	(973)	(679)	(970)	(612)	(618)	(579)	(629)	(377)
Other	(47)	(11)	1,477	8	(27)	(31)	(32)	(31)	(31)	(31)	(31)
Net Change in Plan Fiduciary Net Position	995,530	813,953	180,237	346,625	229,642	272,089	52,791	197,304	101,710	59,100	67,977
Plan Fiduciary Net Position - Beginning	2,953,091	2,139,138	1,958,901	1,612,276	1,382,634	1,110,545	1,057,754	860,450	758,740	699,640	631,663
Plan Fiduciary Net Position - Ending (b)	\$ 3,948,621	\$ 2,953,091	\$ 2,139,138	\$ 1,958,901	\$ 1,612,276	\$ 1,382,634	\$ 1,110,545	\$ 1,057,754	\$ 860,450	\$ 758,740	\$ 699,640
Net Pension Liability (Asset) - Ending (a)-(b)	\$ 1,278,687	\$ 1,166,625	\$ 1,266,599	\$ 990,092	\$ 48,753	\$ 35,310	\$ 107,252	\$ (23,862)	\$ 49,369	\$ 24,987	\$ (44,614)
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	75.54%	71.68%	62.81%	66.43%	97.06%	97.51%	91.19%	102.31%	94.57%	96.81%	106.81%
Covered Employee Payroll	\$ 3,038,565	\$ 2,346,354	\$ 1,584,949	\$ 1,203,372	\$ 1,089,975	\$ 948,929	\$ 888,907	\$ 849,615	\$ 716,730	\$ 643,698	\$ 578,842
Net Pension Liability (Asset) as a Percentage of Covered Employee Payroll	42.08%	49.72%	79.91%	82.28%	4.47%	3.72%	12.07%	-2.81%	6.89%	3.88%	-7.71%

Note to Schedule:
N/A

**CITY OF LAVON, TEXAS
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY
AND RELATED RATIOS-TMRS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>12/31/2024</u>	<u>12/31/2023</u>	<u>12/31/2022</u>	<u>12/31/2021</u>	<u>12/31/2020</u>	<u>12/31/2019</u>	<u>12/31/2018</u>	<u>12/31/2017</u>
Total OPEB Liability								
Service cost	\$ 7,293	\$ 6,101	\$ 7,132	\$ 4,813	\$ 4,360	\$ 2,847	\$ 2,933	\$ 2,464
Interest (on the Total OPEB liability)	1,998	1,816	1,190	1,084	1,156	1,180	1,030	937
Changes of benefit terms	-	-	-	-	-	-	-	-
Difference between expected and actual experience	(6,396)	(2,035)	(2,291)	1,660	(882)	(2,849)	(498)	-
Change of assumptions	(2,822)	2,438	(24,637)	2,129	7,445	8,417	(2,628)	2,777
Benefit payments, including refunds of employee contributions	(608)	(939)	(475)	(241)	(109)	(95)	(89)	(85)
Net Change in Total Pension Liability	<u>(535)</u>	<u>7,381</u>	<u>(19,081)</u>	<u>9,445</u>	<u>11,970</u>	<u>9,500</u>	<u>748</u>	<u>6,093</u>
Total OPEB Liability - Beginning	<u>49,644</u>	<u>42,263</u>	<u>61,344</u>	<u>51,899</u>	<u>39,929</u>	<u>30,429</u>	<u>29,681</u>	<u>23,588</u>
Total OPEB Liability - Ending	<u>\$ 49,109</u>	<u>\$ 49,644</u>	<u>\$ 42,263</u>	<u>\$ 61,344</u>	<u>\$ 51,899</u>	<u>\$ 39,929</u>	<u>\$ 30,429</u>	<u>\$ 29,681</u>
Covered employee payroll	\$3,038,565	\$ 2,346,354	\$ 1,584,949	\$1,203,372	\$ 1,089,975	\$ 948,929	\$ 888,907	\$ 849,615
Total OPEB Liability as a percentage of covered employee payroll	1.62%	2.12%	2.67%	5.10%	4.76%	4.21%	3.42%	3.49%

See accompanying notes to these financial statements for more detail.

Note: Years will continue to be added until there are 10 years for comparison.

**CITY OF LAVON, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE-BUDGET AND ACTUAL-GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	Budget		Actual	Variance with Final Budget - Positive (Negative)
	Adopted	Amended		
REVENUES				
Taxes:				
Property	\$ 2,445,150	\$ 2,495,000	\$ 2,513,343	\$ 18,343
Sales	902,500	1,207,000	1,420,513	213,513
Franchise	220,750	250,000	282,123	32,123
Intergovernmental revenue - state and local	180,000	155,000	118,239	(36,761)
Grants	-	-	-	-
Licenses and permits	1,526,150	3,920,400	4,195,335	274,935
Fines and forfeitures	79,500	102,000	121,475	19,475
Donations	-	4,000	5,535	1,535
Investment income	150,000	150,000	111,999	(38,001)
Miscellaneous	54,000	68,650	96,011	27,361
Total revenues	<u>5,558,050</u>	<u>8,352,050</u>	<u>8,864,573</u>	<u>512,523</u>
EXPENDITURES				
Current operating:				
General government	868,680	1,007,030	890,985	116,045
Public works	2,045,160	2,749,525	2,639,323	110,202
Municipal court	114,225	116,225	97,840	18,385
Public safety	5,104,418	5,214,220	5,219,993	(5,773)
Parks and recreation	15,000	15,000	2,016	12,984
Capital outlays:				
General government	-	-	-	-
Public safety	1,795,000	1,895,000	128,617	1,766,383
Public works	140,000	155,000	173,088	(18,088)
Parks	30,000	30,000	-	30,000
Total expenditures	<u>10,112,483</u>	<u>11,182,000</u>	<u>9,151,862</u>	<u>2,030,138</u>
Excess of revenues over expenditures	(4,554,433)	(2,829,950)	(287,289)	2,542,661
Other financing sources (uses)				
Transfers	1,257,340	1,257,340	1,257,340	-
Use of prior year fund balance	3,297,093	1,572,610	-	(1,572,610)
Total other financing sources (uses)	<u>4,554,433</u>	<u>2,829,950</u>	<u>1,257,340</u>	<u>(1,572,610)</u>
Net change in fund balances	-	-	970,051	970,051
Fund balance, October 1	9,027,232	9,027,232	9,027,232	
Prior period adjustments	-	-	124,500	
Fund balance, September 30	<u>\$ 9,027,232</u>	<u>\$ 9,027,232</u>	<u>\$ 10,121,783</u>	

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



OTHER SUPPLEMENTARY INFORMATION

**CITY OF LAVON, TEXAS
 COMBINING BALANCE SHEET
 NON-MAJOR GOVERNMENTAL FUNDS
 SEPTEMBER 30, 2025**

	Development Street Funds	Government Funded Construction Fund	Hotel Funds	Police Funds	Construction Funds	Court Funds	Other Minor Funds	Total Other Governmental Funds
ASSETS								
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash and cash equivalents - restricted	2,120,048	(112,500)	2,298	1,076,704	9,174,321	35,564	246,978	12,543,413
Accounts receivable	122,135	112,500	-	-	-	-	-	234,635
Total assets	<u>2,242,183</u>	<u>-</u>	<u>2,298</u>	<u>1,076,704</u>	<u>9,174,321</u>	<u>35,564</u>	<u>246,978</u>	<u>12,778,048</u>
LIABILITIES AND FUND BALANCE								
Liabilities:								
Accounts payable	-	-	-	-	441,228	-	-	441,228
Other liabilities	3	-	-	-	-	-	-	3
Total liabilities	<u>3</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>441,228</u>	<u>-</u>	<u>-</u>	<u>441,231</u>
Fund Balances:								
Restricted for:								
Court	-	-	-	-	-	35,564	-	35,564
Construction projects	-	-	-	-	8,733,093	-	-	8,733,093
Police	-	-	-	1,076,704	-	-	-	1,076,704
Public Works	2,242,180	-	-	-	-	-	-	2,242,180
Hotel	-	-	2,298	-	-	-	-	2,298
Other designated funds	-	-	-	-	-	-	246,978	246,978
Total fund balance	<u>2,242,180</u>	<u>-</u>	<u>2,298</u>	<u>1,076,704</u>	<u>8,733,093</u>	<u>35,564</u>	<u>246,978</u>	<u>12,336,817</u>
Total liabilities and fund balances	<u>\$ 2,242,183</u>	<u>\$ -</u>	<u>\$ 2,298</u>	<u>\$ 1,076,704</u>	<u>\$ 9,174,321</u>	<u>\$ 35,564</u>	<u>\$ 246,978</u>	<u>\$ 12,778,048</u>

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

**CITY OF LAVON, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - NON-MAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>Development Street Funds</u>	<u>Government Funded Construction Fund</u>	<u>Hotel Funds</u>	<u>Police Funds</u>	<u>Construction Funds</u>	<u>Court Funds</u>	<u>Other Minor Funds</u>	<u>Total Other Governmental Funds</u>
REVENUES								
Fines and forfeitures	\$ -	\$ -	\$ -	\$ 405,000	\$ -	\$ 16,979	\$ -	\$ 421,979
Property taxes	-	-	-	-	-	-	161,775	161,775
Franchise tax	-	-	-	-	-	-	5,390	5,390
Sales taxes	704,803	-	733	-	-	-	-	705,536
Grant income	-	299,059	-	-	-	-	2,215	301,274
Intergovernmental revenue - state and local	-	112,500	-	3,247	-	-	-	115,747
Investment income	-	2,136	-	-	568,841	-	1,246	572,223
Total Revenues	<u>704,803</u>	<u>413,695</u>	<u>733</u>	<u>408,247</u>	<u>568,841</u>	<u>16,979</u>	<u>170,626</u>	<u>2,283,924</u>
EXPENDITURES								
Current:								
General government	-	-	-	-	-	-	5,733	5,733
Court	-	-	-	-	-	25,734	-	25,734
Public works	266,175	-	-	-	4,096,186	-	-	4,362,361
Park	-	112,500	-	-	363,782	-	-	476,282
Police	-	-	-	1,874	174,788	-	-	176,662
Total Expenditures	<u>266,175</u>	<u>112,500</u>	<u>-</u>	<u>1,874</u>	<u>4,634,756</u>	<u>25,734</u>	<u>5,733</u>	<u>5,046,772</u>
Excess of revenues over expenditures	438,628	301,195	733	406,373	(4,065,915)	(8,755)	164,893	(2,762,848)
Other Financing Sources (uses)								
Transfers	-	(301,195)	-	-	(3,587,791)	-	-	(3,888,986)
Total Other Financing Sources (uses)	<u>-</u>	<u>(301,195)</u>	<u>-</u>	<u>-</u>	<u>(3,587,791)</u>	<u>-</u>	<u>-</u>	<u>(3,888,986)</u>
Net Change in Fund Balances	438,628	-	733	406,373	(7,653,706)	(8,755)	164,893	(6,651,834)
Fund Balances, October 1	1,803,552	-	1,565	670,331	16,386,799	44,319	82,085	18,988,651
Fund Balances, September 30	<u>\$ 2,242,180</u>	<u>\$ -</u>	<u>\$ 2,298</u>	<u>\$ 1,076,704</u>	<u>\$ 8,733,093</u>	<u>\$ 35,564</u>	<u>\$ 246,978</u>	<u>\$ 12,336,817</u>

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

**CITY OF LAVON, TEXAS
BALANCE SHEET - COMPONENT UNIT
ECONOMIC DEVELOPMENT CORPORATION
SEPTEMBER 30, 2025**

	<u>EDC</u>
ASSETS	
Cash and cash equivalents	\$ 2,302,264
Receivable-sales tax	122,108
Prepaid Expenses	5,000
Total assets	<u>2,429,372</u>
LIABILITIES	
Current liabilities:	
Accounts payable	16,741
Note payable	
Long-term liabilities:	
Note payable	-
Total liabilities	<u>16,741</u>
FUND BALANCE	
Fund Balance:	
Nonspendable	5,000
Unassigned	2,407,631
Total fund balance	<u>2,412,631</u>
Total liabilities and fund balance	<u>\$ 2,429,372</u>

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

**CITY OF LAVON, TEXAS
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET
TO THE STATEMENT OF NET POSITION - ECONOMIC DEVELOPMENT CORPORATION
SEPTEMBER 30, 2025**

Total fund balance - governmental funds balance sheet \$ 2,412,631

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. 228,907

Long-term liabilities, including notes payable and capital leases, are not due and payable in the current period and, therefore, are not reported in the funds. (1,334,223)

Net position of governmental activities - statement of net position \$ 1,307,315

**CITY OF LAVON, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE-COMPONENT UNIT
ECONOMIC DEVELOPMENT CORPORATION
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

	<u>EDC</u>
REVENUES	
Sales tax	\$ 704,803
Interest income	49,471
Miscellaneous	13,362
Note proceeds	1,025,150
Total revenues	<u>1,792,786</u>
EXPENDITURES	
Current operating:	
Advertising	60,383
Personnel expense	59,070
Professional and legal	17,569
Contractual services	8,580
Dues and subscriptions	2,935
Office expenses	4,341
Occupancy expense	4,000
Travel and training	5,779
Business projects	82,632
Business incentives	24,928
Community development	15,842
Debt service:	
Principal retirement	15,301
Interest expense	9,178
Debt issue costs	15,150
Total expenditures	<u>325,688</u>
Excess (deficiency) of revenues over (under) expenditures	1,467,098
Other revenues and financing sources (uses)	
Intergovernmental expense	-
Total other financing sources (uses)	<u>-</u>
Net change in fund balance	1,467,098
Fund balance, October 1	945,533
Fund balance, September 30	<u><u>\$ 2,412,631</u></u>

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

**CITY OF LAVON, TEXAS
 RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
 TO THE STATEMENT OF ACTIVITIES
 FOR THE YEAR ENDED SEPTEMBER 30, 2025**

**Net change in fund balances - statement of revenues, expenditures and
 changes in fund balances - governmental funds** \$ 1,467,098

Amounts reported for governmental activities in the statement of activities
 are different because:

Depreciation is not recognized as an expense in governmental funds since it (14,306)
 does not require the use of current financial resources. The effect of recording
 the current year's depreciation is to decrease net position.

Loan proceeds are recorded as income in the fund financial statements and (1,025,149)
 but recorded as a long-term liability on the government-wide financial statements

Current year long-term debt principal payments on contractual obligations 15,301
 are expenditures in the fund financial statements but are shown as reductions
 in long-term debt in the government-wide financial statements.

Change in net position - statement of activities \$ 442,944