VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT #4

AUDITED FINANCIAL STATEMENTS

SEPTEMBER 30, 2025

MCPA, PC
Certified Public Accountants

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT #4
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MCPA, PC
Certified Public Accountants
KYLE CAPERTON, CPA | ERIC PASCHALL, CPA | KYLE ALLIS, CPA

INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Van Zandt County Emergency Services District #4
Wills Point, Texas

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINIONS

We have audited the accompanying financial statements of the governmental activities and each major fund of the Van Zandt County Emergency Services District #4 ("District"), 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Van Zandt County Emergency Services District #4, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

BASIS FOR OPINIONS

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Van Zandt County Emergency Services District #4 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 opinion.

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 Van Zandt County Emergency Services District #4's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Van Zandt County Emergency Services District #4'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 Van Zandt County Emergency Services District #4's ability to continue as a going concern for a reasonable period of time.

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

REQUIRED SUPPLEMENTARY INFORMATION

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and budgetary comparison information on pages 4-8 and 23 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

MCPA ,PC

MCPA, P.C.
Certified Public Accountants
Forney, Texas
October 22, 2025

In accordance with Governmental Accounting Standards Board ("GASB") Statement No.34, the management of Van Zandt County Emergency Services District No. 4 (the "District") offers the following narrative on the financial performance of the District for the year ended September 30, 2025. Please review it in conjunction with the District's basic financial statements, which begin on page 9.

Financial Highlights

- The District's assets exceeded its liabilities by $3,407,748(net assets) for the fiscal year reported. This compares to the previous year when assets exceeded liabilities by $2,898,897.

- Total net assets are comprised of the following:
  (1) Invested in Capital assets, net of related debt, $2,873,068
  (2) Unrestricted net assets of $534,680.

- Total net assets increased by $508,851, which represents an 17.55% increase from 2024.

- The District had $513,095 in expenses related to governmental activities with $1,021,946 in total revenues to cover the cost of those programs.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Assets and the Statement of Activities (on pages 9 & 10) provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 11. These statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most financially significant funds.

REPORTING THE DISTRICT AS A WHOLE

The Statement of Net Assets and the Statement of Activities:

Our analysis of the District as a whole begins on page 9. One of the most important questions asked about the District's finances is "Is the District as a whole better off or worse as a result of the year's activities?" The Statement of Net Assets and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to accounting used by most private-sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's *net assets* and changes in them. You can think of the District's net assets, the difference between assets, what the District owns, and liabilities, what the District owes, as one way to measure the District's financial health, or financial position. Over time, *increases or decreases* in the District's net assets are one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors, however, such as changes in the District's jurisdiction, the availability of capital projects, and continuing local government support to assess the *overall health* of the District.

REPORTING THE DISTRICT'S MOST SIGNIFICANT FUNDS

Fund Financial Statements:

Our analysis of the District's major funds begins on page 9. The fund financial statements begin on page 11 and provide detailed information about the most significant funds-not the District as a whole. Some funds are required to be established by State law. However, the Board of Fire Commissioners has the ability to establish other funds to help control and manage money for particular purposes. The District only has governmental funds.

Governmental Funds: The District's services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using the *modified accrual* method of accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the District's operations and the services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Assets and the Statement of Activities) and governmental funds in a reconciliation after the fund financial statements.

Budgetary comparison statements are included in the basic financial statements. These statements and schedules demonstrate compliance with the District's adopted and final revised budget.

The budgetary comparison statements can be found on page 23 of this report.

Notes to Financial Statements: The accompanying notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the governmental-wide and fund financial statements. The notes to the financial statements begin immediately following the basic financial statements.

THE DISTRICT AS A WHOLE

As year-to-year financial information is accumulated on a consistent basis, changes in net assets may be observed and used to discuss the changing financial position of the District as a whole.

Comparative data is accumulated and presented to assist analysis. The District's total net assets changed from one year ago, increasing from $2,898,897 to $3,407,748. Net assets of the District's activities increased 17.55% or $508,851. Unrestricted net assets (the part of net assets that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements) decreased from $671,779 to $534,680 at the end of the fiscal year as a result of large capital asset expenditures and additional debt payments.

The following table provides a summary of the District's net assets at September 30:

Summary of Net Assets

Governmental Activities

	2025	2024
Cash	$ 164,916	$ 324,240
Investments	330,898	315,552
Accounts receivable	107,857	82,620
Capital assets and CIP	4,203,851	3,382,274
Accumulated depreciation	(624,693)	(398,402)
Total Assets	$ 4,182,830	$ 3,706,284
Accrued liabilities	$ 68,991	$ 50,633
Current portion of long-term note	706,091	50,580
Long-term note payable	-	706,174
Total Liabilities	$ 775,082	$ 807,387
Net Assets:		
Invested in capital assets, net of related debt	$ 2,873,068	$ 2,227,118
Unrestricted	534,680	671,779
Total Net Assets	$ 3,407,748	$ 2,898,897

The following table provides a summary of the District's changes in net assets for the year ended September 30:

Summary of Changes in Net Assets
Governmental Activities

	2025	%	2024	%
General Revenues:				
Property taxes	$ 1,000,502	97.90	$ 862,996	98.09
Other income	21,444	2.10	16,817	1.91
Total Revenues	1,021,945	100.00	879,812	100.00
Expenses:				
Contracted fire services	134,605	26.23	138,987	31.99
Tax collection fees	39,454	7.69	32,893	7.57
Administrative expenses	76,439	14.90	48,074	11.07
Interest expense	36,306	7.08	38,710	8.91
Depreciation / Amortization	226,291	44.10	175,750	40.46
Total Expenses	513,095	100.00	434,414	100.00
Change in Net Assets	508,851		445,398	
Beginning net assets	2,898,897		2,453,499	
Ending Net Assets	$ 3,407,748		$ 2,898,897	

CAPITAL ASSETS

The District's investment in capital assets for its governmental activities, net of depreciation, as of September 30, 2025 is $3,579,159. These include land, a building, and field and office equipment. Depreciation expense for the year ended September 30, 2025 amounted to $226,291.

ECONOMIC FACTORS

The District has operated in the Wills Point, Texas area since its inception in 2015. The District is supported exclusively by taxes levied on property owners within its District. Housing is expanding at a good pace, with projections of an increase in property tax for the District of approximately $100k in the upcoming fiscal year.

This budgetary year finances will need to be managed conservatively, as a result of the increased rate paid to the Wills Point Volunteer Fire Department and expected expenditures for a new fire station. The challenge we face as a responsible governmental organization is balancing our financial resources with the demands for improved service coming from a growing population, and the corresponding demands for improved service coming from our residents, and local and state governmental entities. We do intend to make the most of our citizens' support to provide consistently outstanding fire and emergency services in every sector of Van Zandt County Emergency Services District #4.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addresses to the Van Zandt County Emergency Services District #4, P.O. Box 611, Wills Point, TX 75169.

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT #4
STATEMENT OF NET ASSETS
SEPTEMBER 30, 2025

ASSETS		
Current Assets:		
Cash in bank - Note 2	$	164,916
Investments - Note 2		330,898
Accounts receivable		107,857
Total Current Assets		603,671
Non-Current Assets		
Capital assets, net of accumulated depreciation - Note 3		3,334,839
Construction in Progress - Note 3		244,320
Total Non-Current Assets		3,579,159
TOTAL ASSETS	$	4,182,830
LIABILITIES		
Current Liabilities:		
Accounts payable and deferred tax revenue	$	68,991
Current portion of long term debt - Note 4		706,091
Total Current Liabilities		775,082
TOTAL LIABILITIES	$	775,082
NET ASSETS		
Invested in capital assets, net of related debt	$	2,873,068
Unrestricted		534,680
TOTAL NET ASSETS	$	3,407,748

The accompanying notes are an integral part of the financial statements.

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT #4
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues		Net Revenues and Change in Net Assets Primary Government
FUNCTIONS/PROGRAMS	Expenses	Levied Tax Income	Capital Grants and Contributions	Governmental Activities
Primary Government				
Governmental Activities:				
General government	$ 20,387	$ 1,000,502	$ -	$ 980,115
County tax collection fees	39,454	-	-	(39,454)
Public Safety	190,657	-	-	(190,657)
Interest expenses	36,306	-	-	(36,306)
Depreciation expense	226,291	-	-	(226,291)
Total Primary Government	$ 513,095	$ 1,000,502	$ -	$ 487,407

General Revenues:	
Interest and Admin income	21,444
Total General Revenues	21,444
Change in Net Assets	508,851
Net Assets - Beginning	2,898,897
Net Assets - Ending	$ 3,407,748

The accompanying notes are an integral part of the financial statements.

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT #4
BALANCE SHEET - GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	General	Total Governmental Funds
ASSETS		
Cash in bank - Note 2	$ 164,916	$ 164,916
Investments - Note 2	330,898	330,898
Accounts receivable	107,857	107,857
Total Assets	$ 603,671	$ 603,671
LIABILITIES AND FUND BALANCES		
Liabilities		
Accounts payable and deferred revenue	$ 68,991	$ 68,991
Total Current Liabilities	68,991	68,991
Total Liabilities	68,991	68,991
Fund Balances		
Unassigned	534,680	534,680
Total Fund Balances	534,680	534,680
Total Liabilities and Fund Balance	$ 603,671	$ 603,671

The accompanying notes are an integral part of the financial statements.

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT #4
RECONCILIATION OF THE BALANCE SHEET-GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET ASSETS
SEPTEMBER 30, 2025

Total Fund Balance - Total Governmental Funds	$ 534,680
Amounts reported for governmental activities in the statement of net assets are different because:	
Capital assets net of accumulated depreciation are not financial resources and, therefore, are not reported in the funds. See note 3 for detail.	3,579,159
Long-term liabilities including notes payable and right-to-use assets/liabilities net are not due in the current period and therefore, are not reported in the funds.	(706,091)
Net Assets of Governmental Activities	$ 3,407,748

The accompanying notes are an integral part of the financial statements.

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT #4
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES-GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Governmental Fund Types	
	General Fund	Total Governmental Funds
REVENUES		
Levied tax income	$ 1,000,502	$ 1,000,502
Other income	21,444	21,444
Total Revenues	1,021,946	1,021,946
EXPENDITURES		
Fire protection WP VFD (contract less refund)	134,605	134,605
County tax collection fees	39,454	39,454
Fire Insurance	31,761	31,761
Fire utilities and communications	24,291	24,291
Administrative expenses	7,837	7,837
Professional (legal and accounting)	5,350	5,350
Contract labor	7,200	7,200
Debt interest payments	36,306	36,306
Debt principal payments	50,662	50,662
Capital expenditures	821,579	821,579
Total Expenditures	1,159,045	1,159,045
Excess (Deficiency) of Revenues over Expenditures	(137,099)	(137,099)
Fund Balances - Beginning	671,779	671,779
Fund Balances - Ending	$ 534,680	$ 534,680

The accompanying notes are an integral part of the financial statements.

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT #4
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 - Total Governmental Funds	$ (137,099)
Amounts reported for governmental activities in the statement of activities are different because:	
The issuance of long-term debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.	50,662
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets are allocated over their useful lives and reported as depreciation expense. This is the amount	821,579
of capital expenditures net any depreciation expense for the current period.	(226,291)
Changes in Net Assets of the Governmental Activities	$ 508,851

The accompanying notes are an integral part of the financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

Van Zandt County Emergency Services District #4 (the "District") was approved by voters of the District in a general election on July 16, 2015. Pursuant to Texas Legislature S.B. 1021, which became effective September 1, 2003, all rural fire prevention districts were automatically converted into emergency service districts. The District provides fire suppression, emergency medical and rescue first response, hazardous material incident response, and other emergency incident response that may arise within its boundaries.

The District is a jointly governed entity administered by a Board of Fire Commissioners ("Board") that acts as the authoritative and legislative body of the entity. The Board is comprised of 5 members, all voting members, appointed by the Commissioners Court. Each member is elected as an officer of the District: President, Vice-President, Secretary/Treasurer, and two members-at-large. Each Officer serves a three year term, and there are no limits for reappointment.

The Board of Fire Commissioners annually appoints the President of the Board from existing board members. The President's responsibilities are to preside at all meetings of the Board; be the chief officer of the District; perform all duties commonly incident to the position of presiding officer of a board, commission or business organization and exercise supervision over the business of the District, its officers and employees.

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

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The basic - but not the only - criterion for including a potential component unit with the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations, and accountability for fiscal matters. A second criterion used in evaluating potential component units is the scope of public service. Application of this criterion involves considering whether the activity benefits the government and/or its citizens, or whether the activity is conducted within the geographic boundaries of the government and is generally available to its citizens. A third criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the government is able to exercise oversight responsibilities. Based upon the application of these criteria, no potential component units appear to exist.

B. Government-wide financial statements

The government-wide financial statements report information on all of the non-fiduciary activities of the primary government.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include (1) charges for taxes levied to property owners in the District's service area and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not properly included among program revenues are reported instead as *general revenues*. Major individual governmental funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements report using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when 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 District considers revenues to be available if they are collected within 60 days of the end of the fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting.

Levied tax revenue associated with the current fiscal period are considered susceptible to accrual and so have been recognized as revenues of the current fiscal period. In general, all other revenue items are considered measurable and available only when the District receives the cash.

Fund Accounting

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. The District only uses governmental funds.

Governmental Funds

Governmental funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance.

The District reports the following major governmental funds:

General Fund – The General Fund is used to account for all financial resources of the District except those that must be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Texas and the bylaws of the District.

Revenues – Exchange and Non-Exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the District, available means expected to be received within 60 days of fiscal year-end. Under the modified accrual basis, only levied tax revenue is considered to be both measurable and available at fiscal year-end.

Non-exchange transactions, in which the District receives value without directly giving value in return, includes grants and donations. On an accrual basis, revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year the resources are required to be used or the fiscal year when use is first permitted, matching requirements, in which the District must provide local resources to be used for a specific purpose, and expenditure requirements, in which the resources are provided to the District on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must be available before it can be recognized.

Expenses/Expenditures

On an accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable.

D. Capital Assets

General capital assets generally result from expenditures in the governmental funds. These assets are reported on the government-wide statement of net assets but are not reported in the fund financial statements.

All assets are capitalized at cost (or estimated at historical cost) and updated for additions and retirements during the year. The District maintains a capitalization threshold of $1,000. The District does not possess any infrastructure. Improvements are capitalized, the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not. The District currently depreciates its building over a useful life of 39 years and the fire engines over a useful life of 10 years, both on the straight-line basis.

The District reviews potential impairments of long-lived assets when there is evidence that events or changes in circumstances have made the recovery of an asset's carrying value unlikely. An impairment loss is recognized if the sum of the expected, undiscounted future cash flows is less than the net book value of the asset. Generally, the amount of the impairment loss is measured as the excess of the net book value of the assets over the estimated fair value. As of September 30, 2025, no impairment of long-lived assets is necessary.

E. Reservations of Fund Balance

The District records reservations for portions of fund equity which are legally segregated for specific future use or which do not represent available expendable resources and therefore, are not available for appropriations or expenditure in the governmental fund balance sheet.

Unreserved fund balance indicates that portion of fund equity, which is available for appropriations, in future periods. The District does not currently have any reservations of fund balance. If restricted and unrestricted assets are available for the same purpose, then restricted assets will be used before unrestricted assets.

F. Net Assets

Net assets present the difference between assets and liabilities in the statement of net assets. Net assets invested in capital assets are reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net assets are reported as restricted when there are legal limitations imposed on their use by District legislation or external restrictions by creditors, grantors, laws or regulations of other governments.

G. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America that requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

H. Fair Value of Financial Assets

The District measures and discloses certain financial assets and liabilities at fair value. GAAP defines fair value as the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. GAAP also establishes a fair value hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. GAAP describes three levels of inputs that may be used to measure fair value:

Level 1 – Quoted prices in active markets for identical assets or liabilities.

Level 2 – Observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.

Level 3 – Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

For disclosure purposes, assets and liabilities are classified in their entirety in the fair value hierarchy level based on the lowest level of input that is significant to the overall fair value measurement. The entity's assessment of the significance of a particular input to the fair value measurement requires judgment and may affect the placement within the fair value hierarchy.

The entity uses the active market approach to measure fair value of financial assets or liabilities.

I. Budgets

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

1. Prior to the beginning of each fiscal year, the District prepares a budget. The operating budget includes proposed expenditures and the means of financing those expenditures and is prepared in accordance with the basis of accounting utilized by that fund.

2. Public meetings are conducted at which all interested persons' comments concerning the budget are heard. After such meetings, the Board of Commissioners formally adopts the budget through passage of an ordinance.

3. The District amends the budget throughout the year approving such additional expenses. The amended budget is used in presenting the Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual.

4. All annual appropriations lapse at fiscal year-end.

NOTE 2 – CASH AND INVESTMENTS

As of September 30, 2025 the cash in bank is as follows:

Cash in Bank – Citizens National	$ 164,916
CDs – Citizens National	330,898
Total	$ 495,814

Cash deposits are reported at carrying amount, which reasonably estimates fair value. The limit for FDIC insured funds is $250,000 per depositor. Additionally, the District has secured by collateral pledged by the depository through Citizens National Bank sufficient to cover their balance at September 30, 2025.

NOTE 3 – CAPITAL ASSETS

The following is a summary of changes in capital assets for the year ended September 30, 2025:

	Balance September 30, 2024	Additions	Dispositions	Balance September 30, 2025
Land	$ 100,297	$ -	$ -	$ 100,297
CIP*	23,878	244,320	(23,878)	244,320
Buildings	1,873,181	-	-	1,873,181
Vehicles	1,240,345	601,136	-	1,841,481
Equipment	144,573	-	-	144,573
Accum. Depr.	(398,402)	(226,291)	-	(624,693)
Total	$ 2,983,872	$ 619,164	$ (23,878)	$ 3,579,159

** Construction in Progress - The District completed new Water Tinder Truck in FY 2025 that was partially funded by a short-term loan that was acquired and paid off during FY2025. The district also purchased a 2012 Tahoe Truck during FY2025. The on-going project in CIP at year end relates to the new North Station. The North Station is expected to be completed early FY 2026.*

NOTE 4 – LOAN PAYABLE

The District obtained a $1,100,000 loan with City National Bank of Sulphur Springs in order to finance the District's share of the new Wills Point VFD Fire Station. Loan payments began in May 2022 and require 4-annual payments of $81,764 including principal and interest (4.25%) and a balloon payoff in April 2026 for $680,000.

During the year ended September 30, 2025, the following changes occurred in long-term notes:

Balance 09/30/24	Additions	Retirements	Balance 09/30/25
$ 756,754	$ -	$ 50,663	$ 706,091

Maturities of loan balances at year end are as follows:

Year Ending	Principal	Interest	Total Payments
2026 (balloon)	706,091	17,184	723,275
Total	$ 706,091	$ 17,184	$ 723,275

NOTE 5 – COMMITMENTS AND CONTINGENCIES

Wills Point VFD – Fire Protection Agreement

Van Zandt County Emergency Services District #4 is in a Fire Protection Agreement with the Wills Point Volunteer Fire Department to provide fire protection to the residents and businesses within the rural areas of Van Zandt County. The District's annual contract for FY2025 was based on the VFD budget and amounted to $181,000, with quarterly payments of $45,250 beginning October 2025. Any funds not used by the VFD are expected to be refunded to the District in October. The FY2026 budget increased to $244,000, with quarterly payments of $61,000.

NOTE 6 – PROPERTY TAXES

The District has contracted with the Van Zandt County Tax Assessor Collector to bill and collect its property tax. The District's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and business personal property located in the District. The assessed value of the roll as of January 1, 2024, upon which the 2024 levy was based, was $935,950,000 after adjustments as certified by the Van Zandt Central Appraisal District.

Taxes are due by January 31 following the October 1 levy date. On February 1 of each year, a tax lien attaches to the property. The total 2024 levy was $995,006 and the tax rate was 10% per $100 assessed valuation.

NOTE 7 – SUBSEQUENT EVENTS

The District has evaluated all events or transactions that occurred after September 30, 2025 up through October 22, 2025, the date the financial statements were available to be issued.

VAN ZANDT COUNTY EMERGENCY SERVICES DISTRICT #4
GENERAL FUND
STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES
IN FUND BALANCE-BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Original / Final Budget	Actual	Variance
Revenue:			
Levied tax income	$ 970,624	$ 1,000,502	$ 29,878
Other income	16,000	21,444	5,444
Total Revenue	986,624	1,021,946	35,322
Expenditures:			
Fire protection WP VFD	181,000	134,605	46,395
County tax collection fees	33,000	39,454	(6,454)
Fire Insurance	28,000	31,761	(3,761)
Fire utilities and communications	17,000	24,291	(7,291)
Administrative expenses	27,495	7,837	19,658
Professional (legal and accounting)	10,300	5,350	4,950
Contract labor	7,200	7,200	-
Debt interest payments	-	36,306	(36,306)
Debt principal payments	-	50,662	(50,662)
Capital expenditures	642,636	821,579	(178,943)
Total Expenditures	946,631	1,159,045	(212,414)
Excess of revenues over expenditures	39,993	(137,099)	(177,092)
Fund Balances - Beginning	671,779	671,779	-
Fund Balances - Ending	$ 711,772	$ 534,680	$ (177,092)

See Independent Auditor's Report.

MCPA, PC

Certified Public Accountants

KYLE CAPERTON, CPA | ERIC PASCHALL, CPA | KYLE ALLIS, CPA

October 22, 2025

To the Board of Directors and Management
Van Zandt County Emergency Services District #4

We have audited the financial statements of the governmental activities and each major fund of the Van Zandt County Emergency Services District #4 (District) as of and for the year ended September 30, 2025, and have issued our report thereon dated October 22, 2025. Professional standards require that we advise you of the following matters relating to our audit.

OUR RESPONSIBILITY IN RELATION TO THE FINANCIAL STATEMENT AUDIT

As communicated in our engagement letter dated September 11, 2024, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

PLANNED SCOPE AND TIMING OF THE AUDIT

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

COMPLIANCE WITH ALL ETHICS REQUIREMENTS REGARDING INDEPENDENCE

The engagement team has complied with all relevant ethical requirements regarding independence.

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SIGNIFICANT AUDIT FINDINGS

Qualitative Aspects of the District's Significant Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Van Zandt County Emergency Services District #4 are described in Note I to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments. There were no significant accounting estimates to note.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgement and are particularly sensitive because of their significance to financial statement users. There was no long-term debt or any other sensitive disclosures to note.

The financial statement disclosures are neutral, consistent, and clear.

Significant Unusual Transactions

For purposes of this communication, professional standards require us to communicate to you significant unusual transactions identified during our audit. There were no unusual transactions noted.

Significant Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The following adjustments were approved and booked by management:

- Several reclassification entries between expense accounts and fixed assets primarily related to the completion of the new water tanker and building of the North Fire Station.
- Adjustment to record fixed asset depreciation expense for FY2025.
- Adjustment to true up the year end accounts receivable balance to the VZ County Property Tax Report and the payment refund received from Wills Point VFD.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated October 22, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Van Zandt County Emergency Services District #4's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Van Zandt County Emergency Services District #4's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

OTHER MATTERS

We applied certain limited procedures to the MD&A and Budget and Actual schedules by fund type, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

RESTRICTION ON USE

This information is intended solely for the information and use of the Board of Directors and management of the Van Zandt County Emergency Services District #4 and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

MCPA, PC

MCPA, P.C.