

Avery Ranch Road District No. 1

Financial Report

For the Fiscal Year End September 30, 2025



Avery Ranch Road District No. 1
Financial Report
For the Fiscal Year End September 30, 2025
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Independent Auditor's Report

To the Board of Directors of
Avery Ranch Road District No. 1

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of Avery Ranch Road District No. 1 (the District), a component unit of Williamson County, Texas (the County), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, 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 for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the District and do not purport to, and do not, present fairly the financial position of the County, as of September 30, 2025, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 to 7 and budgetary comparison on page 16 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the financial statements. We do not express an opinion or provide any assurance on the information, because the limited procedures do not provide us with sufficient evidence to express an opinion or provide assurance.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Austin, Texas
March 30, 2026

Financial Section

Avery Ranch Road District No. 1

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

As management of the Avery Ranch Road District No. 1 (the District), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2025. We encourage readers to consider the information presented here in conjunction with the basic financial statements which follow this section.

Overview of the District

The District is a political subdivision of the State of Texas created by order of the Williamson County Commissioners Court on February 27, 2001 and confirmed at an election held within the District on May 5, 2001, and operated pursuant to Article III, Section 52 of the Texas Constitution, Chapter 257 of the Texas Transportation Code and Section 1471 of the Texas Government Code. The District was created for the main purpose of constructing or reimbursing the developers, Continental Homes of Texas, L.P., a Texas limited partnership, Avery Ranch, Ltd., a Texas limited partnership, and Rathgeber Investment Company, Ltd., a Texas limited partnership, for the costs of constructing, acquiring by purchase, maintaining and operating a four-lane divided road within the District, known as Avery Ranch Boulevard. The District is located in the City of Austin and in the extraterritorial jurisdiction of the City of Austin, all within Williamson County, Texas.

Financial Highlights

- The assets of Avery Ranch Road District No. 1 exceeded its liabilities as of September 30, 2025, by \$59,663(i.e., net position).
- The District's total net position increased by \$658,909 during the year.
- Cash and investments equaled \$53,423.
- Annual expenses consist of debt service payments and related debt service fees such as paying agent/registrar fees.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: (1) Management's Discussion and Analysis (this section); (2) government-wide financial statements, which include the 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.

The financial statements include the statement of net position and governmental funds balance sheet and statement of activities and governmental funds statement of revenues, expenditures and changes in fund balance that present information for the District as a whole and provide an indication of the District's financial health.

The statement of net position presents information showing how the District's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

Avery Ranch Road District No. 1

Management's Discussion and Analysis - Continued

For the Fiscal Year Ended September 30, 2025

In fiscal year 2025, the District's taxable assessed value totaled \$2,360,965,103 compared to \$2,241,783,460 in fiscal year 2024. The tax rate is set after reviewing operating and debt service requirements. The District's primary revenue source is property taxes.

The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The District's funds are governmental funds and, as such, the financial statements focus on current sources and uses 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 evaluating a government's near-term financing requirements.

The financial statements can be found on pages 8 and 9 of this report.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found beginning on page 10 of this report.

Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. As of September 30, 2025, the District's assets exceeded liabilities by \$59,663.

Avery Ranch Road District Net Position

	2025	2024
Assets and deferred outflows	\$ 59,663	\$ 148,847
Long-term liabilities	-	744,133
Other liabilities	-	3,960
Total liabilities	-	748,093
Net position		
Restricted	59,663	144,887
Unassigned	-	(744,133)
Total net position (deficit)	\$ 59,663	\$ (599,246)

Overall, the District had an increase in net position of \$658,909. The District has paid off all outstanding bonded debt.

Avery Ranch Road District No. 1

Management's Discussion and Analysis - Continued

For the Fiscal Year Ended September 30, 2025

Avery Ranch Road District's Change in Net Position

	2025	2024
Revenues		
General revenues		
Assessments	\$ 640,792	\$ 718,863
Interest	22,318	32,312
Total general revenues	663,110	751,175
Expenses		
General government	13,084	13,397
Interest and fiscal charges	(8,883)	19,868
Total expenses	4,201	33,265
Change in net position	658,909	717,910
NET POSITION (DEFICIT), beginning	(599,246)	(1,317,156)
NET POSITION (DEFICIT), ending	<u>\$ 59,663</u>	<u>\$ (599,246)</u>

The Debt Service Fund remitted bond principal payments of \$710,000 and interest and other charges of \$28,800 for fiscal year 2025.

The District paid off their long-term debt as of September 30, 2025. More detailed information about the District's long-term debt is presented in the notes to the financial statements.

Discussion of Currently Known Facts, Decision or Condition in Fiscal Year 2026

As of August 31, 2025 all outstanding bonded debt has been paid in full. The District is no longer taxing. Any outstanding taxes will be collected and final expenditures paid from remaining funds and then funds may be transferred to the County.

Requests for Information

This financial report is designed to provide our citizens with a general overview of the District's finances. If you have any questions about this report or need any additional information, please contact the Williamson County Auditor's Office at (512) 943-1500; 710 Main Street, Suite 301, Georgetown, Texas 78626.

Avery Ranch Road District No. 1

Statement of Net Position and Governmental Funds
 Balance Sheet
 September 30, 2025

	<u>Debt Service</u>	<u>Totals</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS				
Cash and investments	\$ 53,423	\$ 53,423	\$ -	\$ 53,423
Property tax receivable	6,240	6,240	-	6,240
TOTAL ASSETS	<u>\$ 59,663</u>	<u>\$ 59,663</u>	<u>\$ -</u>	<u>\$ 59,663</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred property taxes	6,144	6,144	(6,144)	-
Total deferred inflows of resources	6,144	6,144	(6,144)	-
FUND BALANCE/NET POSITION				
Fund balance				
Restricted for debt service	53,519	53,519	(53,519)	
Total fund balance	53,519	53,519	(53,519)	
Total liabilities, deferred inflows of resources and fund balance	<u>\$ 59,663</u>	<u>\$ 59,663</u>		
NET POSITION (DEFICIT)				
Restricted for debt service			59,663	59,663
TOTAL NET POSITION (DEFICIT)			<u>\$ 59,663</u>	<u>\$ 59,663</u>

The Notes to the Financial Statements are an integral part of this statement.

Avery Ranch Road District No. 1

Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance
For the Fiscal Year Ended September 30, 2025

	<u>Debt Service</u>	<u>Totals</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES/EXPENSES				
Current				
General government	\$ 13,084	\$ 13,084	\$ -	\$ 13,084
Debt service				
Principal	710,000	710,000	(710,000)	-
Interest and other charges	28,800	28,800	(37,683)	(8,883)
Total expenditures/expenses	751,884	751,884	(747,683)	4,201
GENERAL REVENUES				
Property taxes	640,566	640,566	226	640,792
Interest	22,318	22,318	-	22,318
Total general revenues	662,884	662,884	226	663,110
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>(89,000)</u>	<u>(89,000)</u>	<u>747,909</u>	<u>658,909</u>
FUND BALANCE / NET POSITION (DEFICIT)				
Beginning	142,519	142,519	(741,765)	(599,246)
Ending	<u>\$ 53,519</u>	<u>\$ 53,519</u>	<u>\$ 6,144</u>	<u>\$ 59,663</u>

The Notes to the Financial Statements are an integral part of this statement.

Avery Ranch Road District No. 1

Notes to the Financial Statements

Note 1. Summary of Significant Accounting Policies

Reporting Entity

Chapter 257 of the Texas Transportation Code and Chapter 1471, Texas Government Code allow a commissioners court of a county to establish one or more road districts in the county. A road district created pursuant to the Act is a political subdivision and a body corporate of the State of Texas. The Avery Ranch Road District No. 1 (the District) was created by order of the Williamson County Commissioners Court on February 27, 2001, in accordance with the Texas Government Code and Article III, Section 52 of the Texas Constitution.

The District is governed by the Williamson County Commissioners Court and is a component unit of Williamson County.

On May 11, 2001, the District's voters authorized the issuance of unlimited tax bonds for the purpose of reimbursing the developer for the construction costs of developing roads within the District. The District issues unlimited tax bonds to reimburse developers after each construction project is completed. The bonds are payable from property taxes.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the District. *Governmental activities* are supported by property taxes and investment revenue.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function. *Program revenue* includes 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Property taxes and other items not properly included among program revenue are reported instead as *general revenue*.

The government-wide and fund financial statements are provided for the governmental funds of the District with a column for adjustments between the two statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenue is recognized as soon as it is both measurable and available. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if 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 are recorded only when payment is due.

Avery Ranch Road District No. 1

Notes to the Financial Statements

The District reports the following major governmental funds:

The **General Fund** is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. There was no activity in this fund in fiscal year 2025.

The **Debt Service Fund** accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Assets, Liabilities and Net Position or Equity

Cash and Investments

Investments for the District are reported at amortized cost. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

Receivables and Payables

Property taxes are levied on October 1 and attach as an enforceable lien on property as of January 1. Statements are mailed on October 1, or as soon thereafter as possible, and are due upon receipt. All unpaid taxes become delinquent if not paid before February 1 of the following year. Governmental funds report deferred revenue in connection with receivables for revenue that is not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received but not yet earned.

Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond premiums and discounts, as well as changes on refundings, are deferred and amortized over the life of the bonds using the straight-line method, which approximates the interest method. Bonds payable are reported net of the applicable bond premium or discount. Changes on refundings are reported as deferred charges and amortized over the term of related debt.

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.

Fund Equity

The District has adopted the provisions of GASB Statement No. 54, *Fund Balance Reporting and Government Fund Type Definitions* (GASB 54). The objective of the statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing government fund type definitions. The statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications, under GASB 54 are non-spendable, restricted for, committed to, assigned and unassigned. These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of constraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

Avery Ranch Road District No. 1

Notes to the Financial Statements

In accordance with GASB 54, the District classifies governmental fund balances as follows:

Restricted

Includes fund balance amounts that are constrained for specific purposes, which are externally imposed by providers, such as creditors, or amount restricted due to constitutional provisions or enabling legislation.

Unassigned

Includes residual positive fund balance within the General Fund, which has not been classified within the other above-mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

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

Net Position

Net position represents the difference between assets and liabilities. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislations adopted by the District or through external restrictions imposed by creditors or laws or regulations of other governments.

Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual amounts could differ from those estimates.

Note 2. Reconciliation of Government-Wide and Fund Financial Statements

Amounts reported for net position of governmental activities in the statement of net position and governmental funds balance sheet are different because:

Fund balance - governmental funds	\$ 53,519
Property tax revenues earned but not available within 60 days of the year ended are not recognized as revenue in the governmental funds	<u>6,144</u>
Net position (deficit) of governmental activities	<u><u>\$ 59,663</u></u>

Avery Ranch Road District No. 1

Notes to the Financial Statements

Amounts reported for change in net position of governmental activities in the statement of activities and change in fund balance of governmental funds in the statement of revenues, expenditures, and changes in fund balance are different because:

Change in fund balance - governmental funds	\$ (89,000)
Property tax revenues that do not provide current financial resources are not reported as revenues in the governmental funds	226
Some expenses reported in the statement of activities do not require the use of current financial resources	37,683
Principal payments on long-term obligations are expensed in the funds but reduce the balance of these obligations payable in the statement of net position	<u>710,000</u>
Change in net position of governmental activities	<u><u>\$ 658,909</u></u>

Note 3. Investments

As of September 30, 2025, the District had the following investments:

<u>Investment type</u>	<u>Amortized Cost</u>	<u>Weighted Average Maturity (Days)</u>
TexPool Prime	<u>\$ 53,087</u>	52
Total investments	<u><u>\$ 53,087</u></u>	

The District's investment in TexPool Prime, which is a 2a7-like pool, is recorded at amortized cost, which is believed to approximate fair value. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission (SEC) as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

TexPool Prime is duly chartered and overseen by the State Comptroller's Office, administered and managed by Federated Investors, Inc. State Street Bank serves as the custodial bank. The portfolio consists of U.S. Government securities; collateralized repurchase and reverse repurchase agreements; AAA rated money market mutual funds; commercial paper and certificates of deposit.

TexPool Prime transacts at a net asset value of \$1.00 per share, has a weighted average maturity of 60 days or less and weighted average life of 120 days or less, investments held are highly rated by a nationally recognized statistical rating organization, have no more than 5% of portfolio with one issuer (excluding US government securities), and can meet reasonably foreseeable redemptions. The investment pool has a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

Interest Rate Risk

In accordance with its investment policy, the District manages its exposure to declines in fair market values by limiting the average dollar weighted maturity of its investment portfolios to a maximum of 180 days.

Avery Ranch Road District No. 1

Notes to the Financial Statements

Credit Risk

It is the District's policy to limit its investments to investment types with an investment quality rating not less than A or its equivalent by a nationally recognized statistical rating organization. TexPool Prime was rated AAAM by Standard & Poor's Investors Service.

Note 4. Long-Term Obligations

The following is a summary of the long-term liability transactions of the District for the year ended September 30, 2025:

Governmental Activities	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Refunding bonds	\$ 710,000	\$ -	\$ (710,000)	\$ -	\$ -
Premium on issuance of bonds	34,133	-	(34,133)	-	-
Governmental activities long-term liabilities	\$ 744,133	\$ -	\$ (744,133)	\$ -	\$ -

Long-term debt of the District consists of various issues of General Obligation Bonds. General Obligation Bonds require voter approval at a public election before issuance. The bonds constitute direct obligations of the District payable from ad valorem taxes levied upon all taxable property located within the District.

Issue Date	Description	Maturity	Original Amount	Interest Rate	Coupon Date	Outstanding Balance
5/23/2019	Unlimited Tax Refunding Bonds, Series 2019	8/15/2025	\$ 3,550,000	3.0 - 4.0%	2/15, 8/15	\$ -

Required Supplementary Information

Avery Ranch Road District No. 1

Statement of Revenue, Expenditures and Changes in Fund Balance –
 Budget and Actual
 Debt Service Fund
 For the Fiscal Year Ended September 30, 2025

	Original and Final	Actual	Variance Positive (Negative)
REVENUES			
Taxes	\$ 627,937	\$ 640,566	\$ 12,629
Interest	11,300	22,318	11,018
Total revenues	639,237	662,884	23,647
EXPENDITURES			
Current			
General government	15,750	13,084	2,666
Debt service			
Principal	710,000	710,000	-
Interest and other charges	28,800	28,800	-
Total expenditures	754,550	751,884	2,666
DEFICIENCY OF REVENUES UNDER EXPENDITURES	(115,313)	(89,000)	26,313
FUND BALANCE, beginning	142,519	142,519	-
FUND BALANCE, ending	\$ 27,206	\$ 53,519	\$ 26,313