

Regular Meeting
No. 4

April 7, 2020
9:02 AM

Commissioners of Brazoria Drainage District No. 4 convened in session April 7, 2020 with the following Commissioners present:

Jeffrey H. Brennan

Dan Keller

Harrison Rogers*
*via conference call

Others Attending:

See Attached List

Following the invocation and Pledge of Allegiance, the Board considered the following items:

II. PUBLIC COMMENTS:

None

III. APPROVAL OF MINUTES:

Regular Meeting – March 10, 2020

Motion: Commissioner Brennan; Second: Commissioner Keller; To approve the minutes as submitted. Motion carried unanimously.

IV. APPROVAL OF CHECKS:

Expenses for April 2020 and May 2020

Motion: Commissioner Brennan; Second: Commissioner Keller; To approve the checks numbered 38280 - 38360. Motion carried unanimously.

V. NEW BUSINESS:

A. Discussion, Consideration & Possible Action – To accept a 12.41 acre Drainage Easement from the City of Pearland on Mustang Bayou for the Surface Water Treatment Plant (BDD4 #19195).

Motion: Commissioner Brennan; Second: Commissioner Keller; To accept a 12.41 acre Drainage Easement from the City of Pearland on Mustang Bayou for the Surface Water Treatment Plant (BDD4 #19195). Motion carried unanimously.

VI. VARIANCE REQUESTS – APPROVAL:

- A. CR 58 from Savannah Development to CR 48 – BDD4 #19142 – Variance Request – McDonough Engineering Corporation – CR 58 from Savannah Development to CR 48.
1. Variance Request – A reduction of the required maintenance berm from 30’ to 20’.

Motion: Commissioner Brennan; Second: Commissioner Keller; To approve the variance request for the CR 58 from Savannah Development to CR 48 project requested by McDonough Engineering Corporation based on the recommendation of Jarrod Aden, P.E., Lentz Engineering, District Engineer. Motion carried unanimously.

- B. CKB Sports Plaza – BDD4 #20126 – Variance Request – Daniel Scott Engineering, LLC – West of the intersection of Brookside Road and Mykawa Road; on the north side of Brookside Road.
1. Variance Request #1 – The allowance of a 10’ maintenance berm instead of the required 15’ maintenance berm.
 2. Variance Request #2 – The allowance of 6” of freeboard for the pond instead of the required 1’ of freeboard.

Motion: Commissioner Brennan; Second: Commissioner Keller; To approve the variance requests for the CKB Sports Plaza project requested by Daniel Scott Engineering, LLC based on the recommendation of Jarrod Aden, P.E., Lentz Engineering, District Engineer. Motion carried unanimously.

- C. The Mansion at Southfork – BDD4 #18152 – Variance Request – Trinity Bay Engineering – South side of Southfork between Kirby and CR 48.
1. Variance Request – The reduction of the outfall flowline from 12” to 6”.

Motion: Commissioner Brennan; Second: Commissioner Keller; To approve the variance request for The Mansion at Southfork project requested by Trinity Bay Engineering based on the recommendation of Jarrod Aden, P.E., Lentz Engineering, District Engineer. Motion carried unanimously.

- D. Metro Ready Mix – BDD4 #19189 – Variance Request – Trihawk Construction, LLC – 6420 Brookside Road.
2. Variance Request – The reduction of the outfall flowline from 12” to 6”.

Motion: Commissioner Brennan; Second: Commissioner Keller; To approve the variance request for the Metro Ready Mix project requested by Trihawk Construction based on the

recommendation of Jarrod Aden, P.E., Lentz Engineering, District Engineer. Motion carried unanimously.

VII. PLATS & PLANS – APPROVAL:

- A. Covenant Glen UMC – BDD4 #19204 – Final Drainage Plan – TLC Engineering, Inc. – 5243 Savannah Parkway in the Savannah Cove Subdivision.
- B. County Road 58 Phase V – BDD4 #20107 – Final Drainage Plan – LJA Engineering, Inc. – Portion that is within BDD4 jurisdiction that is west of Savannah Pkwy., from Augusta Manor Dr. to Hawthorn Village Dr.
- C. Rodeo Palms The Lakes Section 3 – BDD4 #20123 – Final Plat – EHRA Engineering – North of Rodeo Palms Parkway, west of SH 288.
- D. CKB Sports Plaza – BDD4 #20126 – Final Drainage Plan – Daniel Scott Engineering, LLC – West of the intersection of Brookside Road and Mykawa Road; on the north side of Brookside Road.
- E. Pomona Section 17 & Big Island – BDD4 #20127 – Drainage Impact Analysis – LJA Engineering, Inc. – In the Pomona development along Big Island Drive, northeast of Mustang Bayou & west of SH 288.

Motion: Commissioner Brennan; Second: Commissioner Keller; To approve the plats and plans as submitted based on the recommendation of Jarrod Aden, P.E., Lentz Engineering, District Engineer. Motion carried unanimously.

VIII. ADJOURN:

No further business, the meeting adjourned at 9:29 A.M., April 7, 2020.

Jeffrey H. Brennan, Chairman

Dan Keller, Secretary

Harrison Rogers



Brazoria Drainage District No. 4

A Political Subdivision of the State of Texas

APRIL 07, 2020

Attending Regular Meeting No. 4, held by Commissioners of Brazoria Drainage District No. 4.

NAME	BUSINESS AFILIATION
Harrison Rogers	Commissioner-Via Conference Call
Scott Feuleless	Via Conference Call
Javier Casas	McDonough Engineering-Via Conf Call
Beverley Williams	TLC Engineering-Via Conference Call
F.J. Jones	MUD 21-Via Conference Call
Kane Mudd	LJA Engineering-Via Conference Call
Clint Goebel	BDD4-Via Conference Call
Sarah Roeber	BDD4-Via Conference Call
Leigh Blumer	BDD4- Via Conference Call
John Genaro	BDD4
Jeff Brennan	Commissioner
Dan Keller	Commissioner
Jarrold Aden	BDD4/Lentz Engineering
Adrian Gengo	BDD4
Michelle Estes	BDD4
Cristina Colon	BDD4

DRAINAGE EASEMENT

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BRAZORIA §

That the undersigned, LUCAS PROPERTIES AND INVESTMENTS, LLC, a Texas limited liability company, its successors and assigns, (hereinafter collectively called "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable cash consideration in hand paid by BRAZORIA DRAINAGE DISTRICT NO. 4, a conservation and reclamation district and political subdivision of the State of Texas, (hereinafter called "Grantee"), an easement upon, over, across and through the property situated in Brazoria County, Texas, as described by metes and bounds in Exhibit "A" which is attached hereto and by this reference is made a part hereof (the "Easement Area").

The easement rights and privileges herein granted shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across and through the Easement Area.

Subject to the foregoing and subsequent provisions hereof, Grantee, its successors, assigns, agents, employees, workmen and representatives shall, at all present and future times, have the right and privilege of ingress and egress in, upon, over, across and through the Easement Area for the purposes hereof.

This easement shall be subject to and governed by the following provisions:

(1) The easement rights and privileges granted herein are non-exclusive, and the Grantor reserves and retains the right to convey, plat and/or dedicate similar rights and easements, as well as other types of rights and easements, to such other persons or entities as Grantor may deem proper, providing such other conveyances do not materially affect the Grantee's use of the easement conveyed herein.

(2) The easement rights and privileges herein granted shall be for so long as Grantee or its assigns shall utilize the Easement Area for the purposes intended. The easement rights and privileges granted hereunder shall terminate when or at such time as the purposes hereof cease to exist, are abandoned by Grantee or become impossible to perform.

(3) The Easement, rights and privileges herein granted shall be subject to encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record, including building and zoning ordinances, all laws, regulations, and restrictions by municipal or other governmental authority applicable to and enforceable against the Easement hereby granted.

(4) The grant made hereunder is not a conveyance of the Easement Area nor of any interest in the oil, gas, and other minerals in, on, or under the land subject to easement herein granted, but is a grant solely of the easement as above described.

(5) Grantor and its successors and assigns may not place buildings, structures, or improvements including driveways, fences, landscaping, sidewalks, and any structure that in Grantee's sole opinion could impede the flow of storm water or interfere with Grantee's construction or maintenance activities, within the Easement Area.

(6) Grantee may permit Grantor or a third party to encroach upon the Easement Area with the construction of sidewalks, trails or other facilities. Any such encroachment must be approved by Grantee prior to construction and will be evidenced by a separate Consent to Encroachment instrument. Grantee shall not be responsible for maintenance or repair of any facilities constructed by Grantor or third parties and constructed within the Easement Area, and Grantee shall have no liability for damages to such facilities which may occur while Grantee exercises its rights granted in the Easement Area.

TO HAVE AND TO HOLD the above described easement for the said purposes, together with all and singular, the rights, privileges, and appurtenances thereto as described above in anywise belonging to the said Grantee, its successors and assigns forever, subject to the limitations, conditions and restrictions set forth hereinabove.

IN WITNESS WHEREOF, this instrument is executed this 24TH day of April, 2020.

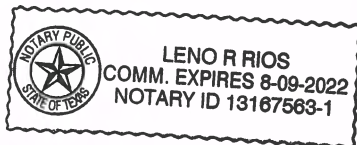
LUCAS PROPERTIES AND INVESTMENTS,
LLC, a Texas limited liability company

By: Willis Lucas
Name: Willis Lucas
Title: managing member

STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on April 24TH, 2020 by WILLIS LUCAS, the MANAGING MEMBER of Lucas Properties and Investments, LLC, a Texas limited liability company, on behalf of said corporation.



Leno R Rios
Notary Public, State of TEXAS

AFTER RECORDING, RETURN TO:
Brazoria Drainage District No. 4
4805 West Broadway
Pearland, Texas 77581-3934

EXHIBIT "A"

LEGAL DESCRIPTION

0.125 ACRE (5,455.5 SQUARE FEET) OF LAND

BEING A TRACT OR PARCEL CONTAINING 0.125 ACRES (5,455.5 SQUARE FEET) OF LAND FOR A DRAINAGE EASEMENT DEDICATED TO BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 OUT OF THE NORTHWEST CORNER OF THAT CERTAIN 36.0897 ACRE TRACT OF LAND SITUATED IN THE H.T.&B. RAILROAD SURVEY, SECTION 3, ABSTRACT NO. 232 AND THE R.B. LYLE SURVEY, ABSTRACT NO. 542 IN BRAZORIA COUNTY, TEXAS, AND BEING OUT OF A CALLED TRACT "A" CONTAINING 26.1909 ACRES RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2017030448, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.). SAID 0.125 ACRE DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARINGS BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE NO. 4204 DERIVED FROM G.P.S. OBSERVATION)

BEGINNING AT A FOUND ½ INCH IRON ROD AT THE NORTHWEST CORNER OF THE SAID 36.0897 ACRE TRACT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.125 ACRE DRAINAGE EASEMENT, SAME BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD (100' R.O.W.);

THENCE, N 73°32'01" E, WITH THE NORTH LINE OF THE HEREIN DESCRIBED 0.125 ACRE DRAINAGE EASEMENT AND THE SAID 36.0897 ACRE TRACT, SAME BEING THE SOUTH LINE OF A CALLED 6.0460 ACRE TRACT RECORDED IN B.C.C.F. NO. 2009021502, B.C.D.R., A DISTANCE OF 81.84 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR CORNER, FROM WHERE A FOUND ½ INCH IRON ROD WITH CAP (SURVEY 1) BEARS N 67°13'35" E - 0.85 FEET;


THENCE, N 52°25'36" E, CONTINUING WITH THE NORTH LINE OF THIS DESCRIBED 0.125 ACRE DRAINAGE EASEMENT AND THE SAID 36.0897 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE CALLED 6.0460 ACRE TRACT, A DISTANCE OF 70.26 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR CORNER, FROM WHERE A FOUND ½ INCH IRON ROD WITH CAP (SURVEY 1) BEARS S 76°06'52" E- 0.74 FEET;

THENCE, N 66°15'45" E, STILL CONTINUING WITH THE NORTH LINE OF THE HEREIN DESCRIBED 0.125 ACRE DRAINAGE EASEMENT, SAME BEING THE SOUTH RIGHT OF WAY LINE OF MCHARD ROAD (R.O.W. WIDTH VARIES AT THIS POINT), A DISTANCE OF 115.00 FEET TO A POINT FOR THE NORTHWEST CORNER;

THENCE, S 52°25'36" W, WITH THE SOUTH LINE OF THIS DESCRIBED 0.125 ACRE DRAINAGE EASEMENT, A DISTANCE OF 174.94 FEET TO AN ANGLE POINT FOR CORNER;

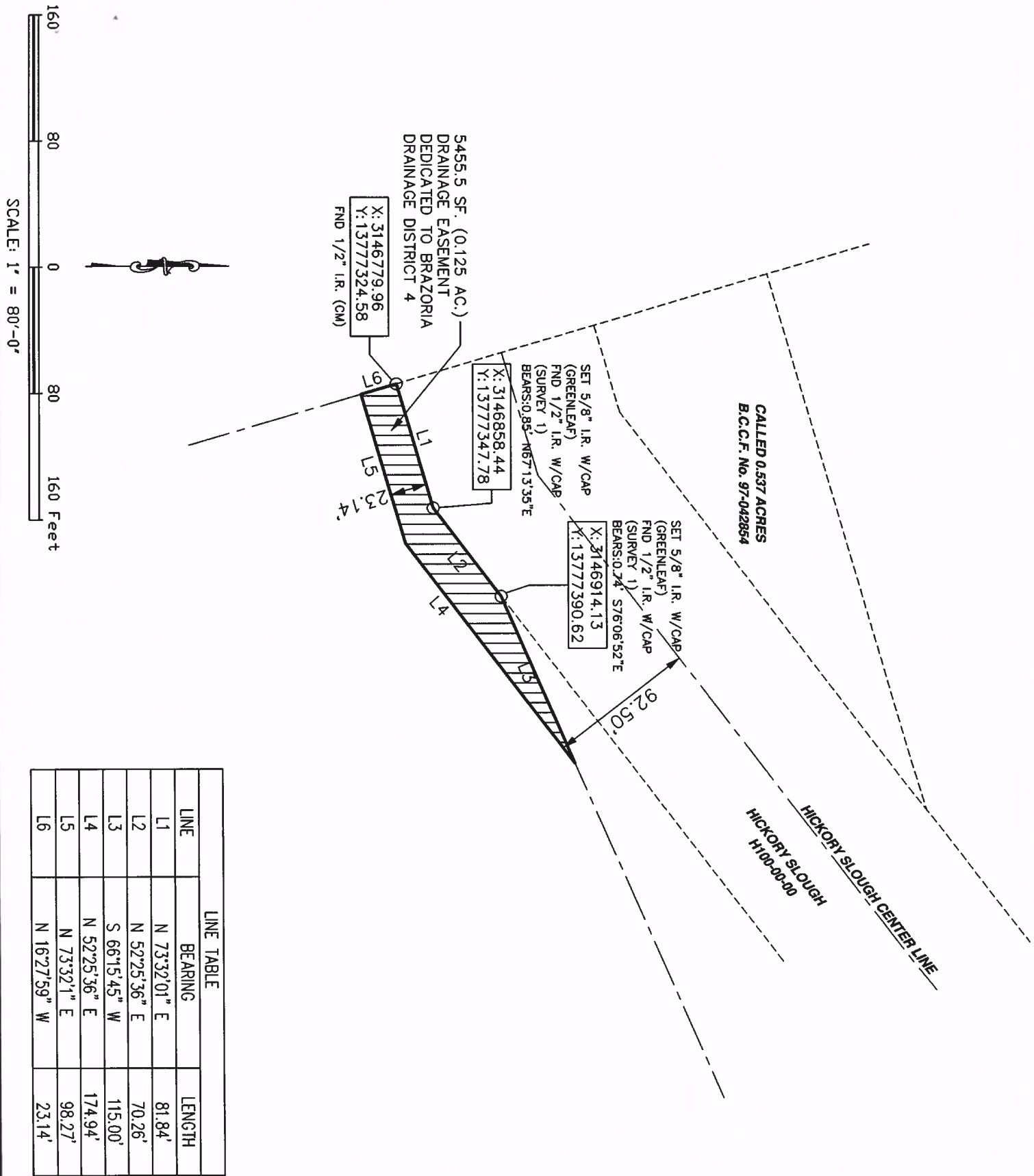
THENCE, S 73°32'01" W, CONTINUING WITH THE SOUTH LINE OF THE HEREIN DESCRIBED 0.125 ACRE DRAINAGE EASEMENT, A DISTANCE OF 98.27 FEET TO A POINT FOR THE SOUTHWEST CORNER;

THENCE, N 16°27'59" W, WITH THE WEST LINE OF THIS DESCRIBED DRAINAGE EASEMENT, SAME BEING THE WEST LINE OF THE SAID 36.0897 ACRE TRACT AND THE EAST LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD RIGHT OF WAY (100' R.O.W.), A DISTANCE OF 23.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.125 ACRES (5,455.5 SQUARE FEET) OF LAND.


DANIEL W. GOODALE, RPLS# 4919

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY, SUITE 129
HOUSTON, TX 77092
PHONE NO: 832-668-5003
TEX REGISTERED FIRM NO. 10193977





LINE TABLE		
LINE	BEARING	LENGTH
L1	N 73°32'01" E	81.84'
L2	N 52°25'36" E	70.26'
L3	S 66°15'45" W	115.00'
L4	N 52°25'36" E	174.94'
L5	N 73°32'1" E	98.27'
L6	N 16°27'59" W	23.14'



John Genaro
District Superintendent
Brazoria Drainage District #4
4813 West Broadway
Pearland, TX. 77581

Re: Midtown at Magnolia Easement Request

Dear John,

My team has been in contact with your staff at Brazoria Drainage District #4 in regards to a proposed easement, which would allow Gehan Homes to utilize a small portion of the drainage ROW adjacent to our new home construction in Midtown at Magnolia. Due to site configuration and spacing constraints, the installation of gas lines on these homes will not be feasible without an easement. This easement would allow for the installation of Natural Gas lines to serve each of the homes that back up to the drainage ROW along Mary's Creek. I have created and attached Exhibit A, which displays the proposed location of the easement in relation to the drainage ROW.

The proposed 5' Easement would be located at the Northern most 5 feet of Reserve E as displayed on The Final Plat of Midtown at Magnolia Townhomes, and recorded in Brazoria County under document number 2019021605. This proposed 5' easement would run adjacent and along the rear property lines of Lots 10 through 28, Block 1 and would be exclusive to Natural Gas. All lines would be confirmed and verified, by Gehan, via an as-built survey, to ensure that they all meet a required minimum coverage depth of 4'.

Please let this letter serve as our official request that Brazoria Drainage District #4 grant the aforementioned easement. We are available to meet with the district and/or attend any board meetings, etc. that may be necessary to facilitate this request.

Feel free to reach out should you require any additional information for review. I look forward to your response.

Sincerely,

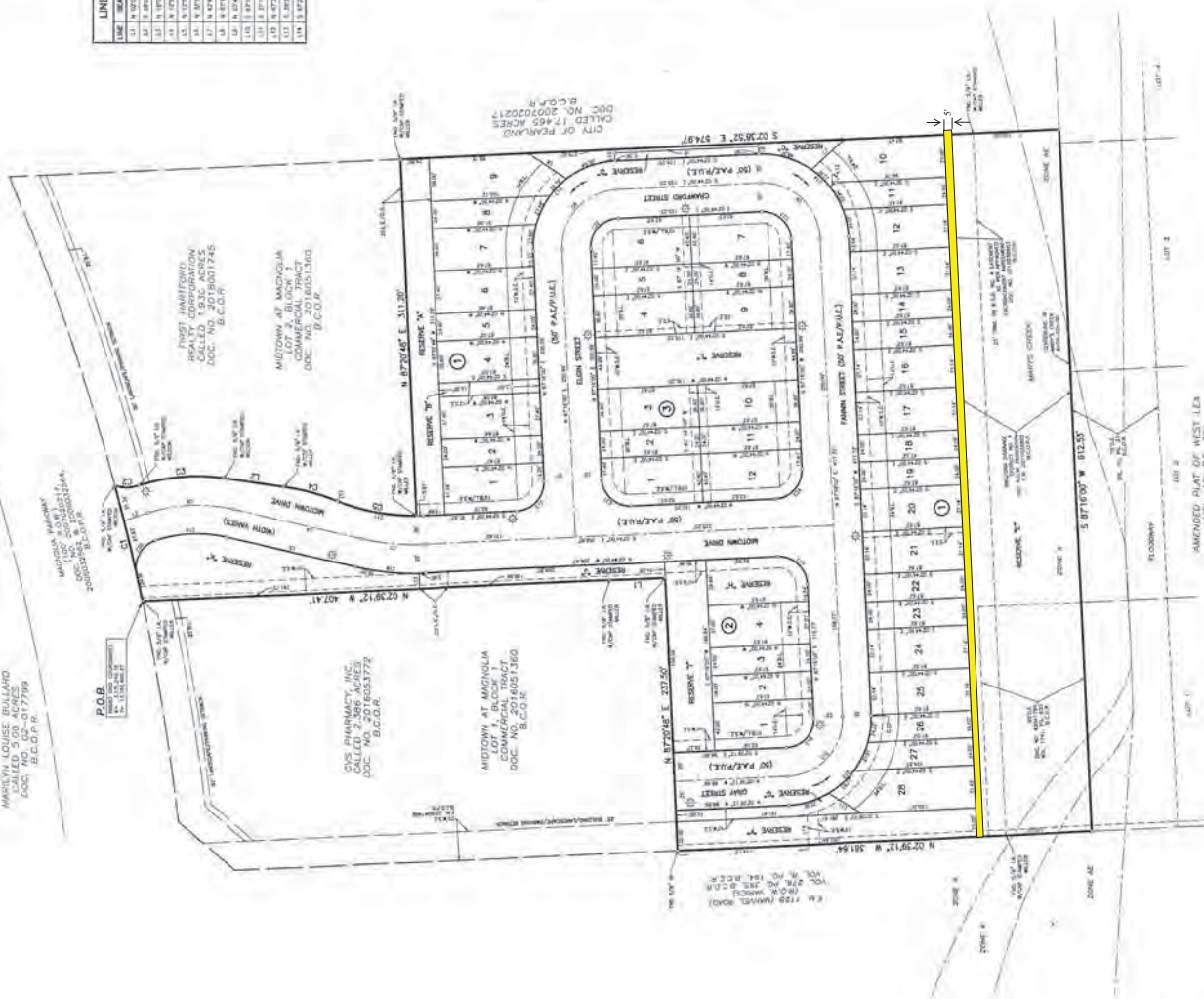


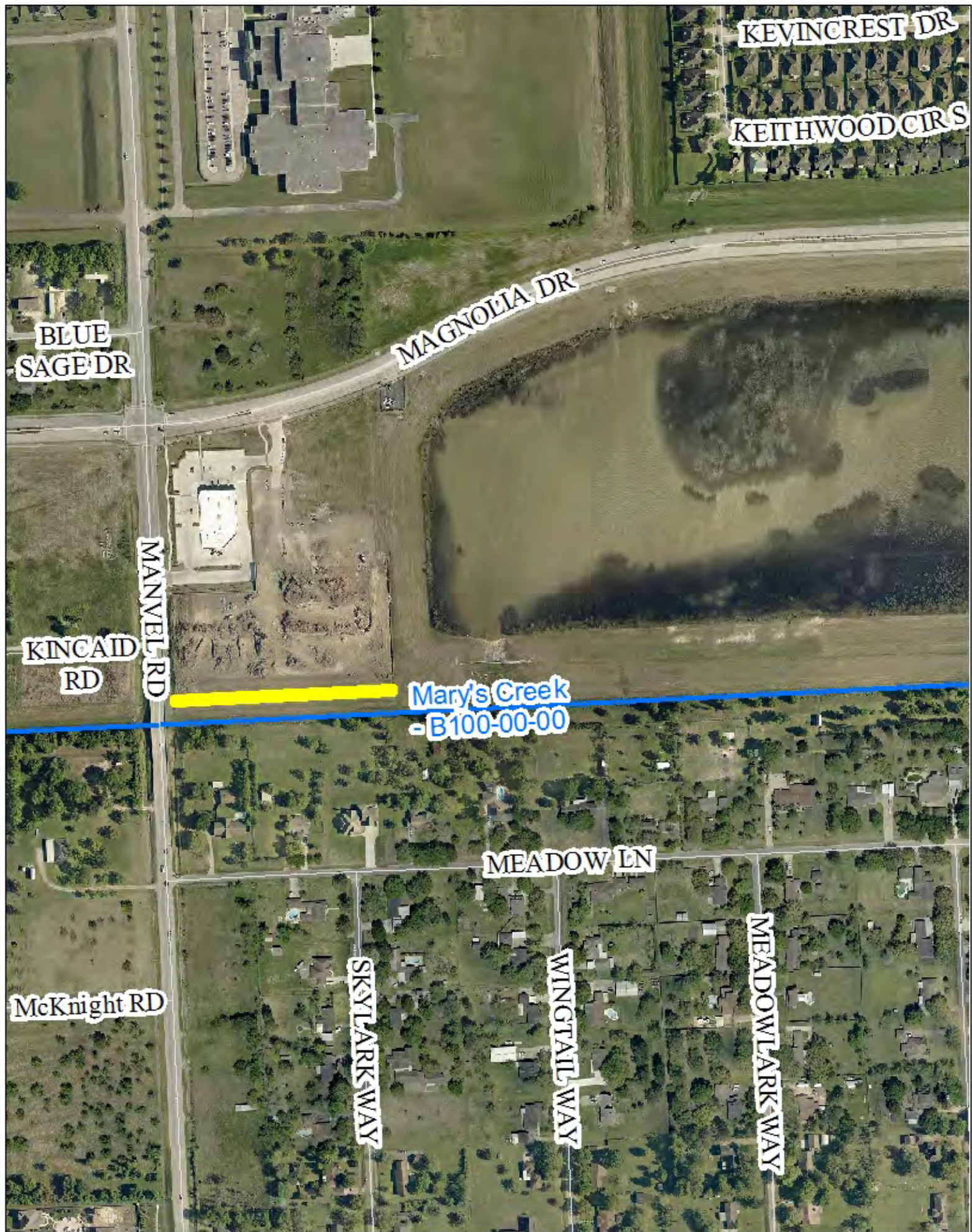
Shannon Barksdale
Director Land Development
Gehan Homes

EXHIBIT A

Key

— Proposed Natural Gas Easement





April 24, 2020



Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org

RE: United Analytical
Plat
BDD 4 Ref ID#: 20146
LE-20004

Dear Commissioners:

We are in receipt of the attached request for variance from Scott Sheridan of Daniel Scott Engineering on behalf of their Client.

The variance cites the District's requirement for the outfall for a development to be placed 1 foot above the flowline and static water level in the receiving ditch. The applicant is requesting a reduction of this requirement to 6 inches. In their request, the applicant cites hardship of the basis that they are drainage to a very shallow roadside ditch.

Based upon our findings and the applicant's hardship, we would support a Board decision to grant this variance request.

Sincerely,
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Jarrod D. Aden", is positioned below the typed name.

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Clint Goebel
Mr. Tom Daniel
Mr. Scott Sheridan, P.E., R.P.L.S.



Thursday, April 23, 2020

John Genaro
Superintendent
Brazoria Drainage District No. 4
4813 W. Broadway
Pearland, Texas 77581
Phone: 281-485-1434
Fax: 281-485-0065
Email: jgenaro@bdd4.org

Dear John:

On behalf of our client, United Analytical, we would like to request the ability to place the project's stormwater detention pond outfall 0.5' above the proposed regraded roadside ditch's flowline. Pursuant to the District's Standard Details, the outfall pipe of a storm sewer shall be 1' above the flowline or the ordinary high-water mark of the receiving channel, whichever is higher. The site is located at 17803 County Road 127, Pearland, TX.

Thank you for your consideration.

Sincerely,

Scott R. Sheridan

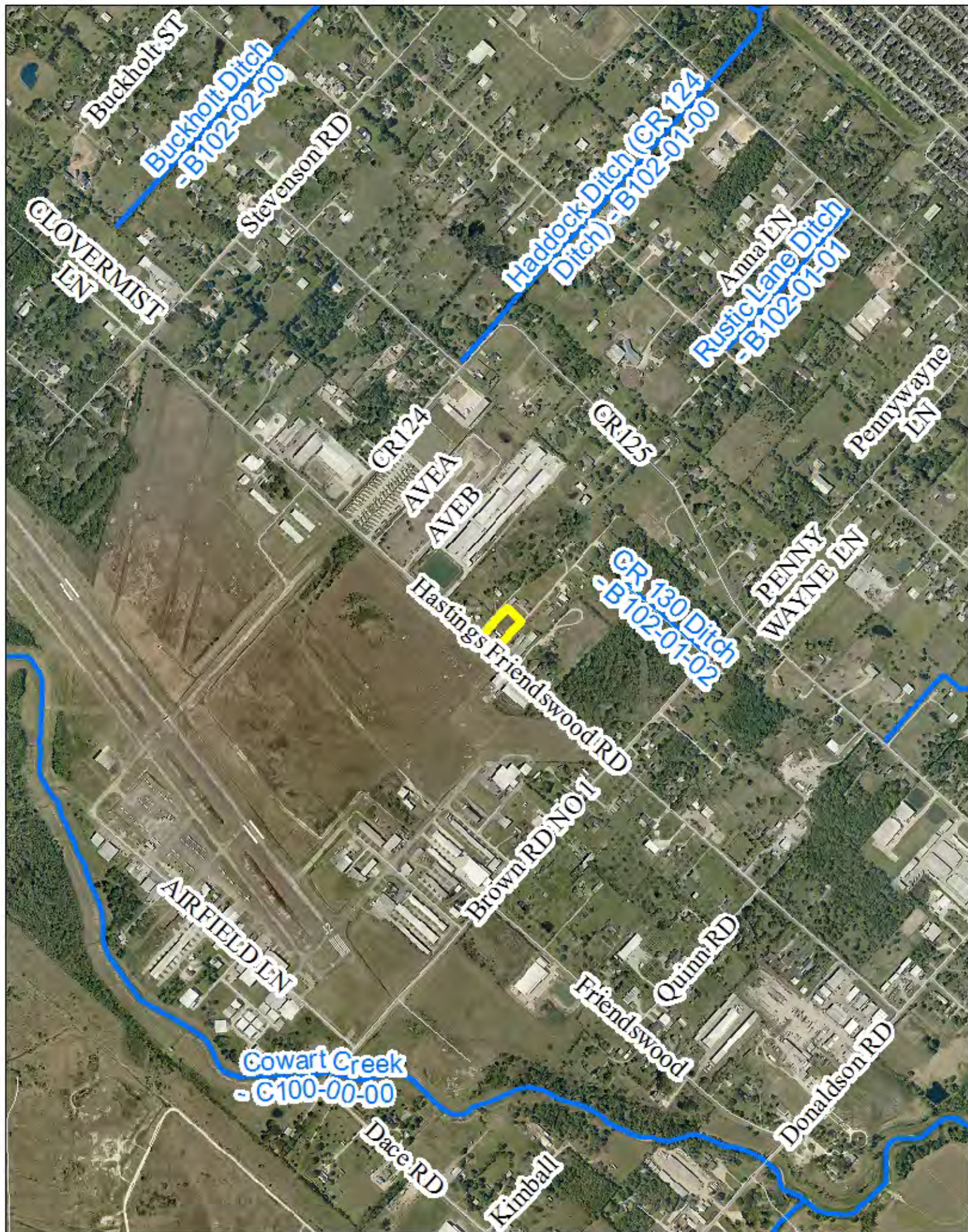
Scott R. Sheridan, P.E., R.P.L.S., CFM

19701 Morris
Manvel, Texas 77578

Daniel Scott Engineering, LLC
TBPE F-9827

P.O. Box 1549
Alvin, Texas 77512

VIA.



April 24, 2020

Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org



RE: Pomona 17
Variance Request
BDD 4 Ref ID#: 20124
LE-20004

Dear Commissioners:

We are in receipt of the attached request for variance from Adrian Todsens of LJA Engineering on behalf of their Client.

The variance cites the District's requirement for concrete lined overflow swales. The applicant is requesting a waiver of this requirement.

The following additional information may be useful in determining whether or not this request should be granted:

1. The proposed facility is a wet pond which the District will never own or maintain.
2. The previous District Engineer allowed Landlok 300 as an alternate to concrete lining on all previous projects within Pomona.

Based upon these findings and the applicant's hardship, we would support a Board decision to grant this variance request.

Sincerely,
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Jarrod D. Aden", is written over a light blue rectangular background.

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Tom Daniel
Mr. Adrian Todsens, P.E.

April 17, 2020

Mr. Jarrod D. Aden, PE, CFM
Lentz Engineering, LLC
11511 N Garden St
Houston, Texas 77071

Re: Variance Request for Alternate Lining
Material for Extreme Event Spillways
Pomona Section 17
BDD4 Ref ID#: 20124
Brazoria County Municipal Utility District No. 39
LJA Job No. 2149-4117 (6.0)

Dear Mr. Aden:

On behalf of the developer, Pomona Investment, LLC, we are submitting a request for a variance from the Rules, Regulations and Guidelines of Brazoria Drainage District No. 4 (BDD4 Rules), dated May 1, 2013, regarding the required lining material for extreme event spillways entering Big Island Lake, a wet detention pond located within Pomona Section 17.

Appendix A, Section 3.4.5 of the BDD4 Rules requires extreme event overflow swales to be concrete lined where the extreme event enters and exits the detention pond. This variance request applies only to the overflow swales entering the detention pond.

We are requesting a variance to allow the use of Landlok 300 turf reinforcement mats (or an approved equal turf reinforcement mat of similar material properties) in lieu of concrete slope paving for extreme event spillways entering Big Island Lake within Pomona Section 17 as shown on Exhibit "A." The turf reinforcement mats will be covered with topsoil and sod immediately after installation.

We believe that the variance request should be approved for the following reasons:


1. Appendix A, Section 3.4.1.2 of the BDD4 Rules states that BDD4 will not accept wet detention ponds for maintenance. Big Island Lake is a wet detention pond which will be maintained by Brazoria County Municipal Utility District No. 39. The reserves that include the extreme event overflow swales that enter Big Island Lake will also be maintained by Brazoria County Municipal Utility District No. 39.
2. Landlok 300 has been approved and used as an alternate material for extreme event overflow swales within Pomona since the project began in 2014. The use of the product was previously approved by BDD4 for Pomona Lakes "B" and "C" through a variance request approved on June 16, 2014, as well as several previous Pomona plan sets specifying Landlok 300 or equal products for overflow swales. This material has been proven to be a viable alternative to concrete slope paving in Pomona for slope stability while allowing for vegetative growth for additional erosion control.

Mr. Jarrod D. Aden, PE, CFM
April 17, 2020
Page 2

Based on the reasons listed above and the use of Landlok 300 within Pomona on past projects, we are requesting a variance to allow the use of Landlok 300 or an approved equal turf reinforcement mat in lieu of concrete slope paving for the extreme event overflow swales entering Big Island Lake within Pomona Section 17.

If you have any questions or require additional information, please contact me at 713.380.4471 or by email at atodsen@lja.com.

Sincerely,

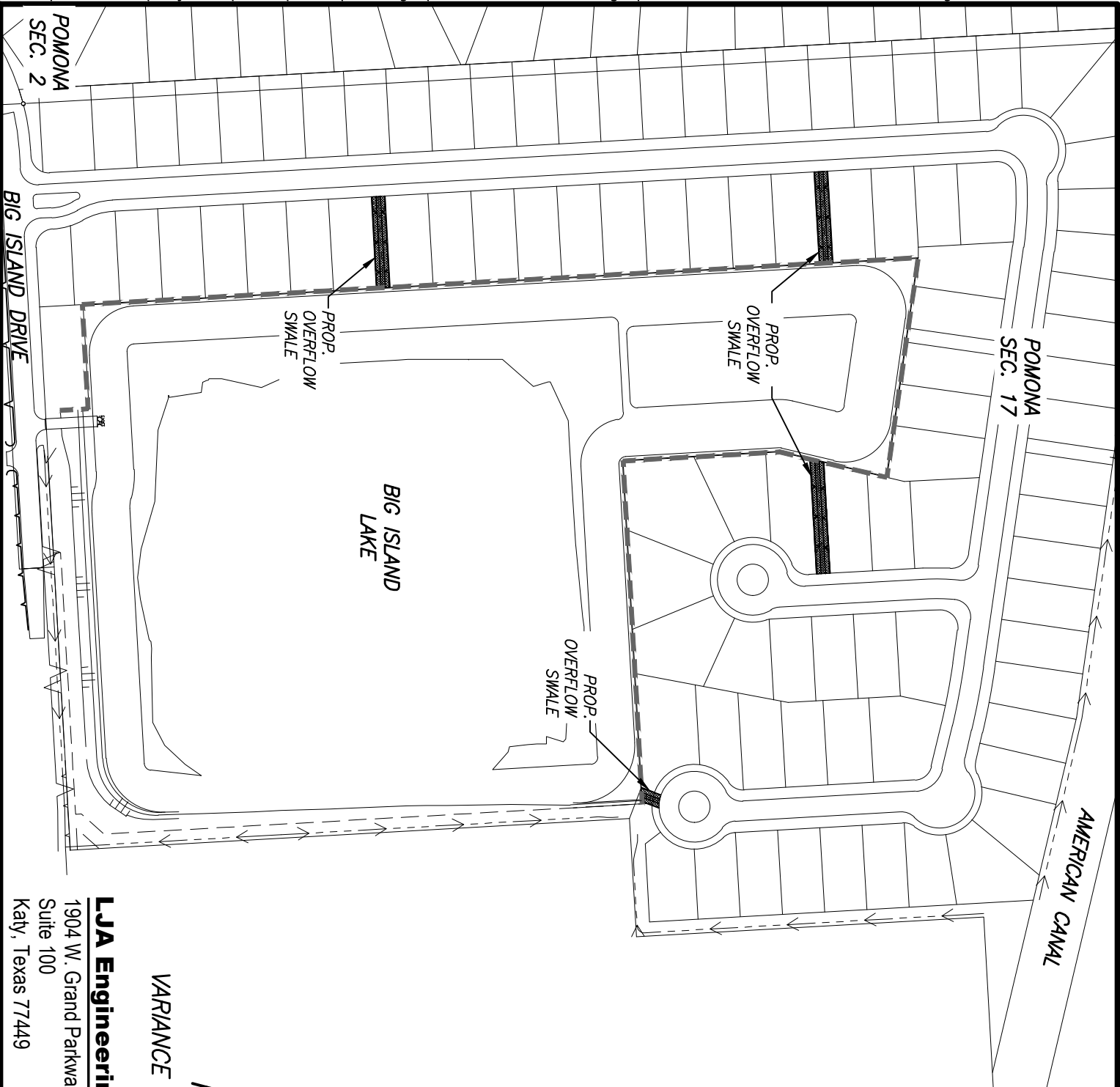
A handwritten signature in blue ink, appearing to read 'A. Todsen', with a stylized flourish at the end.

Adrian R. Todsen, PE
Assistant Project Manager

ART/jb

Attachments

Copy: Mr. Adrian Gengo – Brazoria Drainage District No. 4
Mr. John Genaro – Brazoria Drainage District No. 4
Mr. Russell Bynum – Pomona Investment, LLC
Mr. Scott Wright – Pomona Investment, LLC
Mr. Brian T. Edwards, PE – LJA Engineering, Inc.



POMONA

VARIANCE REQUEST EXHIBIT "A"

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386





April 3, 2020

Board of Commissioners
Brazoria Drainage District No. 4
4813 W. Broadway
Pearland, Texas 77581
via email: kwoodall@bdd4.org



RE: Private Plans Phase 1A
Manvel Town Center
Drainage Plan (3)
BDD 4 Ref ID#: 19196
LE-20004

Dear Commissioners:

We have reviewed the Final Drainage Plan as submitted for the above-mentioned project and offer the following comments:

1. This Drainage Plan is for a proposed commercial development located on the West side of SH-288 and North side of Highway 6.
2. Sheet C9.3 of the Drainage Plan shows that this project will provide 102.71 acre-feet of detention mitigation for the 100.70 acres of commercial development. The detention rate provided is 1.02 acre-feet / acre.
3. BDD4 Special Notes are included on the plans.
4. We find the Drainage Plan to be in accordance with the Rules, Regulations and Guidelines effective May 1, 2013.

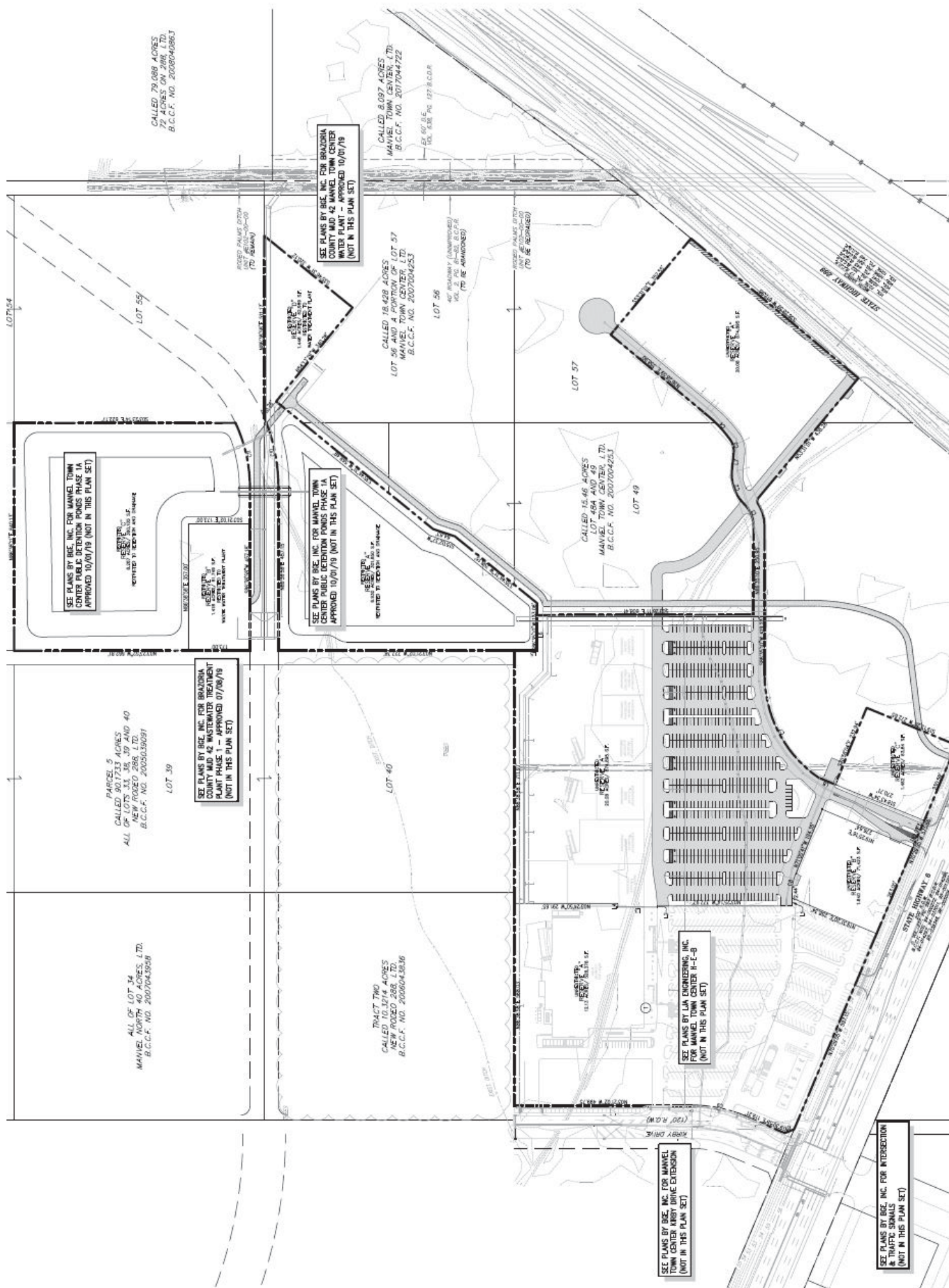
We support a decision by the Board to approve this drainage plan.

Sincerely
Lentz Engineering, LLC

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Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Mr. Adrian Gengo
Ms. Kimberley Woodall





April 28, 2020

Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org



RE: Pearland Industrial Park
Plat
BDD 4 Ref ID#: 19184
LE-20004

Dear Commissioners:

We have reviewed the recent submittal of the Final Plat as submitted for the above-mentioned project for the purpose of determining if additional access or drainage easements need to be dedicated in connection with the project. The required easement is shown on the plat.

Additionally, it is our understanding that District staff has visited the site for the purpose of evaluating maintenance and access on or through the tract on a go forward basis.

Finally, District personnel are handling the review of other administrative aspects of the plat which has been submitted to the District office.

Based upon our findings, we support a decision by the Board to approve the plat. If you have any questions or require any further information, please do not hesitate to call.

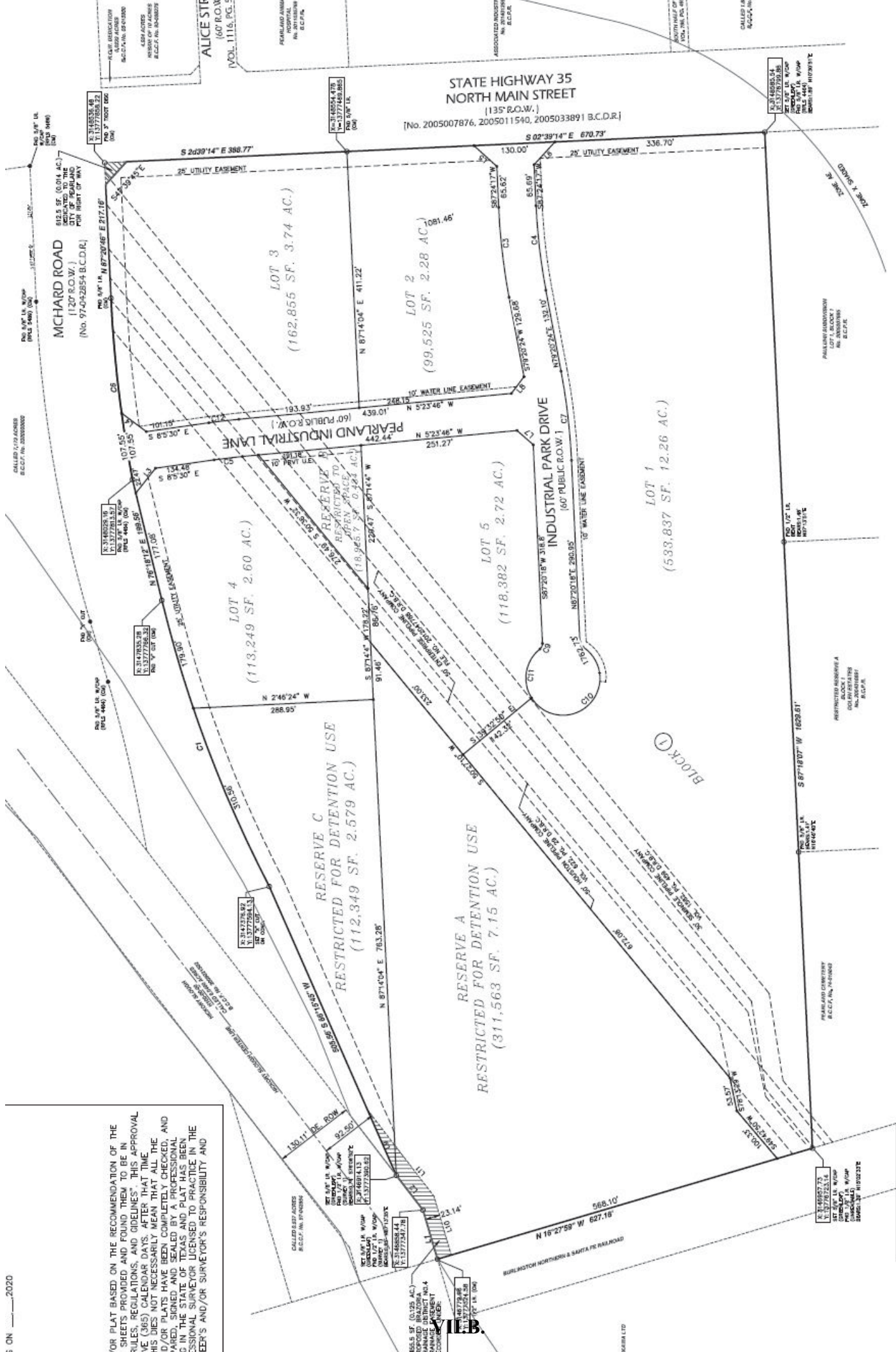
Sincerely,
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Jarrod D. Aden", is written over a light blue rectangular background.

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Clint Goebel
Mr. Dillon Wilburn
Mr. Tom Daniel

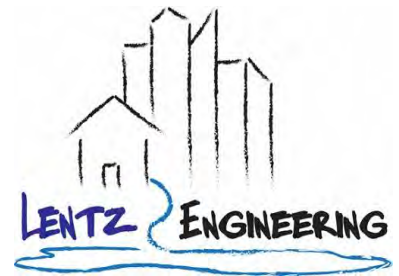
FOR PLAT BASED ON THE RECOMMENDATION OF THE SHEETS PROVIDED AND FOUND THEM TO BE IN ACCORDANCE WITH THE RULES, REGULATIONS, AND GUIDELINES. THIS APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE SURVEYOR'S RESPONSIBILITY AND OBLIGATION TO THE PUBLIC IS NOT LIMITED BY THIS APPROVAL. THE SURVEYOR'S RESPONSIBILITY AND OBLIGATION TO THE PUBLIC IS NOT LIMITED BY THIS APPROVAL. THE SURVEYOR'S RESPONSIBILITY AND OBLIGATION TO THE PUBLIC IS NOT LIMITED BY THIS APPROVAL.





April 21, 2020

Board of Commissioners
Brazoria Drainage District No. 4
4813 W. Broadway
Pearland, Texas 77581
via email: kwoodall@bdd4.org



Engineering Your Satisfaction

RE: Office Complex @ 11800 Magnolia Parkway
AKA The Mansion at Southfork
Revised Final Drainage Plan (3)
BDD 4 Ref ID#: 18152
LE-20004

Dear Commissioners:

We have reviewed the Final Drainage Plan as submitted for the above-mentioned project and offer the following comments:

1. This Drainage Plan is for a proposed commercial development located on the South side of CR-59 and West of Kirby Drive.
2. Sheet C.1 of the Drainage Plan shows that the development will provide 4.86 acre-feet of detention mitigation for the 7.48 acres of impervious cover. The detention rate provided is 0.65 acre-feet / acre.
3. BDD4 Special Notes are included on the plans.
4. We find the Drainage Plan to be in accordance with the Rules, Regulations and Guidelines effective May 1, 2013.

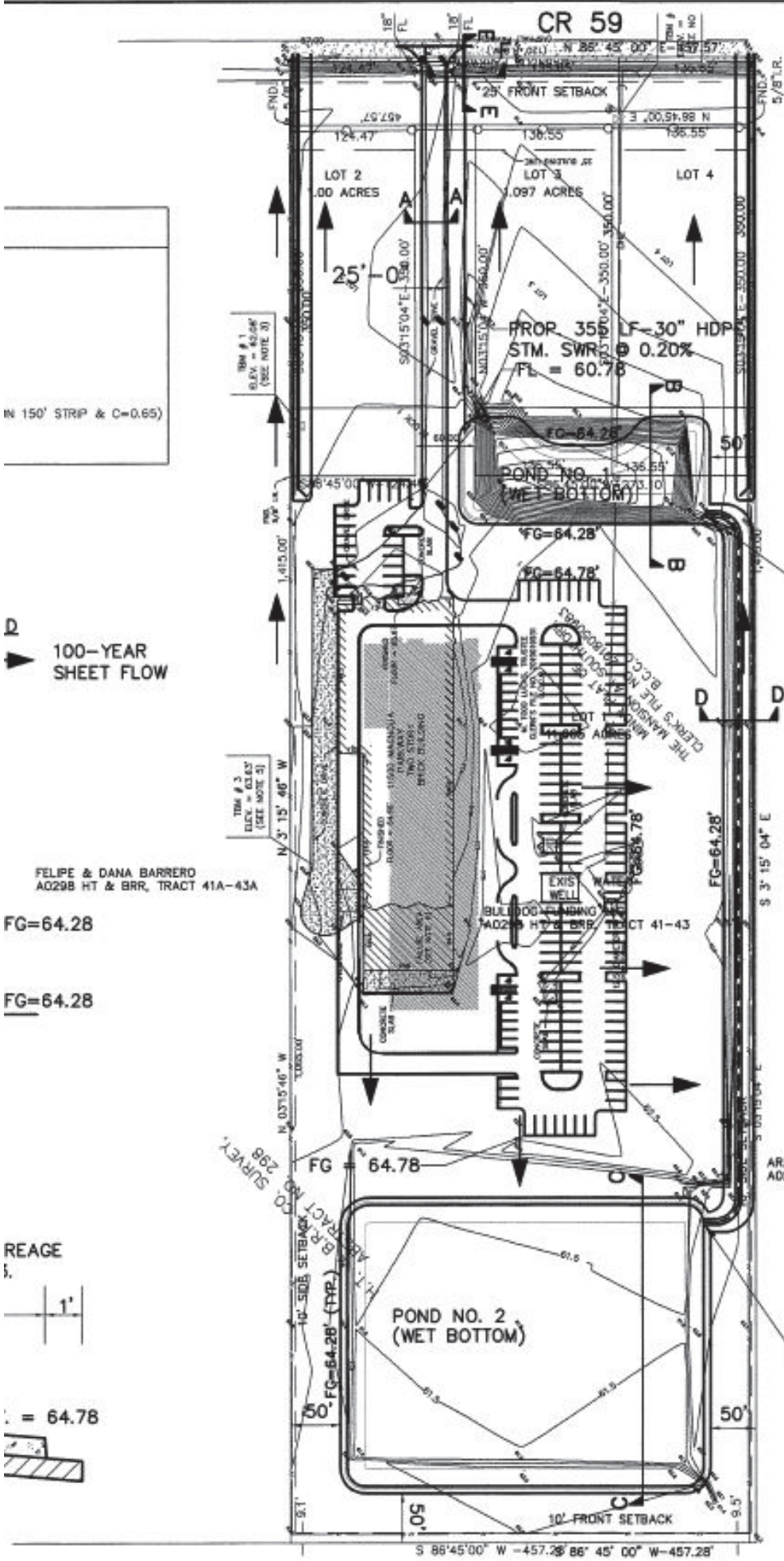
We support a decision by the Board to approve this drainage plan.

Sincerely
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Jarrod D. Aden", is written over a light blue circular stamp.

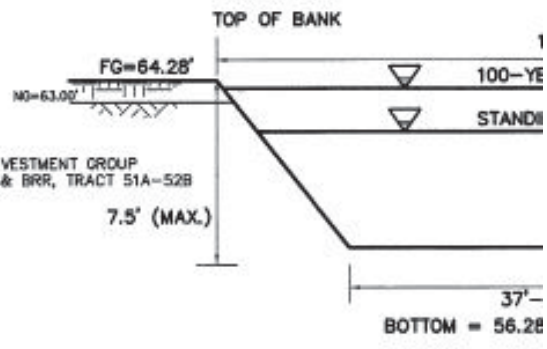
Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Dillon Wilburn
Mr. Tom Daniel
Mr. Dan Johnson, P.E. - Manvel
Ms. Elaine Graham - Manvel
Engineer-Development – Brazoria County



Excavation on Pond No. 1	
Top Area (SF)	23,753.48
Bottom Area (SF)	21,003.81
Average Area (SF)	22,378.65
Depth (FT)	1.00
Cut No. 1 (CY)	828.84
Top Area (SF)	21,003.81
Bottom Area (SF)	15,806.06
Average Area (SF)	18,404.94
Depth (FT)	2.00
Cut No. 2 (CY)	1,363.33
Top Area (SF)	15,806.06
Bottom Area (SF)	11,017.30
Average Area (SF)	13,411.68
Depth (FT)	2.00
Cut No. 3 (CY)	993.46
Top Area (SF)	11,017.30
Bottom Area (SF)	5,700.48
Average Area (SF)	8,358.89
Depth (FT)	2.50
Cut No. 4 (CY)	773.97
Total Cut (CY)	3,959.60

For 100-Year Overflow between Ponds			
	5-year	10-year	25
b	71.6000	82.2300	
d	11.0800	11.5400	
e	0.7704	0.7644	
Area (acres)	6.00		
Tc (Min)	23.71		
I (5-year)	4.65		
I (10-year)	5.40		
I (25-year)	6.33		
I (100-year)	8.15		
Ce	0.65		
Q (5-year)(cfs)	18.13		
Q (10-year)(cfs)	21.06		
Q (25-year)(cfs)	24.70		
Q (100-year)(cfs)	39.75		



PARKING & DRIVE NOTES:
 1. 2" TYPE "D" ASPHALT ON 12" SELECT FILL w/ 2% LIME BY WEIGHT.



April 21, 2020



Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org

RE: Surface Water Treatment Plan
Drainage Impact Analysis (1)
BDD 4 Ref ID: 20121
LE-20004

Dear Commissioners:

On behalf of Brazoria Drainage District No. 4, we have reviewed the second submittal of the Drainage Impact Report as submitted for the above-mentioned project and find it to be in conformance with the Rules, Regulations, and Guidelines of Brazoria Drainage District # 4.

The project is located West of CR-48 (Airline Road) and straddles Mustang Bayou.

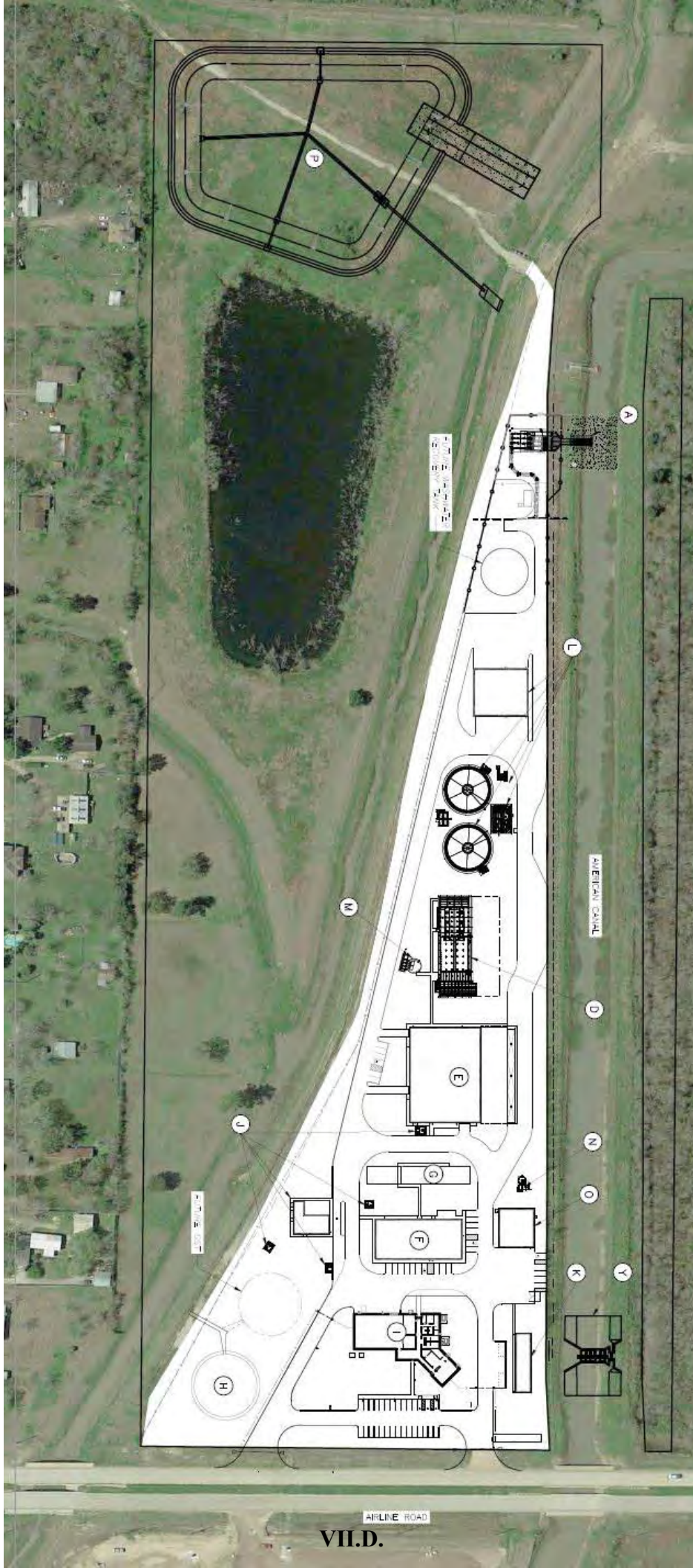
The report proposes 14.42 acre-feet of detention mitigation for 13 acres of water plant development. This is an effective detention rate of 1.11 acre-feet / acre.

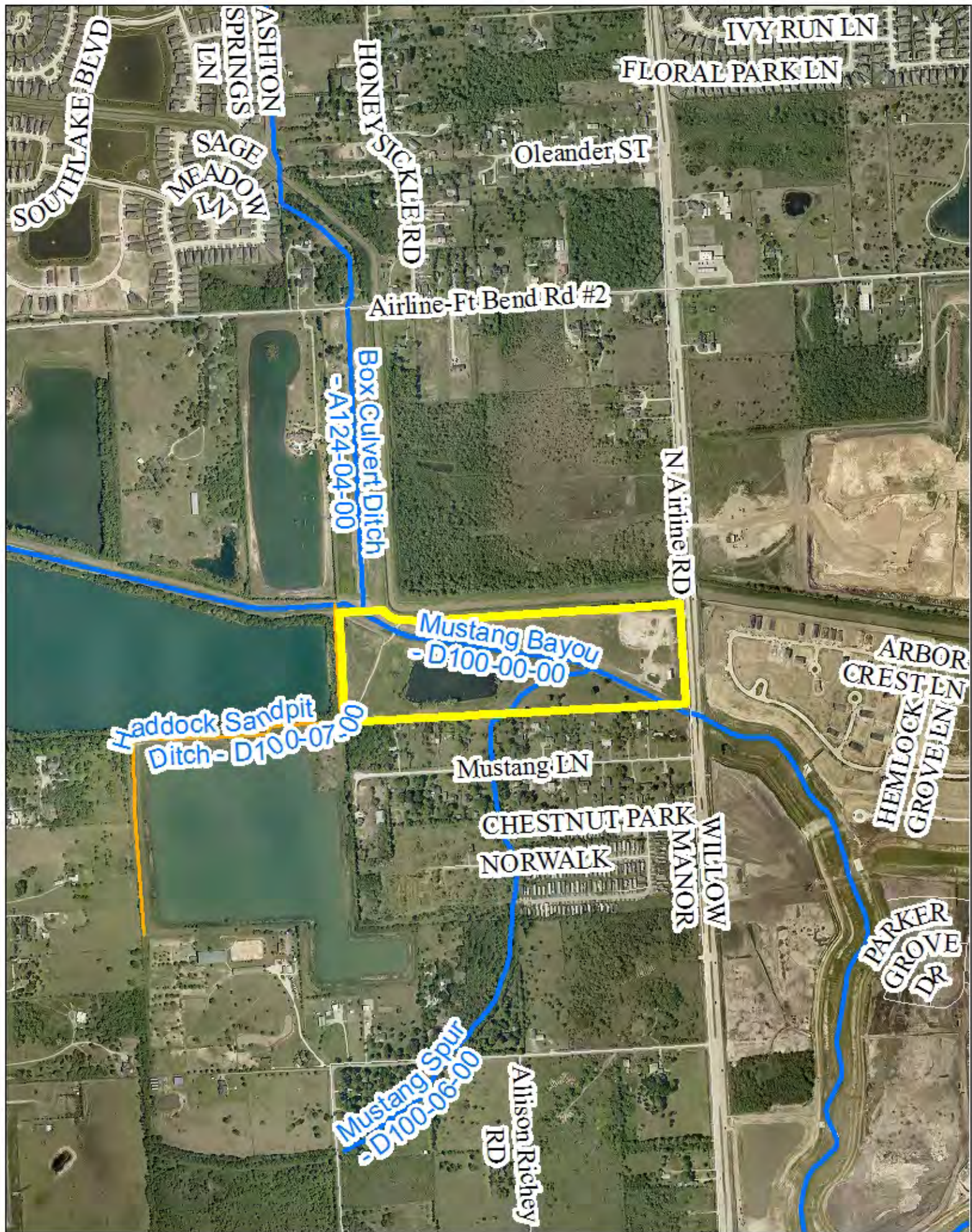
If you have any questions or require any further information, please do not hesitate to call.

Sincerely,
Lentz Engineering, LLC

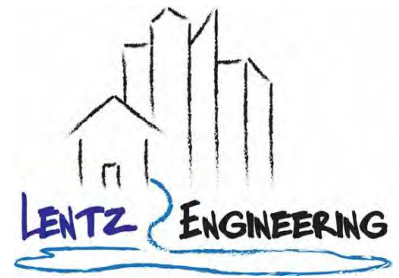
Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Dillon Wilburn
Mr. Tom Daniel
Mr. Rajendra Shrestha, P.E., C.F.M. - Pearland
Engineer-Development – Brazoria County





April 21, 2020



Engineering Your Satisfaction

Board of Commissioners
Brazoria Drainage District No. 4
4813 W. Broadway
Pearland, Texas 77581
via email: kwoodall@bdd4.org

RE: 4303 Chance Lane
Final Drainage Plan
BDD 4 Ref ID#: 20147
LE-20004

Dear Commissioners:

We have reviewed the Final Drainage Plan as submitted for the above-mentioned project and offer the following comments:

1. This Drainage Plan is for a proposed commercial development located on the West side of SH-288 and North side of Chance Lane.
2. The project is part of a larger previously approved development. Detention is provided in the existing detention pond at the front of the development.
3. BDD4 Special Notes are included on the plans.
4. We find the Drainage Plan to be in accordance with the Rules, Regulations and Guidelines effective May 1, 2013.

We support a decision by the Board to approve this drainage plan.

Sincerely
Lentz Engineering, LLC

A handwritten signature in blue ink, appearing to read "Jarrod D. Aden", is written over a light blue circular stamp.

Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Dillon Wilburn
Mr. Tom Daniel
Engineer-Development – Brazoria County

AGENCY THAT MAY BE REQUIRED.
 4. SITE MUST BE APPROVED BY
 4. THE DISTRICT ENGINEER.
 4. THE DISTRICT ENGINEER.
 4. THE DISTRICT ENGINEER.

BRISCOE PRODUCTION COMPANY
 VOLUME 659, PAGE 441
 D.C.D.R.

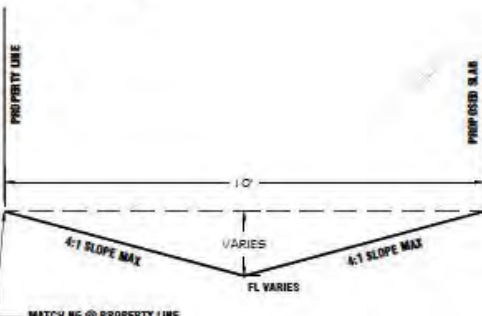
ACRES
 BUILDING LINE
 BACK SLOPE SWALE OUTFALL
 CUBIC FEET PER SECOND (FLOW RATE)
 CORRUGATED METAL PIPE
 CONCRETE PILOT CHANNEL
 DRAINAGE EASEMENT
 ELEVATION
 EMERGENCY OVERFLOW
 EXISTING
 FINISHED GRADE
 FLOWLINE ELEVATION
 MINIMUM FINISHED FLOOR
 HIGH DENSITY POLYETHYLENE PIPE
 JUNCTION BOX
 LANDSCAPE EASEMENT
 MAINTENANCE BERM
 MANHOLE
 POWER POLE
 PROPOSED
 PROJECT BENCHMARK NUMBER
 PAVEMENT
 REINFORCED CONCRETE BOX
 REINFORCED CONCRETE PIPE
 RIGHT OF WAY
 SLENDER DIAMETER RATIO PIPE
 STORM SEWER INLET AND OUTFALL STRUCTURE
 STORM
 TOP OF PAVEMENT
 WATERLINE EASEMENT

DIRECTIONAL DRAINAGE FLOW ARROW
 DIRECTIONAL EXTREME EVENT FLOW ARROW

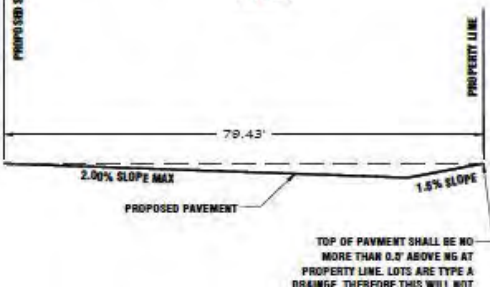
BLOCK NUMBER

DRAINAGE AREA / INLET NUMBER
 AREA (ACRES)

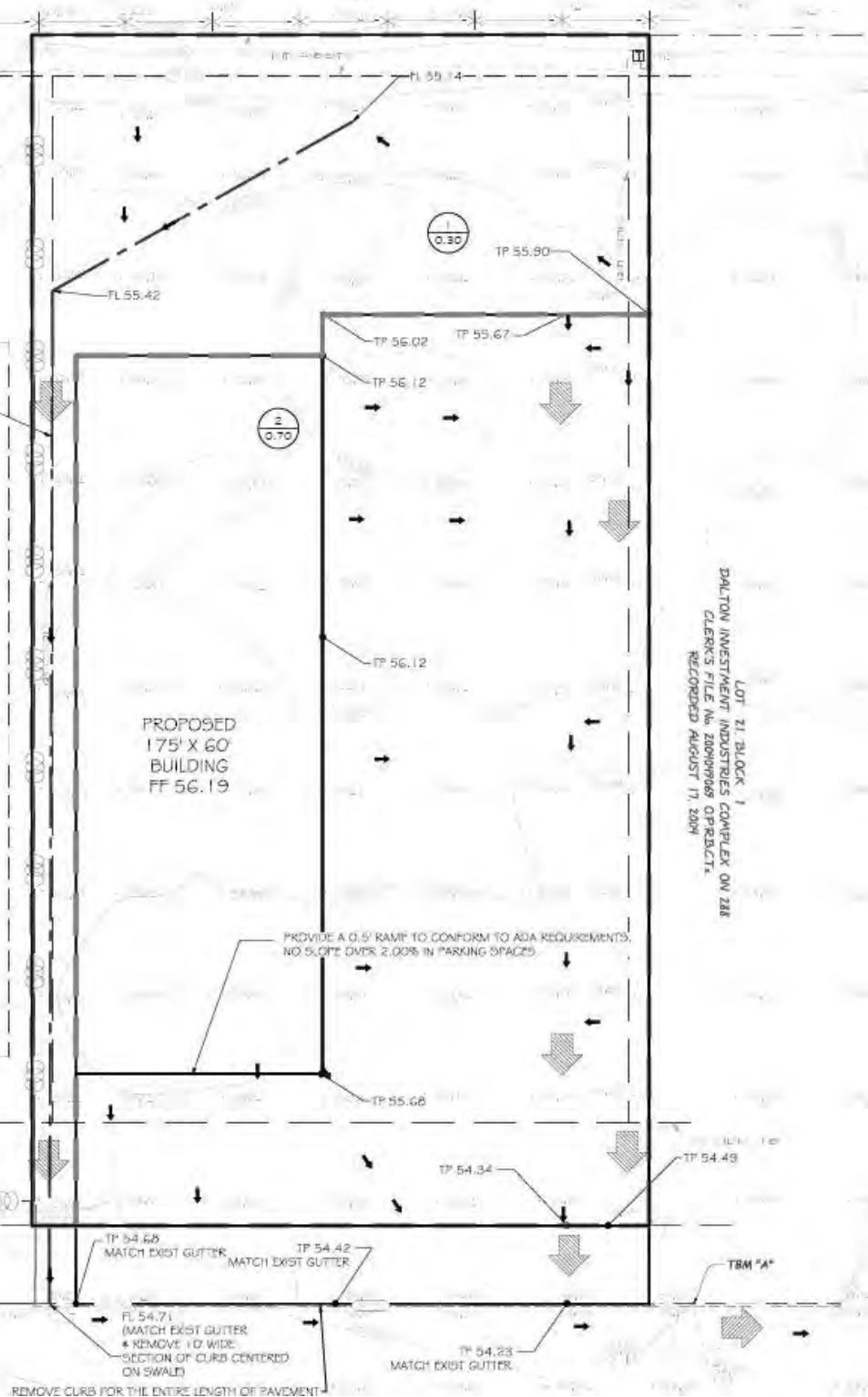
DRAINAGE AREA DIVIDE



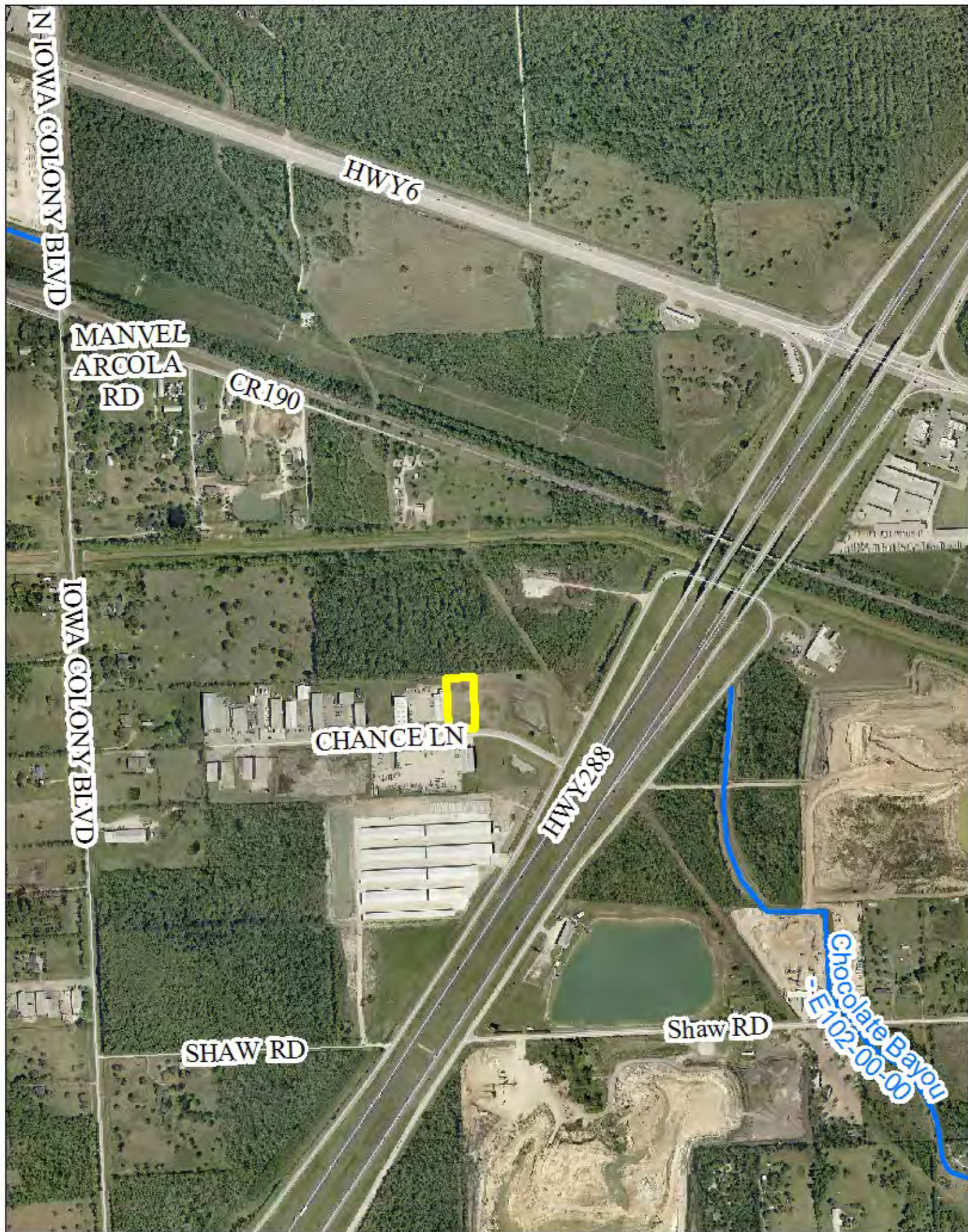
DETAIL - SWALE
 SCALE: NTS



33' LF SWALE @ 0.13%
 LOT 19 BLOCK 1
 DALTON INVESTMENT INDUSTRIES COMPLEX ON 288
 CLERK'S FILE No. 20040968 OF PROJECT
 RECORDED AUGUST 17, 2004



LOT 21 BLOCK 1
 DALTON INVESTMENT INDUSTRIES COMPLEX ON 288
 CLERK'S FILE No. 20040968 OF PROJECT
 RECORDED AUGUST 17, 2004



April 24, 2020

Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org



RE: Pomona 17
AKA Big Island Lake
Plat
BDD 4 Ref ID#: 20151
LE-20004

Dear Commissioners:

We have reviewed the recent submittal of the Final Plat as submitted for the above-mentioned project. No District facilities are within or adjacent to this tract therefore no District easements are needed.

Finally, District personnel are handling the review of other administrative aspects of the plat which has been submitted to the District office.

Based upon our findings, we support a decision by the Board to approve the plat. If you have any questions or require any further information, please do not hesitate to call.

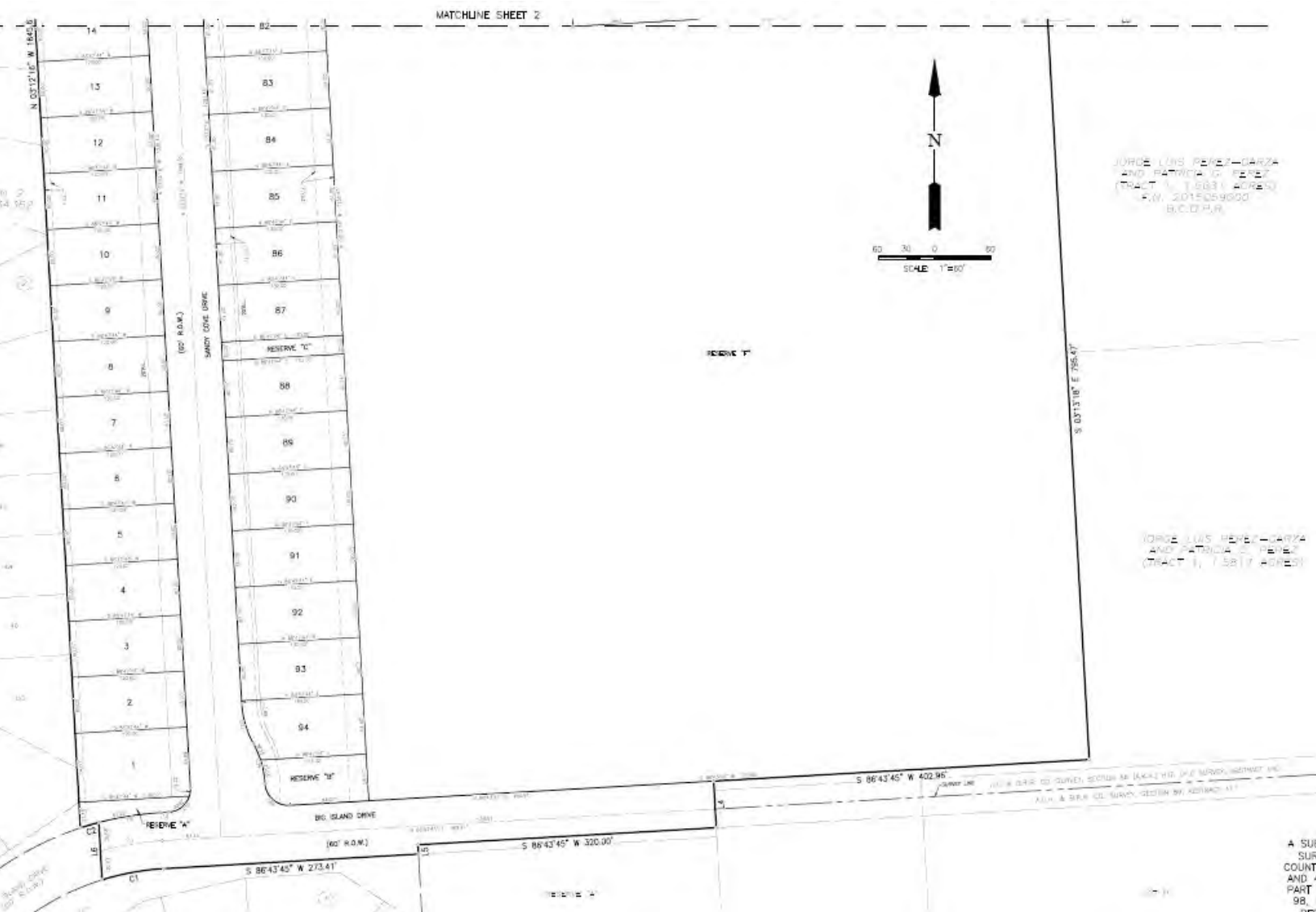
Sincerely,
Lentz Engineering, LLC

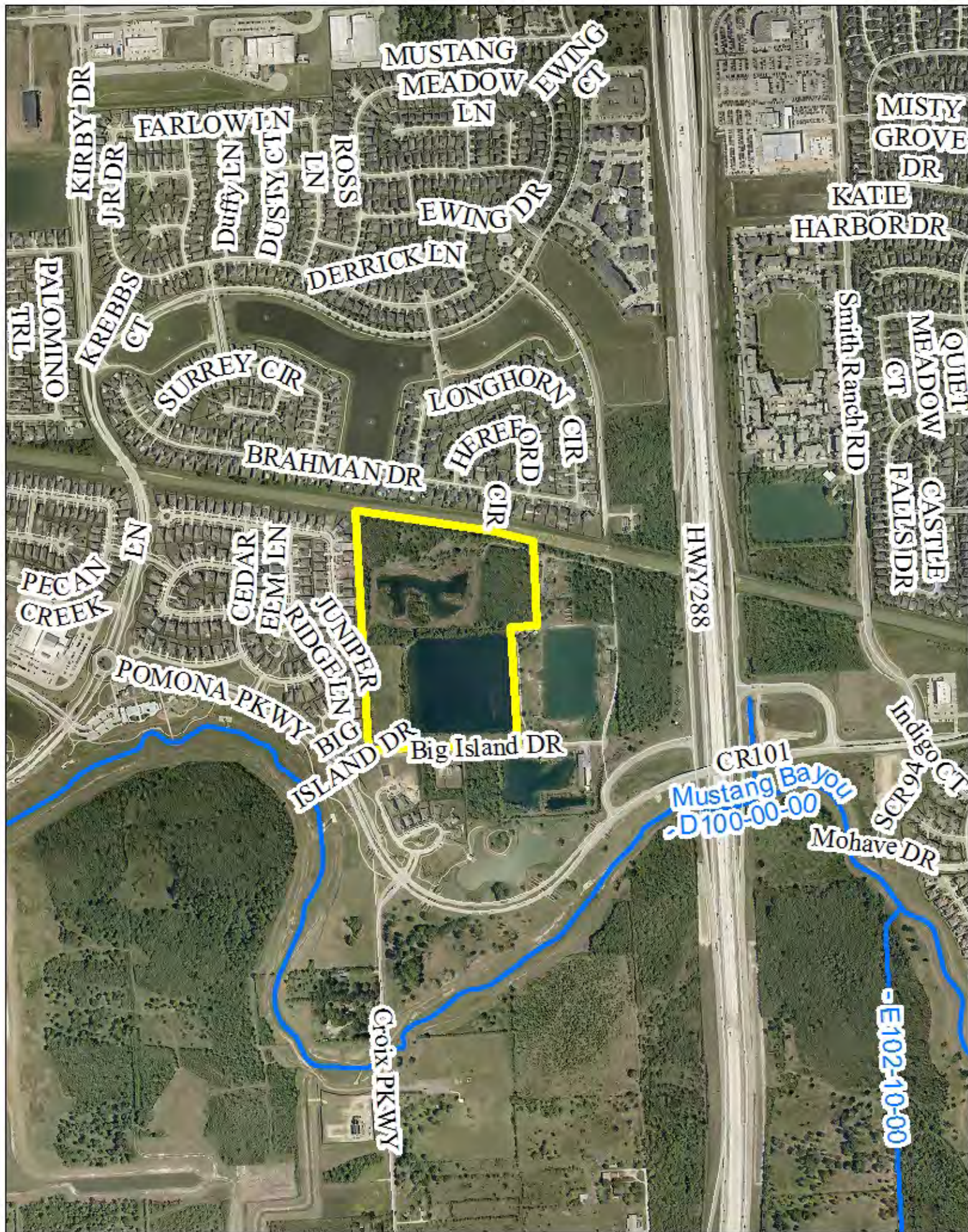
A handwritten signature in blue ink, appearing to read "Jarrod D. Aden", is written over a light blue rectangular background.

Jarrod D. Aden, P.E.
President

Ms. Sarah Roeber
Mr. Clint Goebel
Mr. Dillon Wilburn
Mr. Tom Daniel
Mr. Dan Johnson, P.E. - Manvel
Ms. Elaine Graham - Manvel
Engineer-Development – Brazoria County
Mr. Adrian Todsén, P.E.







April 28, 2020

Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org



RE: Pearland SWTP
Plat
BDD 4 Ref ID#: 20118
LE-20004

Dear Commissioners:

We have reviewed the recent submittal of the Final Plat as submitted for the above-mentioned project for the purpose of determining if additional access or drainage easements need to be dedicated in connection with the project. The required access easement and two drainage easements are shown on the plat.

Additionally, it is our understanding that District staff has visited the site for the purpose of evaluating maintenance and access on or through the tract on a go forward basis.

Finally, District personnel are handling the review of other administrative aspects of the plat which has been submitted to the District office.

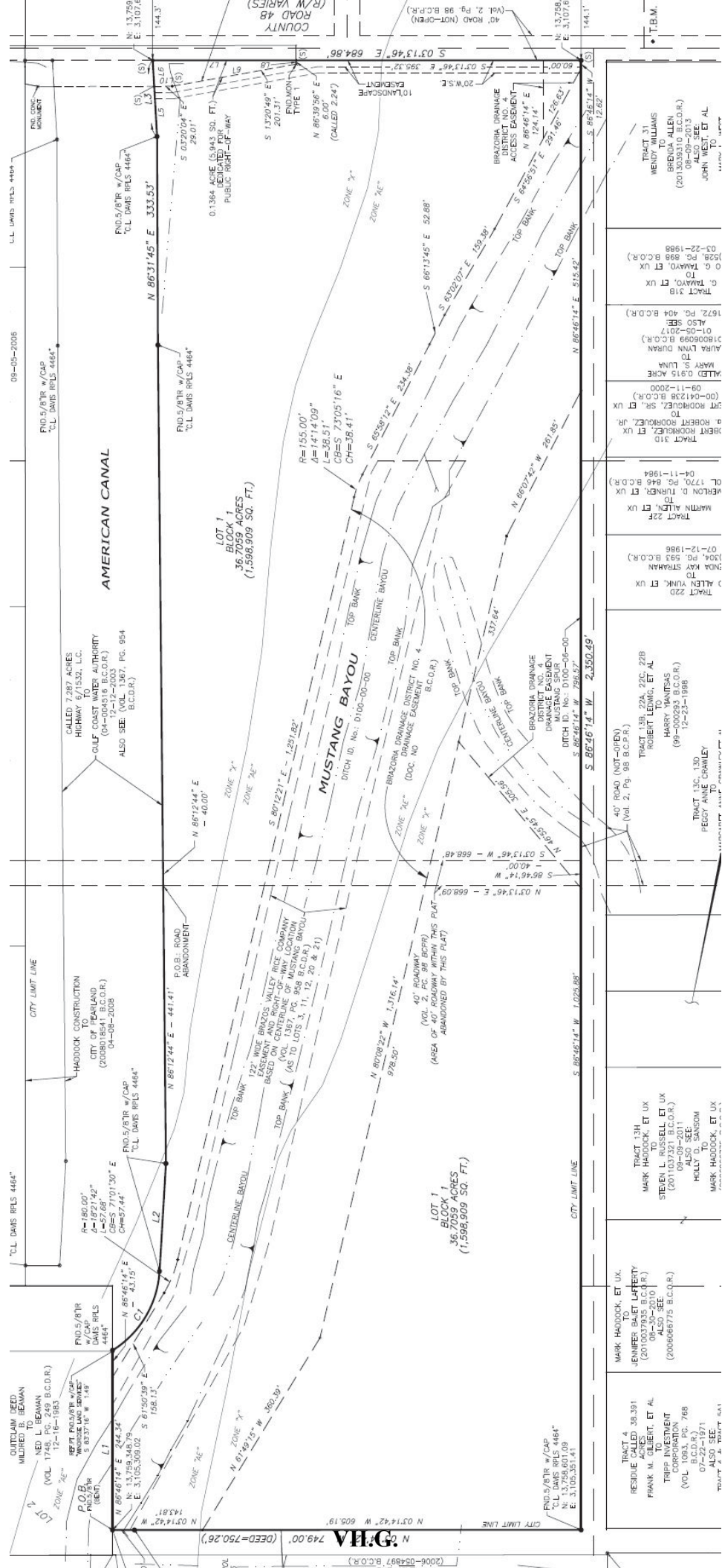
Based upon our findings, we support a decision by the Board to approve the plat. If you have any questions or require any further information, please do not hesitate to call.

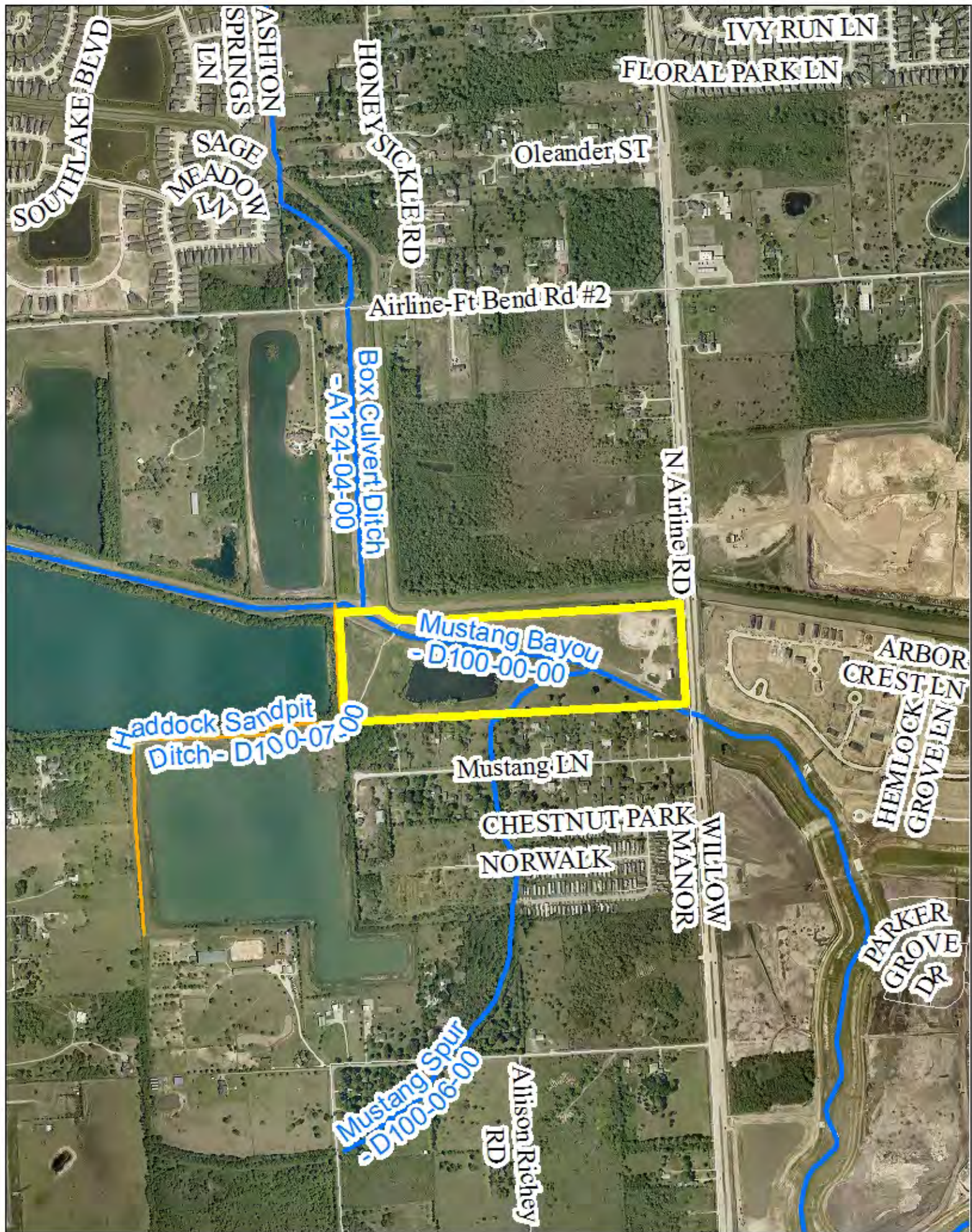
Sincerely,
Lentz Engineering, LLC

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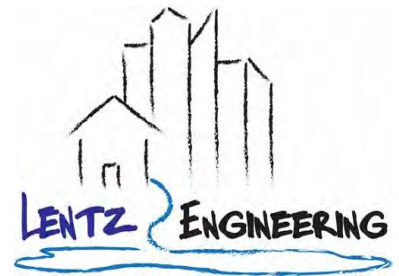
Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Clint Goebel
Mr. Dillon Wilburn
Mr. Tom Daniel





April 24, 2020



Engineering Your Satisfaction

Board of Commissioners
Brazoria Drainage District No. 4
4813 W. Broadway
Pearland, Texas 77581
via email: kwoodall@bdd4.org

RE: 6420 Brookside Drive
Drainage Plan (3)
BDD 4 Ref ID#: 19189
LE-20004

Dear Commissioners:

We have reviewed the Final Drainage Plan as submitted for the above-mentioned project and offer the following comments:

1. This Drainage Plan is for a proposed commercial development located East of Eiker Road and South of Brookside Road.
2. The Drainage Plan shows that the detention pond will provide 1.30 acre-feet of detention mitigation for the 2.0 acres of development. The detention rate provided is 0.65 acre-feet / acre.
3. BDD4 Special Notes are included on the plans.
4. We find the Drainage Plan to be in accordance with the Rules, Regulations and Guidelines effective May 1, 2013.

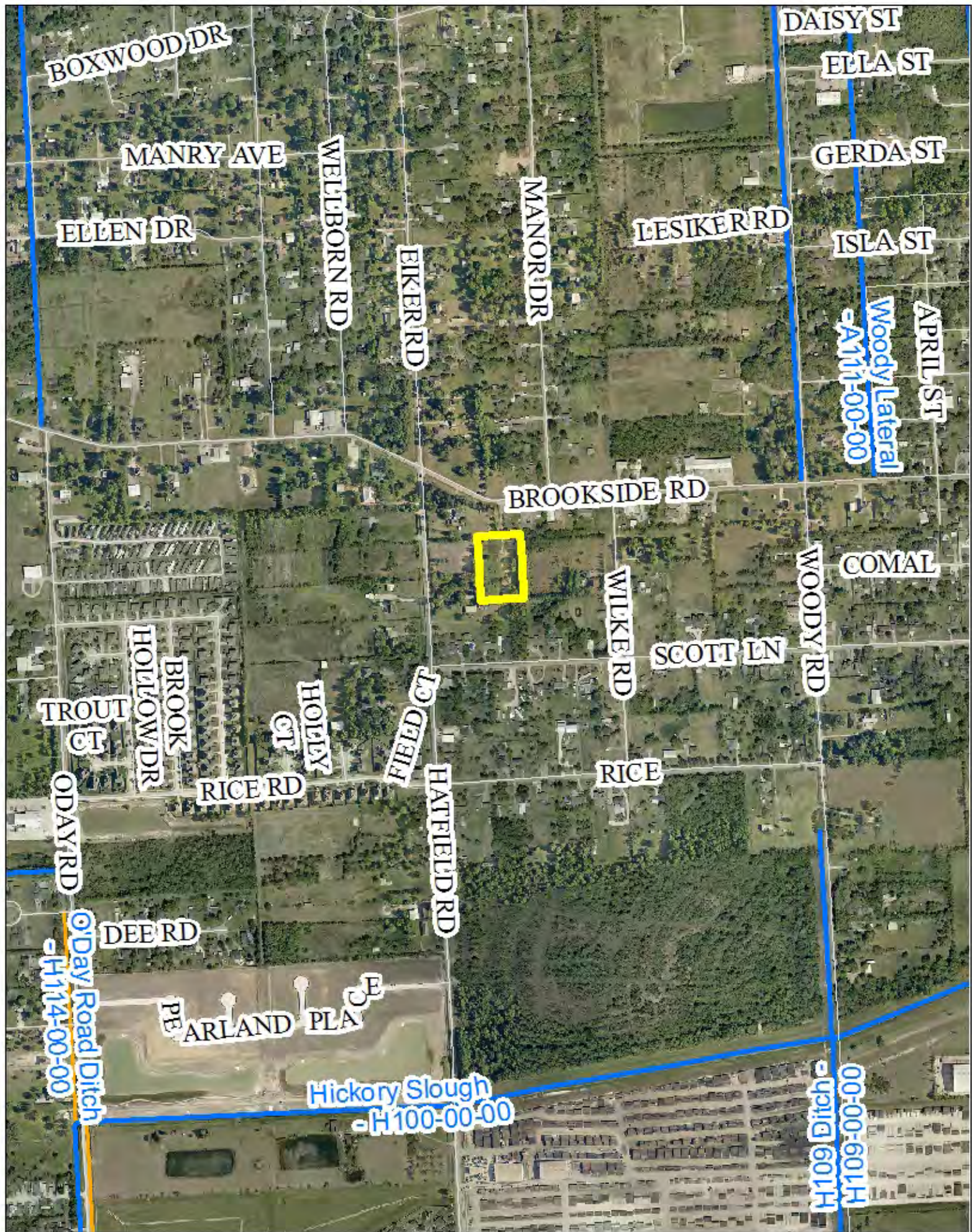
We support a decision by the Board to approve this drainage plan.

Sincerely
Lentz Engineering, LLC

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Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Dillon Wilburn
Mr. Tom Daniel



April 24, 2020

Board of Commissioners
c/o Adrian Gengo
Brazoria Drainage District No. 4
4813 West Broadway
Pearland, Texas 77581
cc: agengo@bdd4.org



RE: Airpark Estates Section 6
Plat
BDD 4 Ref ID#: 20150
LE-20004

Dear Commissioners:

We have reviewed the recent submittal of the Final Plat as submitted for the above-mentioned project. No District facilities are within or adjacent to this tract therefore no District easements are needed.

Finally, District personnel are handling the review of other administrative aspects of the plat which has been submitted to the District office.

Based upon our findings, we support a decision by the Board to approve the plat. If you have any questions or require any further information, please do not hesitate to call.

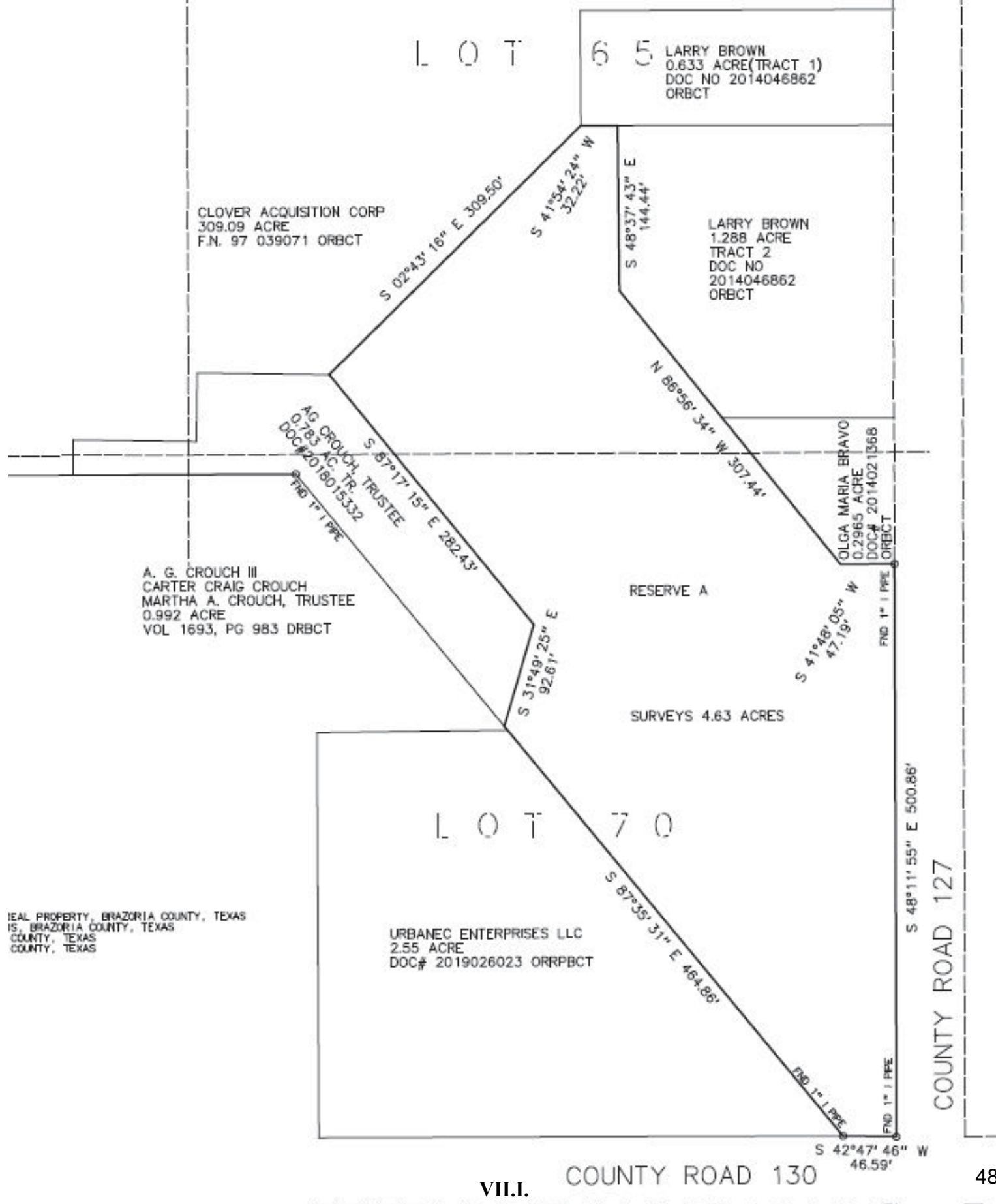
Sincerely,
Lentz Engineering, LLC

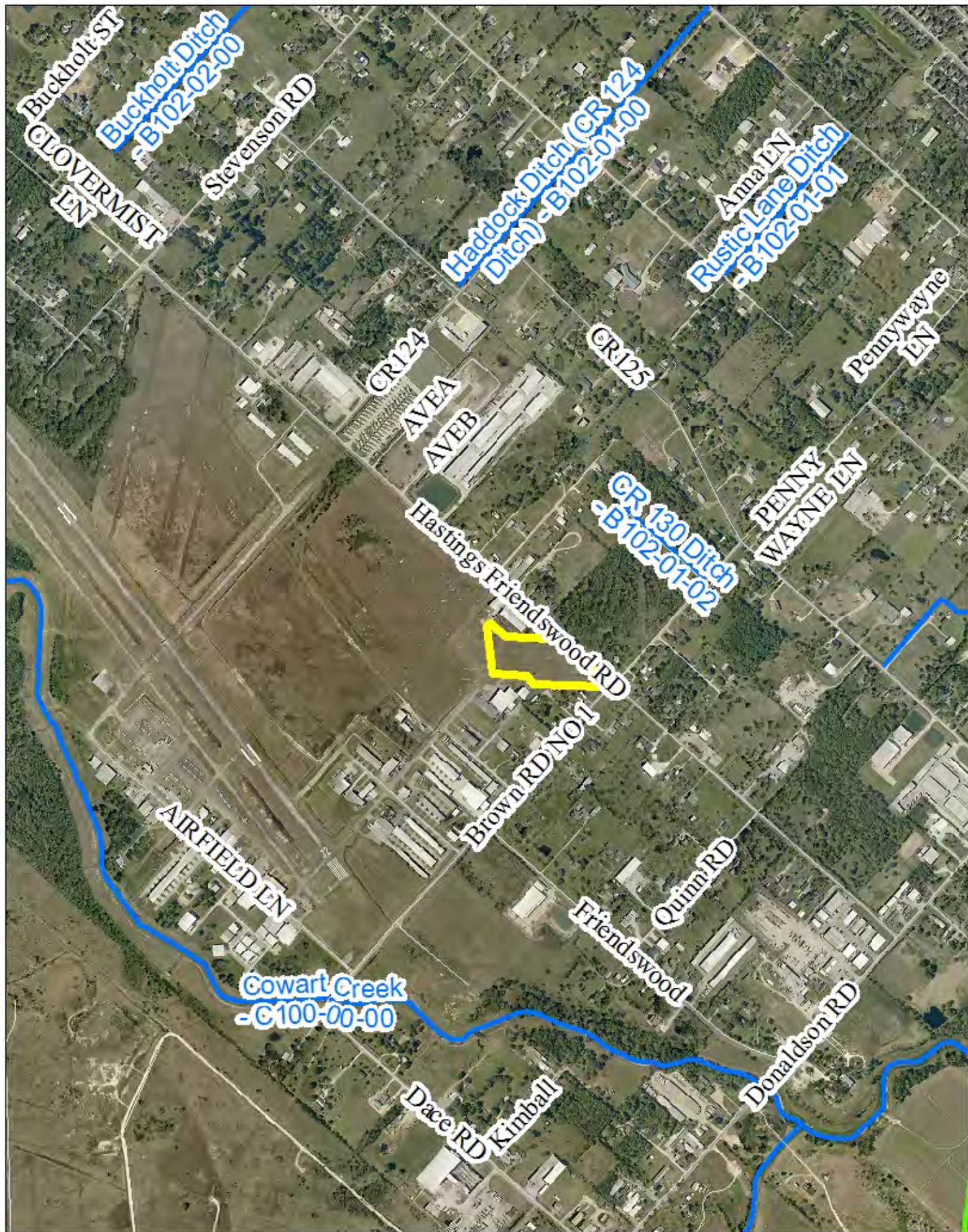
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Jarrod D. Aden, P.E.
President

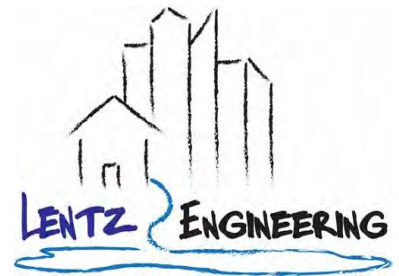
Ms. Sarah Roeber
Mr. Clint Goebel
Mr. Dillon Wilburn
Mr. Tom Daniel
Mr. Rajendra Shrestha, P.E., C.F.M. - Pearland
Engineer-Development – Brazoria County
Mr. Stephen Alexander – Pearland Airport
Mr. Chad Gormly, R.P.L.S.

WEST FRIENDSWOOD S/D VOL. 1, PG. 96, PRBCT





April 24, 2020



Engineering Your Satisfaction

Board of Commissioners
Brazoria Drainage District No. 4
4813 W. Broadway
Pearland, Texas 77581
via email: kwoodall@bdd4.org

RE: AutoZone # 6030
CR-59
Drainage Plan (2)
BDD 4 Ref ID#: 20110
LE-20004

Dear Commissioners:

We have reviewed the Final Drainage Plan as submitted for the above-mentioned project and offer the following comments:

1. This Drainage Plan is for a proposed commercial development located on the East side of Kirby Drive and South side of CR-59 (near the Elementary School).
2. The previously approved plans for the Elementary School show that detention is already provided for this proposed commercial development.
3. BDD4 Special Notes are included on the plans.
4. We find the Drainage Plan to be in accordance with the Rules, Regulations and Guidelines effective May 1, 2013.

We support a decision by the Board to approve this drainage plan.

Sincerely
Lentz Engineering, LLC

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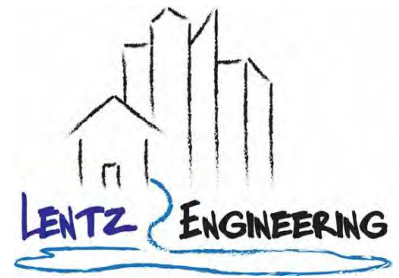
Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Dillon Wilburn
Mr. Tom Daniel





April 24, 2020



Engineering Your Satisfaction

Board of Commissioners
Brazoria Drainage District No. 4
4813 W. Broadway
Pearland, Texas 77581
via email: kwoodall@bdd4.org

RE: Pomona 17 Big Island Lake
Drainage Plan (2)
BDD 4 Ref ID#: 20124
LE-20004

Dear Commissioners:

We have reviewed the Final Drainage Plan as submitted for the above-mentioned project and offer the following comments:

1. This Drainage Plan is for a proposed commercial development located on the West side of SH-288 and North side of Mustang Bayou within the Pomona development.
2. This project proposes no impervious cover. It creates detention and an amenity lake for the future Pomona 17 project.
3. BDD4 Special Notes are included on the plans.
4. We find the Drainage Plan to be in accordance with the Rules, Regulations and Guidelines effective May 1, 2013.

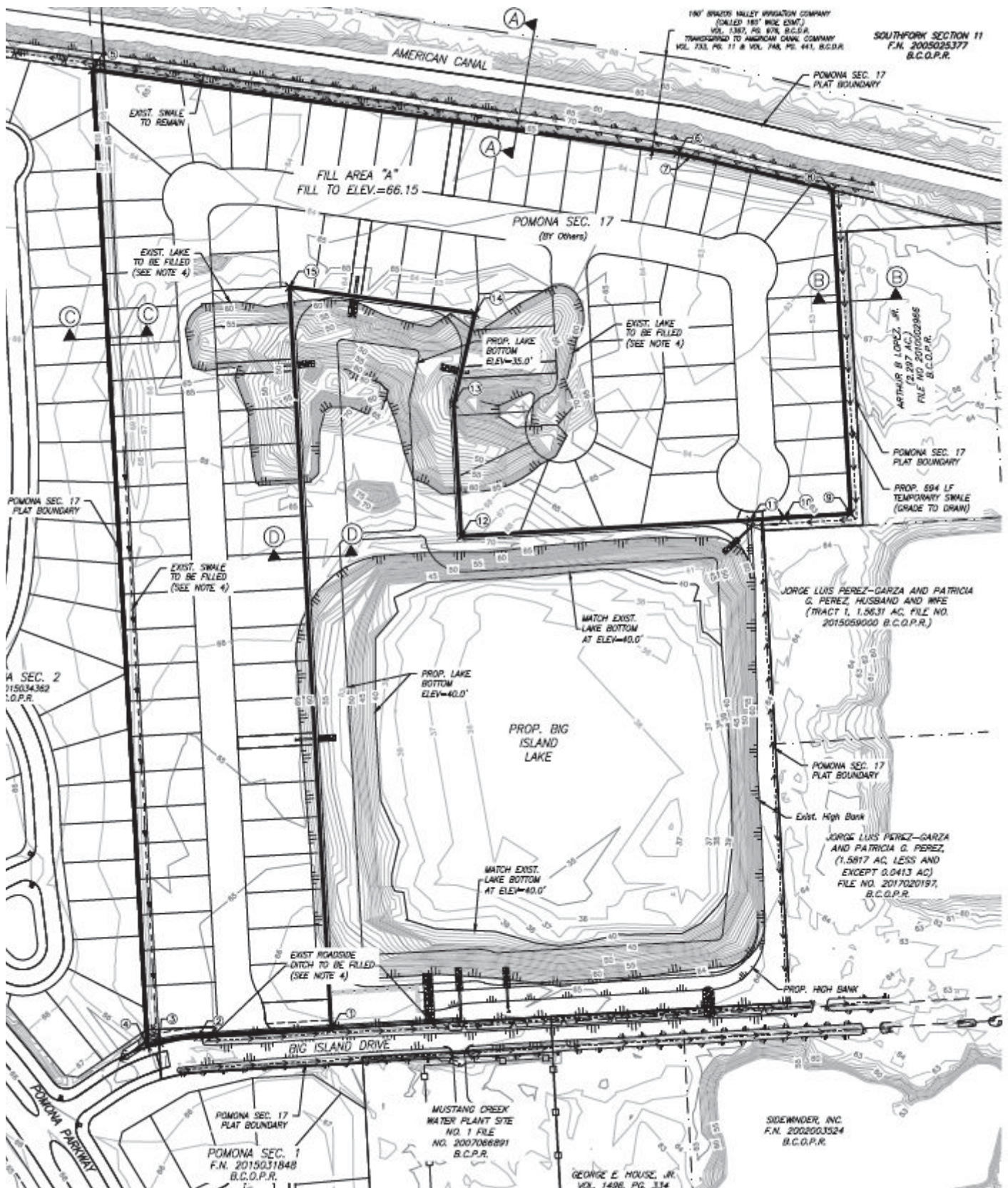
We support a decision by the Board to approve this drainage plan.

Sincerely
Lentz Engineering, LLC

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Jarrod D. Aden, P.E.
President

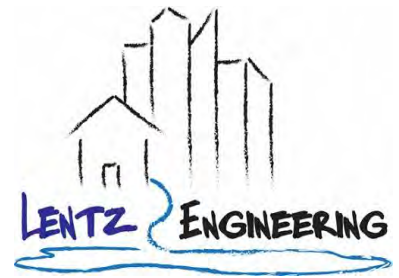
cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Dillon Wilburn
Mr. Tom Daniel





April 24, 2020

Board of Commissioners
Brazoria Drainage District No. 4
4813 W. Broadway
Pearland, Texas 77581
via email: kwoodall@bdd4.org



Engineering Your Satisfaction

RE: Pomona 17
Final Drainage Plan (2)
BDD 4 Ref ID#: 20124
LE-20004

Dear Commissioners:

We have reviewed the Final Drainage Plan as submitted for the above-mentioned project and offer the following comments:

1. This Drainage Plan is for a proposed residential development located West of SH-288 and North of Mustang Bayou (inside the Pomona development).
2. Sheet 10 of the plans shows that the Big Lake detention pond will provide 40.0 acre-feet of detention mitigation for the 21.036 acres of development. The detention rate provided is 1.90 acre-feet / acre.
3. BDD4 Special Notes are included on the plans.
4. We find the Drainage Plan to be in accordance with the Rules, Regulations and Guidelines effective May 1, 2013.

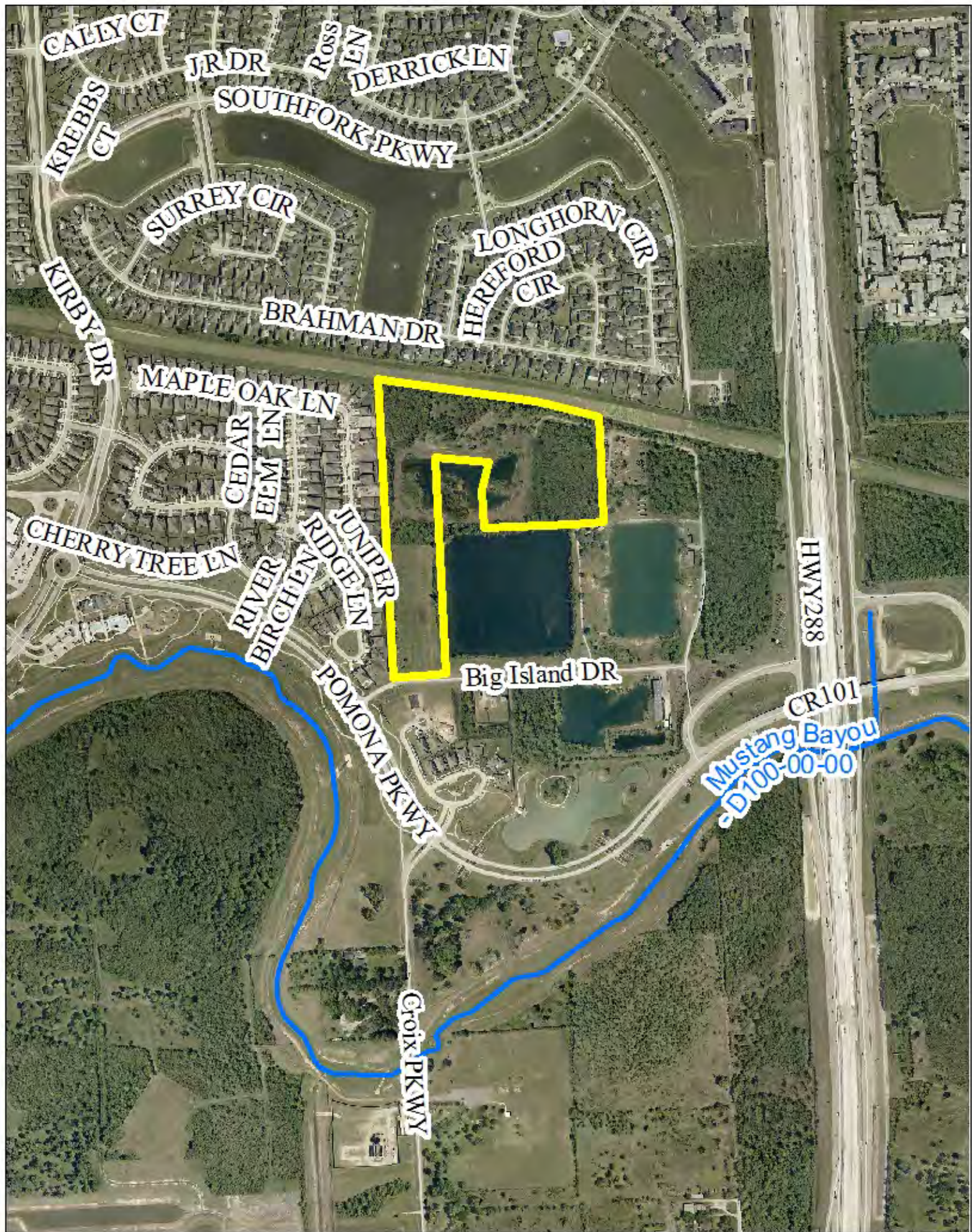
We support a decision by the Board to approve this drainage plan.

Sincerely
Lentz Engineering, LLC

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Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Dillon Wilburn
Mr. Tom Daniel



April 24, 2020

Board of Commissioners
Brazoria Drainage District No. 4
4813 W. Broadway
Pearland, Texas 77581
via email: kwoodall@bdd4.org



RE: Access Drive
SEC Shadow Creek
Drainage Plan (3)
BDD 4 Ref ID#: 19143
LE-20004

Dear Commissioners:

We have reviewed the Final Drainage Plan as submitted for the above-mentioned project and offer the following comments:

1. This Drainage Plan is for a proposed commercial development located at the Southeast corner of Kingsley Drive and Shadow Creek Parkway (FM-2234).
2. Detention is already provided for this development per the approved Drainage Impact Study for Shadow Creek. Additionally, we have spoken with the MUD Engineer to confirm runoff is being drained as intended per the previously approved plans.
3. BDD4 Special Notes are included on the plans.
4. We find the Drainage Plan to be in accordance with the Rules, Regulations and Guidelines effective May 1, 2013.

We support a decision by the Board to approve this drainage plan.

Sincerely
Lentz Engineering, LLC

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Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Dillon Wilburn
Mr. Tom Daniel





April 24, 2020

Board of Commissioners
Brazoria Drainage District No. 4
4813 W. Broadway
Pearland, Texas 77581
via email: kwoodall@bdd4.org



RE: United Analytical
17803 CR-127
Brazoria County, Texas
Drainage Plan (3)
BDD 4 Ref ID#: 20146
LE-20004

Dear Commissioners:

We have reviewed the Final Drainage Plan as submitted for the above-mentioned project and offer the following comments:

1. This Drainage Plan is for a proposed commercial development located on the North side of CR-127 (Hastings Friendswood Road) and West of Brown Road (North of the Airport).
2. Sheet 5 of the plans shows that the proposed detention will provide 0.0905 acre-feet of detention mitigation for 0.125 acres of increased impervious cover. The detention rate provided is 0.72 acre-feet / acre.
3. BDD4 Special Notes are included on the plans.
4. We find the Drainage Plan to be in accordance with the Rules, Regulations and Guidelines effective May 1, 2013.

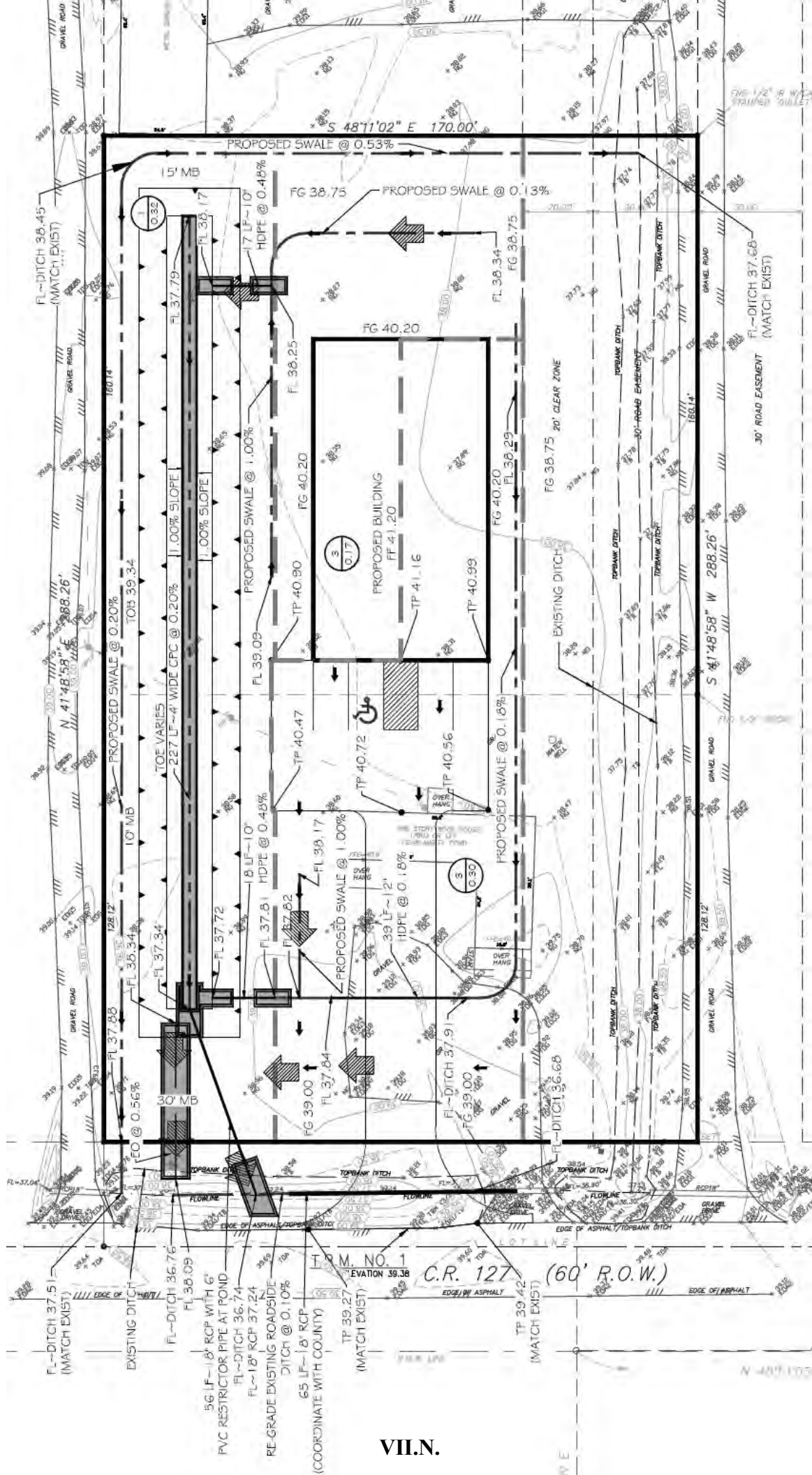
We support a decision by the Board to approve this drainage plan.

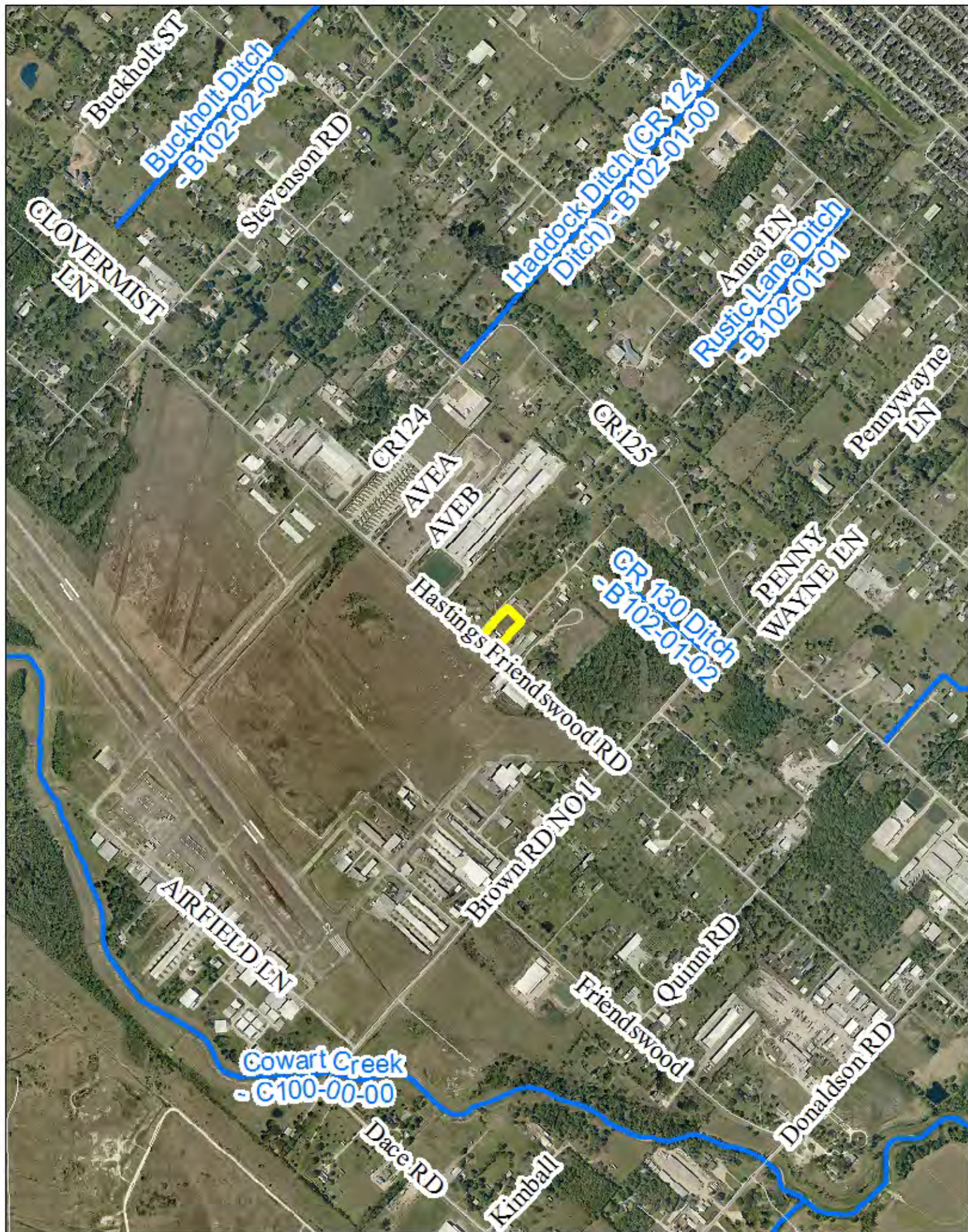
Sincerely
Lentz Engineering, LLC

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Jarrod D. Aden, P.E.
President

cc: Mr. John Genaro
Mr. Leigh Blumer
Ms. Sarah Roeber
Mr. Dillon Wilburn
Mr. Tom Daniel





2019 Financial Audit Summary Letter & Financial Report

McGRATH & CO., PLLC

Certified Public Accountants
2500 Tanglewilde, Suite 340
Houston, Texas 77063

May 5, 2020

Board of Directors
Brazoria Drainage District No. 4
Brazoria County, Texas

We have audited the financial statements of the governmental activities and General Fund of Brazoria Drainage District No. 4 (the “District”) as of and for the year ended September 30, 2019. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, Government Auditing Standards and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter dated November 5, 2019. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practice

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the fiscal year.

We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

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

Accounting estimates are an integral part of the financial statements and are based on management’s 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 significantly from those expected. The most sensitive estimates affecting the District’s government wide financial statements and the key factors and assumptions underlying these estimates are as follows:

- Depreciation of infrastructure assets is based on industry wide accepted estimated useful lives taken on a straight line basis.

Mark W. McGrath, CPA
mark@mcgrath-co.com

Colette M. Garcia, CPA
colette@mcgrath-co.com

Tayo Ilori, CPA, CFE
tayo@mcgrath-co.com

Crystal V. Horn, CPA
crystal@mcgrath-co.com

- Pension obligations, pension expense, and pension related deferred inflows/outflows of resources (other than for contributions after the measurement date) have been actuarially determined based on certain assumptions.
- Other post-employment benefit obligations, expense, deferred inflows and outflows for the District's group term life plan have been actuarially determined based on certain assumptions.
- Other post-employment benefit obligations and expense for the District's retiree healthcare plan have been estimated using the alternative measurement method permitted by GASB Statement No. 75.
- Compensated absences have been determined based on the employee's number of years employed and total actual and accrued hours earned.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

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 District's bookkeeper will be provided with all such adjustments. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

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 May 5, 2020.

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 District'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 District'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 were engaged to perform the following non-attest services for the District: (1) preparation of financial statements and related notes and schedules in conformity with U.S. generally accepted accounting principles, (2) preparation of capital asset schedules, and (3) preparation of entries necessary to prepare government wide statements. These services were performed based on information provided by you. We performed these services in accordance with applicable professional standards. The non-attest services we performed are limited to the those specifically defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Colette Garcia is the engagement partner and is responsible for supervising the engagement and signing the report.

We applied certain limited procedures to the Budgetary Comparison Schedule and Management's Discussion and Analysis, 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.

We were engaged to report on Texas Supplementary Information, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Brazoria Drainage District No. 4

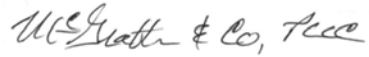
Page 4 of 4

May 5, 2020

Restriction on Use

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

Very truly yours,

A handwritten signature in cursive script that reads "McGrath & Co, PLLC".

McGrath & Co., PLLC-CPAs

BRAZORIA DRAINAGE DISTRICT NO. 4

BRAZORIA COUNTY, TEXAS

FINANCIAL REPORT

September 30, 2019

Draft

Draft

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Draft

McGRATH & CO., PLLC

Certified Public Accountants
2500 Tanglewilde, Suite 340
Houston, Texas 77063

Independent Auditors' Report

Board of Commissioners
Brazoria Drainage District No. 4
Brazoria County, Texas

We have audited the accompanying financial statements of the governmental activities and General Fund of Brazoria Drainage District No. 4 (the "District"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these basic financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient to provide a basis for our audit opinions.

***Board of Commissioners
Brazoria Drainage District No. 4
Brazoria County, Texas***

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and General Fund of Brazoria Drainage District No. 4, as of September 30, 2019, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

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 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, 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.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Supplementary Information is presented for purposes of additional analysis and is not a required part of the basic financial statements. The Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements.

The Texas Supplementary Information and the Schedule of Expenditures of Federal Awards is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied to the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Texas Supplementary Information and the Schedule of Expenditures of Federal Awards are fairly stated in all material respects in relation to the financial statements taken as a whole.

***Board of Commissioners
Brazoria Drainage District No. 4
Brazoria County, Texas***

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 5, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering District's internal control over financial reporting and compliance.

Houston, Texas
May 5, 2020

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Management's Discussion and Analysis

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***Brazoria Drainage District No. 4
Management's Discussion and Analysis
September 30, 2019***

Using this Annual Report

Within this section of the financial report of Brazoria Drainage District No. 4 (the "District"), the District's Board of Commissioners provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended September 30, 2019. This analysis should be read in conjunction with the independent auditors' report and the basic financial statements that follow this section.

In addition to this discussion and analysis, this annual report consists of:

- The District's basic financial statements;
- Notes to the basic financial statements, which provide additional information essential to a full understanding of the data provided in the financial statements;
- Supplementary information required by the Governmental Accounting Standards Board (GASB) concerning the District's budget; and
- Other Texas supplementary information required by the District's state oversight agency, the Texas Commission on Environmental Quality (TCEQ).

Overview of the Financial Statements

The District prepares its basic financial statements using a format that combines fund financial statements and government-wide statements onto one financial statement. The combined statements are the *Statement of Net Position and Governmental Fund Balance Sheet* and the *Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance*. Each statement contains an adjustments column which quantifies the differences between the government-wide and fund level statements. Additional details of the adjustments are provided in Note 2 to the basic financial statements.

Government-Wide Financial Statements

The focus of government-wide financial statements is on the overall financial position and activities of the District, both long-term and short-term. The District's government-wide financial statements consist of the *Statement of Net Position* and the *Statement of Activities*, which are prepared using the accrual basis of accounting. The *Statement of Net Position* includes all of the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual reported as net position. Over time, changes in net position may provide a useful indicator of whether the financial position of the District as a whole is improving or deteriorating.

Accounting standards establish three components of net position. The net investment in capital assets component represents the District's investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets. Resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The restricted component of net position consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties. The unrestricted component of net position represents resources not included in the other components.

***Brazoria Drainage District No. 4
Management's Discussion and Analysis
September 30, 2019***

The *Statement of Activities* reports how the District's net position has changed during the fiscal year. All revenues and expenses are included on this statement, regardless of whether cash has been received or paid.

Fund Financial Statements

The fund financial statements include the *Governmental Fund Balance Sheet* and the *Governmental Fund Revenues, Expenditures and Changes in Fund Balance*. The focus of fund financial statements is on specific activities of the District rather than the District as a whole, reported using modified accrual accounting. These statements report on the District's use of available financial resources and the balances of available financial resources at the end of the year. Except for the General Fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties, governmental statutes or regulations.

For further discussion on the government-wide and fund financial statements, please refer to Note 1 in the financial statements.

Financial Analysis of the District as a Whole

The District's net position at September 30, 2019, was \$27,854,675. A comparative summary of the District's overall financial position, as of September 30, 2019 and 2018, is as follows:

	2019	2018
Current and other assets	\$ 22,030,179	\$ 20,586,834
Capital assets	15,491,279	13,118,377
Total assets	37,521,458	33,705,211
Total deferred outflows of resources	2,100,313	888,983
Current liabilities	206,289	165,511
Long-term liabilities	11,473,987	9,135,330
Total liabilities	11,680,276	9,300,841
Total deferred inflows of resources	86,820	134,003
Net position		
Investment in capital assets	15,491,279	13,118,377
Unrestricted	12,363,396	12,040,973
Total net position	\$ 27,854,675	\$ 25,159,350

***Brazoria Drainage District No. 4
Management's Discussion and Analysis
September 30, 2019***

The total net position of the District increased during the current fiscal year by \$2,695,325. A comparative summary of the District's *Statement of Activities* for the past two years is as follows:

	2019	2018
Revenues		
Property taxes, penalties and interest	\$ 17,128,430	\$ 16,569,884
Other	2,077,724	472,161
Total revenues	<u>19,206,154</u>	<u>17,042,045</u>
Expenses		
Operating and administrative	10,446,851	10,051,529
Flood control	4,747,341	3,227,807
Depreciation	1,398,737	1,331,015
Total expenses	<u>16,592,929</u>	<u>14,610,351</u>
Change in net position before other items	2,613,225	2,431,694
Other items		
Gain from disposition of capital assets	<u>82,100</u>	<u>88,000</u>
Change in net position	2,695,325	2,519,694
Net position, beginning of year (restated)	25,159,350	22,639,656
Net position, end of year	<u><u>\$ 27,854,675</u></u>	<u><u>\$ 25,159,350</u></u>

Financial Analysis of the General Fund

A comparative summary of the General Fund's financial position as of September 30, 2019 and 2018 is as follows:

	2019	2018
Total assets	<u><u>\$ 22,030,179</u></u>	<u><u>\$ 20,586,834</u></u>
Total liabilities	\$ 14,692	\$ 1,009
Total deferred inflows	409,947	449,129
Total fund balance	21,605,540	20,136,696
Total liabilities, deferred inflows and fund balance	<u><u>\$ 22,030,179</u></u>	<u><u>\$ 20,586,834</u></u>

***Brazoria Drainage District No. 4
Management's Discussion and Analysis
September 30, 2019***

A comparative summary of the General Fund's activities for the current and prior fiscal year is as follows:

	2019	2018
Total revenues	\$ 19,245,336	\$ 17,015,032
Total expenditures	(17,776,492)	(13,563,993)
Revenues over expenditures	1,468,844	3,451,039
Other changes in fund balance		53,000
Net change in fund balance	\$ 1,468,844	\$ 3,504,039

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District's primary financial resources in the General Fund are from a property tax levy, which is dependent upon assessed values in the District and the maintenance tax rate set by the District. Property tax revenues increased from prior year because assessed values increased from prior year.

General Fund Budgetary Highlights

The Board of Commissioners adopts an annual unappropriated budget for the General Fund prior to the beginning of each fiscal year. The Board did not amend the budget during the fiscal year.

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$1,468,844 greater than budgeted. The *Budgetary Comparison Schedule* on page 42 of this report provides variance information per financial statement line item.

***Brazoria Drainage District No. 4
Management's Discussion and Analysis
September 30, 2019***

Capital Assets

Capital assets held by the District at September 30, 2019 and 2018 are summarized as follows:

	2019	2018
Capital assets not being depreciated		
Land and improvements	\$ 7,734,933	\$ 5,544,023
Capital assets being depreciated		
Buildings and improvements	4,702,788	4,702,788
Equipment	11,917,688	11,323,066
	<u>16,620,476</u>	<u>16,025,854</u>
Less accumulated depreciation		
Buildings and improvements	(2,353,586)	(2,141,934)
Equipment	(6,510,544)	(6,309,566)
	<u>(8,864,130)</u>	<u>(8,451,500)</u>
Depreciable capital assets, net	<u>7,756,346</u>	<u>7,574,354</u>
Capital assets, net	<u><u>\$ 15,491,279</u></u>	<u><u>\$ 13,118,377</u></u>

Capital asset additions during the current year consist of land and heavy equipment purchases.

Next Year's Budget

In establishing the budget for the next fiscal year, the Board considered various economic factors that may affect the District, most notably projected revenues from property taxes and the projected cost of operating the District. A comparison of next year's budget to current year actual amounts for the General Fund is as follows:

	2019 Actual	2020 Budget
Total revenues	\$ 19,245,336	\$ 18,200,000
Total expenditures	(17,776,492)	(18,200,000)
Revenues over expenditures	1,468,844	
Beginning fund balance	20,136,696	21,605,540
Ending fund balance	<u><u>\$ 21,605,540</u></u>	<u><u>\$ 21,605,540</u></u>

Property Taxes

The District's property tax base increased approximately \$500,699,000 for the 2019 tax year from \$11,711,916,944 to \$12,212,616,179. This increase was primarily due to new construction in the District and increased property values. For the 2019 tax year, the District has levied a maintenance tax rate of \$0.146 per \$100 of assessed value. This is the same rate levied for the 2018 tax year.

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Basic Financial Statements

Brazoria Drainage District No. 4
Statement of Net Position and Governmental Fund Balance Sheet
September 30, 2019

	General Fund	Adjustments	Statement of Net Position
Assets			
Cash	\$ 6,352,207	\$ -	\$ 6,352,207
Restricted cash	86,970		86,970
Investments	15,000,000		15,000,000
Taxes receivable	409,947		409,947
Due from other governments	136,754		136,754
Other receivables	44,301		44,301
Capital assets, not being depreciated		7,734,933	7,734,933
Capital assets, net		7,756,346	7,756,346
Total Assets	<u>\$ 22,030,179</u>	<u>15,491,279</u>	<u>37,521,458</u>
Deferred Outflows of Resources			
Contributions subsequent to measurement date for pension plan		618,677	618,677
Changes in actuarial assumptions to determine pension liability		72,770	72,770
Differences in expected and actual pension experience		183,260	183,260
Difference in projected and actual earnings on pension plan assets		1,225,606	1,225,606
Total Deferred Outflows of Resources		<u>2,100,313</u>	<u>2,100,313</u>
Liabilities			
Accounts payable	\$ 13,688		13,688
Other payables	1,004		1,004
Long term obligations due within one year			
Compensated absence payable		191,597	191,597
Long term obligations due after one year			
Compensated absence payable		1,391,008	1,391,008
Net pension liability		3,412,991	3,412,991
Total OPEB liability - retiree medical plan		6,571,569	6,571,569
Total OPEB liability - retiree group term life insurance		98,419	98,419
Total Liabilities	<u>14,692</u>	<u>11,665,584</u>	<u>11,680,276</u>
Deferred Inflows of Resources			
Deferred property taxes	409,947	(409,947)	
Changes in actuarial assumptions to determine pension liability		35,817	35,817
Difference in expected and actual pension experience		51,003	51,003
Total Deferred Inflows of Resources	<u>409,947</u>	<u>(323,127)</u>	<u>86,820</u>
Fund Balance/Net Position			
Fund Balance			
Committed	86,970	(86,970)	
Unassigned	21,381,816	(21,381,816)	
Total Fund Balance	<u>21,605,540</u>	<u>(21,605,540)</u>	
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 22,030,179</u>		
Net Position			
Investment in capital assets		15,491,279	15,491,279
Unrestricted		12,363,396	12,363,396
Total Net Position		<u>\$ 27,854,675</u>	<u>\$ 27,854,675</u>

See notes to basic financial statements.

Brazoria Drainage District No. 4**Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance****For the Year Ended September 30, 2019**

	General Fund	Adjustments	Statement of Activities
Revenues			
Property taxes	\$ 17,080,139	\$ (28,387)	\$ 17,051,752
Penalties and interest	87,473	(10,795)	76,678
Grants	1,603,421		1,603,421
Miscellaneous	92,938		92,938
Investment earnings	381,365		381,365
Total Revenues	<u>19,245,336</u>	<u>(39,182)</u>	<u>19,206,154</u>
Expenditures/Expenses			
Operating and administrative			
Personnel	7,070,140	1,107,239	8,177,379
Professional fees	662,543		662,543
Contracted services	129,368		129,368
Repairs and maintenance	822,818		822,818
Utilities	65,050		65,050
Administrative	589,693		589,693
Capital outlay			
Flood control	4,747,341		4,747,341
Capital improvements	3,689,539	(3,689,539)	
Depreciation		1,398,737	1,398,737
Total Expenditures/Expenses	<u>17,776,492</u>	<u>(1,183,563)</u>	<u>16,592,929</u>
Revenues Over Expenditures/Expenses	1,468,844	1,144,381	2,613,225
Other Item			
Gain from disposition of capital assets		82,100	82,100
Net Change in Fund Balance	1,468,844	(1,468,844)	
Change in Net Position		2,695,325	2,695,325
Fund Balance/Net Position			
Beginning of the year	<u>20,136,696</u>	<u>5,022,654</u>	<u>25,159,350</u>
End of the year	<u><u>\$ 21,605,540</u></u>	<u><u>\$ 6,249,135</u></u>	<u><u>\$ 27,854,675</u></u>

See notes to basic financial statements.

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Note 1 – Summary of Significant Accounting Policies

The accounting policies of Brazoria Drainage District No. 4 (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

Creation

The District was created by the Brazoria County Commissioners Court on June 28, 1910, and on May 22, 1929, was made a Conservation and Reclamation District by Special Bill No. 25 of the Texas State Legislature. The District’s primary activity is the control of flooding within its boundaries. As such, the District works in conjunction with local, state, federal and other county agencies to maintain existing flood control systems, construct additions and modifications and review additions and modifications proposed by others.

Reporting Entity

The District is a political subdivision of the State of Texas governed by an elected three-member board. The GASB has established the criteria for determining the reporting entity for financial statement reporting purposes. To qualify as a primary government, a government must have a separately elected governing body, be legally separate, and be fiscally independent of other state and local governments, while a component unit is a legally separate government for which the elected officials of a primary government are financially accountable. Fiscal independence implies that the government has the authority to adopt a budget, levy taxes, set rates, and/or issue bonds without approval from other governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District’s financial statements as component units.

Government-Wide and Fund Financial Statements

Government-wide financial statements display information about the District as a whole. These statements focus on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. These aggregated statements consist of the *Statement of Net Position* and the *Statement of Activities*.

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. The District uses only a General Fund to account for its operations. The District’s principal revenue source is property taxes. Expenditures include costs associated with the daily operations of the District.

As a special-purpose government engaged in a single governmental program, the District has opted to combine its government-wide and fund financial statements in a columnar format showing an adjustments column for reconciling items between the two.

Note 1 – Summary of Significant Accounting Policies (continued)

Measurement Focus and Basis of Accounting

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

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized in the accounting period in which it becomes both available and measurable to finance expenditures of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Revenues susceptible to accrual include property taxes and interest earned on investments. Property taxes receivable at the end of the fiscal year are treated as deferred inflows because they are not considered available to pay liabilities of the current period. Expenditures are recognized in the accounting period in which the liability is incurred, if measurable.

Note 2 further details the adjustments from the governmental fund presentation to the government-wide presentation.

Use of Restricted Resources

When both restricted and unrestricted resources are available for use, the District uses restricted resources first, then unrestricted resources as they are needed.

Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At September 30, 2019, an allowance for uncollectible accounts was not considered necessary.

Capital Assets

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost of \$5,000 or more and an estimated useful life in excess of one year. Capital assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire the asset on the acquisition date. The District has not capitalized interest incurred during the construction of its capital assets. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

Note 1 – Summary of Significant Accounting Policies (continued)

Capital Assets (continued)

Depreciable capital assets, which primarily consist of buildings, building improvements, heavy equipment and vehicles, are depreciated using the straight-line method as follows:

Assets	Useful Life
Buildings and improvements	5-20 years
Equipment and vehicles	3-15 years

Deferred Inflows and Outflows of Financial Resources

A deferred inflow of financial resources is the acquisition of resources in one period that is applicable to a future period, while a deferred outflow of financial resources is the consumption of financial resources in one period that is applicable to a future period. A deferred inflow results from the acquisition of an asset without a corresponding revenue or assumption of a liability. A deferred outflow results from the use of an asset without a corresponding expenditure or reduction of a liability.

At the fund level, property taxes receivable not collected within 60 days of fiscal year end do not meet the availability criteria required for revenue recognition and are recorded as deferred inflows of financial resources.

Deferred outflows and inflows of financial resources at the government-wide level are related to the pension plan provided to employees.

Net Position – Governmental Activities

Governmental accounting standards establish the following three components of net position:

Net investment in capital assets – represents the District’s investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets.

Restricted – consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties.

Unrestricted – resources not included in the other components.

Fund Balance – Governmental Fund

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District does not have any nonspendable fund balance.

Note 1 – Summary of Significant Accounting Policies (continued)

Fund Balance – Governmental Fund (continued)

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments. The District does not have any restricted fund balance.

Committed - amounts that can be used only for specific purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements. The District's committed fund balance consist of deposits received for the maintenance of certain pumped detention ponds in the event that the facilities are not properly maintained by their owners.

Assigned - amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. The District has not adopted a formal policy regarding the assignment of fund balances and does not have any assigned fund balance.

Unassigned - all other spendable amounts.

When an expenditure is incurred for which committed, assigned, or unassigned fund balance is available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

Compensated Employee Absences

Compensated employee absences, which include vacation and sick leave, are accrued by employees when earned. The rate at which an employee earns benefits will vary depending upon their employment status and years employed with the District. Employees are eligible for vacation time after one year of employment and earn between 80 and 240 hours vacation per year. At December 31 of each year, an employee may carry over up to 120 hours of vacation to the next calendar year. Once the maximum carryover amount is reached, an employee may be compensated for up to 40 hours of unused vacation time. Employees are eligible for sick leave after 90 days of employment and earn 10 hours per month. There is no limit as to the number of sick leave hours an employee can accumulate. Upon termination, employees are paid for accumulated vacation and up to 800 hours of accumulated sick leave.

Note 1 – Summary of Significant Accounting Policies (continued)

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas County & District Retirement System (TCDRS) and additions to/deductions from TCERS's Fiduciary Net Position have been determined on the same basis as they are reported by TCERS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenues and expenses/expenditures during the period reported. These estimates include, among others, the collectability of receivables; the useful lives and impairment of capital assets, and the value of compensated absences, pension obligations and other post-employment benefit obligations. Estimates and assumptions are reviewed periodically, and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 2 – Adjustment from Governmental to Government-wide Basis

Reconciliation of the *Governmental Fund Balance Sheet* to the *Statement of Net Position*

Total fund balance, governmental fund	\$ 21,605,540
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Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Historical cost	\$ 24,355,409	
Less accumulated depreciation	<u>(8,864,130)</u>	
Change due to capital assets		15,491,279

The District provides retirement benefits to its employees through a defined benefit pension plan, retiree medical plan and group term life insurance. Payments related to these plans are not due and payable in the current period and, therefore, are not recorded in the funds. The government wide statements include the following components of the District's pension and OPEB obligations:

Deferred outflows of resources for pension plan	2,100,313	
Net pension liability	(3,412,991)	
Total OPEB liability	(6,669,988)	
Deferred inflows of resources for pension plan	<u>(86,820)</u>	
		(8,069,486)

Liabilities for compensated absences are not due and payable in the current period and, therefore, are not reported as liabilities in the General Fund.	(1,582,605)
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Property taxes receivable and related penalties and interest have been levied and are due, but are not available soon enough to pay current period expenditures and, therefore, are deferred in the funds.

Property taxes receivable	288,581	
Penalty and interest receivable	<u>121,366</u>	
Change due to property taxes		409,947

Total net position - governmental activities	<u><u>\$ 27,854,675</u></u>
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Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 2 – Adjustment from Governmental to Government-wide Basis (continued)

Reconciliation of the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance to the Statement of Activities

Net change in fund balance - total governmental fund		\$ 1,468,844
Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the <i>Statement of Activities</i> when earned. The difference is for property taxes and related penalties and interest.		(39,182)
Costs associated with retirement benefits to be received by employees in the future do not use current financial resources and are not recorded in the funds. They are, however, recorded as liabilities, deferred outflows and deferred inflows and offset against personnel cost in the government wide statements.		(1,107,239)
Governmental funds report capital outlays as expenditures. However, in the <i>Statement of Activities</i> , the cost of the assets are allocated over their estimated lives as depreciation expense.		
Capital outlays	\$ 3,689,539	
Depreciation expense	(1,398,737)	
		2,290,802
The disposition of capital assets is treated differently between the fund and government wide statements. In the funds, proceeds from the sale provide financial resources; however, in the government wide statements, the difference between proceeds and net book value is recorded as a gain or loss.		82,100
Change in net position of governmental activities		<u>\$ 2,695,325</u>

Note 3 – Deposits and Investments

Deposit Custodial Credit Risk

Custodial credit risk as it applies to deposits (i.e. cash and certificates of deposit) is the risk that, in the event of the failure of the depository institution, a government will not be able to recover its deposits or will not be able to recover collateral securities. The *Public Funds Collateral Act* (Chapter 2257, Texas Government Code) requires that all of the District's deposits with financial institutions be covered by federal depository insurance and, if necessary, pledged collateral held by a third party custodian. The act further specifies the types of securities that can be used as collateral. The District's written investment policy establishes additional requirements for collateralization of deposits.

Note 3 – Deposits and Investments (continued)

Restricted Cash

Restricted cash consists of amounts permanently restricted for the repair of certain pumped detention ponds, in the event that the owners of said ponds do not provide adequate maintenance.

Investments

The District is authorized by the *Public Funds Investment Act* (Chapter 2256, Texas Government Code) to invest in the following: (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including Federal Home Loan Banks, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states and political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) certain insured or collateralized certificates of deposit and share certificates, (8) certain fully collateralized repurchase agreements, (9) bankers' acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds, with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

The District has adopted a written investment policy to establish the principles by which the District's investment program should be managed. This policy further restricts the types of investments in which the District may invest.

As of September 30, 2019, the District's investments consist of certificates of deposits held with its depository bank in the amount of \$15,000,000. These investments are stated at cost, which approximates fair value.

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 4 – Capital Assets

A summary of changes in capital assets, for the year ended September 30, 2019, is as follows:

	Beginning Balances	Additions	Retirements	Ending Balances
Capital assets not being depreciated				
Land and improvements	\$ 5,544,023	\$ 2,190,910	\$ -	\$ 7,734,933
Capital assets being depreciated				
Buildings and improvements	4,702,788			4,702,788
Equipment	11,323,066	1,594,378	(999,756)	11,917,688
	16,025,854	1,594,378	(999,756)	16,620,476
Less accumulated depreciation				
Buildings and improvements	(2,141,934)	(211,652)		(2,353,586)
Equipment	(6,309,566)	(1,187,085)	986,107	(6,510,544)
	(8,451,500)	(1,398,737)	986,107	(8,864,130)
Subtotal depreciable capital assets, net	7,574,354	195,641	(13,649)	7,756,346
Capital assets, net	\$ 13,118,377	\$ 2,386,551	\$ (13,649)	\$ 15,491,279

Depreciation expense for the current year was \$1,398,737.

Note 5 – Compensated Absences

As of September 30, 2019, a liability has been recorded for earned but unused vacation and sick leave in the Statement of Net Position in the amount of \$1,582,605. A summary of the change in compensated absences for the year ended September 30, 2019 is as follows:

Balance, beginning of year	\$ 1,609,762
Current year change	(27,157)
Balance, end of year	<u>\$ 1,582,605</u>
Due within one year	<u>\$ 191,597</u>

Note 6 – Property Taxes

All property values and exempt status, if any, are determined by the Brazoria County Appraisal District. Assessed values are determined as of January 1 of each year, at which time a tax lien attaches to the related property. Taxes are levied around October/November, are due upon receipt and are delinquent the following February 1. Penalty and interest attach thereafter.

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 6 – Property Taxes (continued)

Property taxes are collected based on rates adopted in the year of the levy. The District's 2019 fiscal year was financed through the 2018 tax levy, pursuant to which the District levied property taxes of \$0.146 per \$100 of assessed value, all of which was allocated to maintenance and operations. The resulting tax levy was \$17,099,399 on the adjusted taxable value of \$11,711,916,944.

Total property taxes receivable, at September 30, 2019, consisted of the following:

Current year taxes receivable	\$ 100,460
Prior years taxes receivable	188,121
	<hr/> 288,581
Penalty and interest receivable	121,366
Total property taxes receivable	<hr/> <u>\$ 409,947</u>

Note 7 – Pension Plan

General Information

Plan Description

The District provides retirement, disability and death benefits for all of its full-time employees through a nontraditional defined benefit pension plan in the statewide Texas County and District Retirement System ("TCDRS"). The Board of Trustees of TCDRS is responsible for the administration of the statewide agent multiple-employer public employee retirement system consisting of more than 700 nontraditional defined benefit pension plans. TCDRS, in the aggregate, issues a comprehensive annual financial report (CAFR) on a calendar year basis. The CAFR is available upon written request from the TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034 or at www.tcdrs.org.

Benefits Provided

The plan provisions are adopted by the District's Board of Commissioners (the "Board"); within the options available in the Texas state statutes governing TCDRS (the "TCDRS Act"). Members can retire at age 60 and above with 8 or more years of service, or at any age with 20 years of service, or when the sum of their age and years of service equals 75 or more.

Members are vested after 8 years of service but must leave their accumulated contributions in the plan to receive any District financed benefit. Members who withdraw their personal contributions in a lump sum are not entitled to any amounts contributed by the District. Retirement benefits are calculated based on the member's account balance (contributions plus interest) and the District's employer match, which is currently 250%. These funds are converted to an annuity with monthly payments to the retiree. Cost of living adjustments for retirees are considered substantively automatic.

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 7 – Pension Plan (continued)

General Information (continued)

Employees Covered

At the December 31, 2018 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	22
Inactive employees entitled to but not yet receiving benefits	15
Active employees	66
Total	<u>103</u>

Contributions

Under the TCDRS Act, the contribution rate of the District is actuarially determined annually. The District contributed using the actuarially determined rate of 8.76% for the 2018 calendar year and the 8.30% rate for the 2019 calendar year. The contribution rate payable by the employee members, for calendar years 2018 and 2019, is the rate of 7%, as adopted by the District's Board. During the current fiscal year, the District contributed \$711,790, which consisted of required contributions of \$361,790 and an optional contribution of \$350,000.

Funding Policy

A combination of three elements funds the District's plan: employee deposits, District contributions and investment income. Pursuant to state law, employers participating in the system must pay 100% of their actuarially determined required contributions on an annual basis. Each employer has the opportunity to make additional contributions in excess of its annual required contribution rate either by adopting an elected rate that is higher than the required rate or by making additional contributions on an ad hoc basis. Employers may make additional contributions to pay down their liabilities faster, pre-fund benefit enhancements and/or buffer against future adverse experience.

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 7 – Pension Plan (continued)

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

For the measurement year ended December 31, 2018, the District reported pension expense of \$1,232,934, which is comprised of the following:

Service cost	\$ 789,163
Interest on total pension liability ⁽¹⁾	1,676,047
Administrative expenses	14,949
Member contributions	(301,450)
Expected investment return net of investment expenses	(1,518,247)
Recognition of deferred inflows/outflows of resources	
Recognition of economic/demographic gains or losses	32,456
Recognition of assumption changes or losses	12,223
Recognition of investment gains or losses	541,902
Other ⁽²⁾	(14,109)
Pension expense	<u>\$ 1,232,934</u>

(1) Reflects the change in the liability due to the time value of money.

(2) Relates to allocation of system-wide items.

At September 30, 2019, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Difference in expected and actual experience	\$ 51,003	\$ 183,260
Changes in assumptions	35,817	72,770
Net difference in projected and actual earnings		1,225,606
Contributions made subsequent to measurement date		618,677

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 7 – Pension Plan (continued)

**Pension Income and Deferred Outflows of Resources and Deferred Inflows of Resources
Related to Pensions (continued)**

Deferred outflows of resources resulting from contributions subsequent to the measurement date in the amount of \$618,677 will be recognized as pension expense in the year ending September 30, 2020. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	
2019	\$ 542,412
2020	234,215
2021	211,195
2022	416,512
2023	4,914
Thereafter	(14,464)

Net Pension Liability and Actuarial Assumptions

The District's net pension liability is measured as the total pension liability less the pension plan's fiduciary net position. The net pension liability was measured as of December 31, 2018, using an actuarial valuation as of that date.

All actuarial assumptions that determined the total pension liability as of December 31, 2018 were based on the results of an actuarial experience study for the period January 1, 2013 – December 31, 2016, except where required to be different by accounting standards. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

Valuation date	December 31, 2018
Measurement date	December 31, 2018
Actuarial cost method	Entry Age Normal
Discount rate	8.10%
Inflation	2.75%
Overall payroll growth	2.50%
Investment rate of return	8.00%

The annual salary increase rates assumed for individual members vary by length of service and entry age group. The annual rate consists of a general wage inflation component of 3.25% (made up of 2.75% inflation and 0.5% productivity increase assumptions) and a merit, promotion and longevity component that on average approximates 1.6% per year for a career employee.

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 7 – Pension Plan (continued)

Net Pension Liability and Actuarial Assumptions (continued)

Mortality rates for depositing members were based on the gender-distinct RP-2014 Active Employee Mortality Table, with 90% for each males and females. Mortality rates for retirees, beneficiaries and non-depositing members were based on the gender-distinct RP-2014 Healthy Annuitant Mortality Table, with 130% for males and 110% for females. For disabled retirees, the gender-distinct RP-2014 Disabled Mortality Table with 130% for males and 115% for females. The rates on all tables are projected with 110% of the MP-2014 Ultimate scale after 2014.

The long-term expected rate of return on pension plan investments is 8%. The long-term expected rate of return on pension plan investments was determined by adding expected inflation to the expected long term real returns, and reflecting expected volatility and correlation. Note that the valuation assumption for long term expected return is re-assessed at a minimum of every four years, and is set based on a 10 year time horizon; the most recent analysis was performed in 2019.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Geometric Real Rate of Return (Expected minus Inflation)
US Equities	10.50%	5.40%
Private Equity	18.00%	8.40%
Global Equities	2.50%	5.70%
International Equities - Developed	10.00%	5.40%
International Equities - Emerging	7.00%	5.90%
Investment Grade Bonds	3.00%	1.60%
Strategic Credit	12.00%	4.39%
Direct Lending	11.00%	7.95%
Distressed Debt	2.00%	7.20%
REIT Equities	2.00%	4.15%
Master Limited Partnerships	3.00%	5.35%
Private Real Estate Partnerships	6.00%	6.30%
Hedge Funds	13.00%	3.90%
Total	<u>100.00%</u>	

The discount rate used to measure the total pension liability was 8.1%. 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 to be available to make all projected future benefit payments of current active, inactive and retired members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 7 – Pension Plan (continued)

Net Pension Liability and Actuarial Assumptions (continued)

Since the District's cost-of-living adjustments are considered substantively automatic, an annual 2% cost of living adjustment is included in the calculation of net pension liability.

Changes in Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a)-(b)
Balance as of December 31, 2017	\$ 20,175,997	\$ 18,542,674	\$ 1,633,323
Changes for the year:			
Service cost	789,163		789,163
Interest on total pension liability ⁽¹⁾	1,676,047		1,676,047
Effect of economic/demographic gains or losses	(58,881)		(58,881)
Refund of contributions	(6,182)	(6,182)	
Benefit payments	(551,115)	(551,115)	
Administrative expenses		(14,949)	14,949
Member contributions		301,450	(301,450)
Net investment income		(340,855)	340,855
Employer contributions		666,906	(666,906)
Other		14,109	(14,109)
Balance as of December 31, 2018	<u>\$ 22,025,029</u>	<u>\$ 18,612,038</u>	<u>\$ 3,412,991</u>

(1) Reflects change in the liability due to the time value of money

Sensitivity Analysis

The following presents the net pension liability of the District, calculated using the discount rate of 8.1%, as well as what the District's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (7.1%) or 1 percentage point higher (9.1%) than the current rate:

	1% Decrease	Current	1% Increase
	7.1%	8.1%	9.1%
Total pension liability	\$ 25,454,843	\$ 22,025,029	\$ 19,181,642
Fiduciary net position	18,612,038	18,612,038	18,612,038
Net pension liability / (asset)	<u>\$ 6,842,805</u>	<u>\$ 3,412,991</u>	<u>\$ 569,604</u>

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 8 – Other Post-Employment Benefits – Retiree Medical Plan

General Information

Plan Description

The District provides a single-employer, defined benefit postemployment (OPEB) health insurance plan. The plan is administered by the District and is funded on a pay as you go basis. There are no plan financial statements and no assets are accumulated in a trust that meets the criteria in GASB 75.

Benefits Provided

The Plan provides medical, dental, vision and disability insurance for eligible retirees and their dependents through the District's group health insurance plan, which covers both active and retired members. Employees are eligible for benefits when they become eligible for pension benefits as discussed in Note 7. Benefit provisions are established by the District. Retired employees and spouses remain on the District's medical plan only until Medicare eligible, at which time the District will reimburse the retiree and spouse for the cost of a personnel supplemental insurance plan. The retiree and spouse remain on the District's dental and vision plans.

Contributions

The District pays the current insurance premium cost or reimbursement for supplemental insurance for retired plan members and beneficiaries as those amounts come due. Retired members and beneficiaries are not required to contribute toward the cost of the medical plan. For the fiscal year ended September 30, 2019, the District paid \$112,976 for health insurance premiums.

Employees Covered

At September 30, 2019, the following employees were covered by the benefit terms:

Active employees	67
Retired	13
Deceased*	1
Total	<u>81</u>

*Only included when a surviving beneficiary is currently receiving benefits.

Total OPEB Liability

The District's total OPEB liability of \$6,571,569 was measured as of September 30, 2019 using the alternative measurement method, which is similar to an actuarial valuation , but with simplifications of several assumptions.

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 8 – Other Post-Employment Benefits – Retiree Medical Plan (continued)

Total OPEB Liability (continued)

Valuation Assumptions

A summary of principal assumptions and methods used to determine the total OPEB liability is shown below.

Valuation/measurement date	September 30, 2019
Actuarial cost method	Entry Age Normal
Average retirement age	65
Discount rate/Bond yield	4.23%
Projected salary increases	3.00%
Amortization period	20
Amortization method	Level percent of payroll
Percentage participation	100%

Mortality rates for active members were based on the gender-distinct RP-2000 Active Employee Mortality Table, projected 18 years. This assumption does not include a margin for future improvements in longevity.

Healthcare cost trends for the insurance benefits provided by the plan are as follows:

	Medical	Pharmacy	Dental	Vision
Year 1	4.6%	7.6%	3.5%	3.0%
Year 2	4.7%	6.2%	3.0%	3.0%
Year 3	4.8%	4.9%	3.0%	3.0%
Year 4	4.8%	4.8%	3.0%	3.0%
Year 5	4.8%	4.8%	3.0%	3.0%
Year 6	4.8%	4.8%	3.0%	3.0%
Year 7	4.7%	4.7%	3.0%	3.0%
Year 8	4.7%	4.7%	3.0%	3.0%
Year 9	4.7%	4.7%	3.0%	3.0%
Year 10+	4.7%	4.7%	3.0%	3.0%

The cost trend numbers used were developed consistent with the Getzen model promulgated by the Society of Actuaries for use in long-term trend projection. The ACA excise tax will ultimately affect all plans and could raise the average annual trend by 0.5% or more in each year.

Discount Rate

The discount rate used to measure the OPEB liability was 4.23%, which is based on 20-year tax-exempt AA or higher Municipal Bonds. The discount rate changed from the prior measurement date. The discount rate was 4.09% for the September 30, 2018 measurement date.

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 8 – Other Post-Employment Benefits – Retiree Medical Plan (continued)

Changes in Total OPEB Liability

	Increase (Decrease)		
	Total OPEB Liability (a)	Fiduciary Net Position (b)	Net OPEB Liability (a)-(b)
Balance as of September 30, 2018	\$ 5,955,696	\$ -	\$ 5,955,696
Changes for the year:			
Service cost	437,388		437,388
Interest on total OPEB liability ⁽¹⁾	259,190		259,190
Effect of economic/demographic gains or losses	190,141		190,141
Effect of assumptions changes or inputs	(157,870)		(157,870)
Benefit payments	(112,976)	(112,976)	
Employer contributions		112,976	(112,976)
Balance as of September 30, 2019	<u>\$ 6,571,569</u>	<u>\$ -</u>	<u>\$ 6,571,569</u>

(1) Reflects the change in the liability due to the time value of money.

Sensitivity Analysis

Discount Rate

The following presents the total OPEB liability of the District, as well as the what the liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1% Decrease 3.23%	Current Discount Rate 4.23%	1% Increase 5.23%
Total OPEB liability	\$ 7,830,353	\$ 6,571,569	\$ 5,585,233

Healthcare Cost Trend Rates

The following presents the total OPEB liability of the District, as well as what the liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower or 1 percentage point higher than the current healthcare cost trend rates:

	1% Decrease	Baseline Trend	1% Increase
Total OPEB liability	\$ 5,462,968	\$ 6,571,569	\$ 8,012,031

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 8 – Other Post-Employment Benefits – Retiree Medical Plan (continued)

OPEB Expense/Income

For the measurement year ended September 30, 2019, the District recognized a net increase in OPEB expense of \$728,849. The components of the current year increase in OPEB expense are as follows:

Service cost	\$ 437,388
Interest on total OPEB liability	259,190
Effect of economic/demographic gains or losses	190,141
Effect of assumption changes or losses	(157,870)
OPEB expense	<u>\$ 728,849</u>

Note 9 – Other Post-Employment Benefits – Group Term Life Plan

General Information

Plan Description

The District participates in an agent multiple employer defined-benefit group-term life insurance plan (GTL) operated by TCDRS. This plan is optional for employers that offer a pension plan through TCDRS and provides group term life insurance coverage to both current and retired employees. The District makes a combined contribution for both the active and retiree coverage; however, only the retiree coverage is considered a postemployment benefit other than pension subject to GASB Statement 75. Since the assets of the GTL fund can be used to pay benefits to active employees who are not part of the OPEB plan, no assets are accumulated in a trust that meets all the requirements of GASB 75, paragraph 4. Accordingly, the GTL is considered an unfunded plan.

TCDRS issues a publicly available comprehensive annual financial report (CAFR) that includes financial statements and required supplementary information for the GTL. The CAFR is available upon written request from the TCDRS Board of Trustees at P.O. Box 2034, Austin, Texas 78768-2034 or at www.tcdrs.org.

Benefits Provided

The GTL provides a fixed lump sum life insurance benefit in the amount of \$5,000 to beneficiaries of all active employees and retirees. Benefit terms are established under the TCDRS Act. The District's participation in the GTL program is optional and the District may elect to opt out of (or opt into) coverage as of Jan. 1 each year.

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 9 – Other Post-Employment Benefits – Group Term Life Plan (continued)

General Information (continued)

Employees Covered

At the December 31, 2018 valuation and measurement date, the following employees were covered by the benefit terms:

Active employees	66
Inactive employees entitled to but not yet receiving benefits*	3
Inactive employees or beneficiaries currently receiving benefits*	18
Total	<u>87</u>

* Receiving benefits indicates member is retired and receiving monthly pension benefits and his or her beneficiary is eligible for the life insurance benefit upon the retiree's death.

Contributions

The District's contribution rate is calculated annually on an actuarial basis and is equal the cost of providing a one-year death benefit equal to \$5,000. The contribution rate for retirees in the 2019 and 2018 calendar years was 0.09%. During the current fiscal year, the District contributed \$10,720.

Total OPEB Liability

The District's total OPEB liability was measured as of December 31, 2018, using an actuarial valuation as of that date.

Actuarial Assumptions

All actuarial assumptions that determined the total OPEB liability as of December 31, 2018 were based on the results of an actuarial experience study for the period January 1, 2013 – December 31, 2016, except where required to be different by accounting standards.

A summary of principal assumptions and methods used to determine the total OPEB liability is shown below.

Valuation date	December 31, 2018
Measurement date	December 31, 2018
Actuarial cost method	Entry Age Normal
Discount rate	4.10%

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 9 – Other Post-Employment Benefits – Group Term Life Plan (continued)

Total OPEB Liability (continued)

Mortality rates for active members were based on the gender-distinct RP-2014 Active Employee Mortality Table, with rates of 90% for males and 90% for females. Mortality rates for retirees and beneficiaries were based on the gender-distinct RP2014 Healthy Annuitant Mortality Table, with rates of 130% for males and 110% for females. For disabled annuitants, the gender-distinct RP-2014 Disabled Mortality Table is used, with rates of 130% for males and 115% for females. The rates on all tables are projected with 110% of the MP-2014 Ultimate scale after that 2014.

Discount Rate

The discount rate for an unfunded OPEB plan should be based on 20-year tax-exempt AA or higher Municipal Bonds. Therefore, a discount rate of 4.10% based on the 20 Year Bond GO Index published by bondbuyer.com is used as of the measurement date of December 31, 2018.

Changes in Total OPEB Liability

Balance as of December 31, 2017	\$ 101,051
Changes for the year:	
Service cost	3,721
Interest on total OPEB Liability ⁽¹⁾	3,538
Effect of economic/demographic gains or losses	4,456
Effect of assumptions changes or inputs ⁽²⁾	(10,471)
Benefit payments	(3,876)
Balance as of December 31, 2018	<u>\$ 98,419</u>

(1) Reflects the change in the liability due to the time value of money.

(2) Reflects change in discount rate and the new assumptions.

Sensitivity Analysis

The following presents the total OPEB liability of the District, calculated using the discount rate of 4.10%, as well as what the District's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (3.10%) or 1 percentage point higher (5.10%) than the current rate:

	1% Decrease 3.10%	Current Discount Rate 4.10%	1% Increase 5.10%
Total OPEB liability	\$ 114,962	\$ 98,419	\$ 85,313

Brazoria Drainage District No. 4
Notes to Basic Financial Statements
September 30, 2019

Note 9 – Other Post-Employment Benefits – Group Term Life Plan (continued)

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

GASB 75 required that certain changes in the GTL be deferred and amortized to expense in the current and future years. The District did not recognize these deferrals and amortizations because the amounts were deemed to be immaterial. For the measurement year ended December 31, 2018, the components of the District's actuarially determined OPEB expense of \$6,529 are as follows:

Service cost	\$	3,721
Interest on total OPEB liability ⁽¹⁾		3,538
Recognition of deferred inflows/outflows of resources		
Recognition of economic/demographic gains or losses		96
Recognition of assumption changes or losses		(826)
OPEB Expense	\$	<u>6,529</u>

(1) Reflects the change in liability due to the time value of money.

At September 30, 2019, the District's GTL had deferred outflows of resources and deferred inflows of resources related to OPEB, as determined by an actuarial valuation (but not recorded on the financial statements) from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Difference in expected and actual experience	\$ 3,225	\$ 3,899
Changes in assumptions	9,162	3,384
Contributions made subsequent to measurement date		2,913

If these amounts had been deferred, the contributions subsequent to the measurement date would be recognized as OPEB expense in the following year (offset by that year's deferral) and the other deferrals would have been recognized as OPEB expense over ten years with an average annual charge of \$730.

Note 10 – Interlocal Agreements with Brazoria County

The District has entered into an interlocal agreement with Brazoria County for various improvement projects that benefit both entities. Generally, the District provides labor and equipment and Brazoria County provides materials.

Note 11 – Interlocal Agreement with City of Pearland

In August 2019, the District entered into an interlocal agreement with the City of Pearland (the City”) for the construction of regional drainage improvements to benefit the District and the City. Pursuant to this agreement, the City acquired a parcel of land for a detention pond and the District agreed to contribute \$600,000 to the City for the purchase of the land. Upon completion of construction of the detention pond, the City will convey the parcel to the District.

Note 12 – Risk Management

The District is exposed to various risks of loss related to torts: theft of, damage to and destruction of assets; errors and omissions; and personal injuries. The risk of loss is covered by commercial insurance. There have been no significant reductions in insurance coverage from the prior year. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

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Required Supplementary Information

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Brazoria Drainage District No. 4***Required Supplementary Information - Budgetary Comparison Schedule - General Fund******For the Year Ended September 30, 2019***

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Property taxes	\$ 16,962,000	\$ 17,080,139	\$ 118,139
Penalties and interest	55,000	87,473	32,473
Intergovernmental		1,603,421	1,603,421
Miscellaneous	45,000	92,938	47,938
Investment earnings	138,000	381,365	243,365
Total Revenues	17,200,000	19,245,336	2,045,336
Expenditures			
Operating and administrative			
Personnel	7,605,000	7,070,140	534,860
Professional fees	875,000	662,543	212,457
Contracted services	150,000	129,368	20,632
Repairs and maintenance	1,235,000	822,818	412,182
Utilities	75,000	65,050	9,950
Administrative	500,000	589,693	(89,693)
Capital outlay			
Flood control	4,360,000	4,747,341	(387,341)
Capital improvements	2,400,000	3,689,539	(1,289,539)
Total Expenditures	17,200,000	17,776,492	(576,492)
Revenues Over Expenditures		1,468,844	1,468,844
Fund Balance			
Beginning of the year	20,136,696	20,136,696	
End of the year	\$ 20,136,696	\$ 21,605,540	\$ 1,468,844

Brazoria Drainage District No. 4**Schedule of Changes in Net Pension Liability and Related Ratios - Last Ten Years *****September 30, 2019**

	Year Ended December 31,			
	2018	2017	2016	2015
Total Pension Liability				
Service cost	\$ 789,163	\$ 679,333	\$ 664,964	\$ 613,595
Interest on total pension liability	1,676,047	1,411,649	1,260,205	1,196,541
Effect of plan changes		1,667,581	(46,948)	(1,536,538)
Effect of assumption changes or inputs		(47,757)		145,542
Effect of economic/demographic (gains)/losses	(58,881)	(711)	155,093	172,656
Benefit payments/refunds of contributions	(557,297)	(554,274)	(526,220)	(455,064)
Net change in total pension liability	1,849,032	3,155,821	1,507,094	136,732
Total pension liability, beginning	20,175,997	17,020,176	15,513,082	15,376,350
Total pension liability, ending	22,025,029	20,175,997	17,020,176	15,513,082
Fiduciary Net Position				
Employer contributions	666,907	579,910	580,723	548,008
Member contributions	301,450	287,951	266,630	246,595
Investment income of net investment expenses	(340,855)	2,327,346	1,071,346	(346,160)
Benefit payments/refunds of contributions	(557,298)	(554,274)	(526,220)	(455,064)
Administrative expenses	(14,949)	(12,331)	(11,644)	(10,411)
Other	14,109	4,087	65,693	38,281
Net change in fiduciary net position	69,364	2,632,689	1,446,528	21,249
Fiduciary net position, beginning	18,542,674	15,909,985	14,463,457	14,442,208
Fiduciary net position, ending	18,612,038	18,542,674	15,909,985	14,463,457
Net pension liability, ending	\$ 3,412,991	\$ 1,633,323	\$ 1,110,191	\$ 1,049,625
Fiduciary net position as a % of total pension liability	84.50%	91.90%	93.48%	93.23%
Pensionable covered payroll	\$ 4,306,424	\$ 4,113,593	\$ 3,808,996	\$ 3,522,790
Net pension liability as a % of covered payroll	79.25%	39.71%	29.15%	29.80%

*The District implemented GASB 68 in fiscal year 2015 (measurement date December 31, 2014). Accordingly, information prior to fiscal year 2015 is not available. Over time, this schedule will report ten years of data.

Year Ended
December 31,
2014

\$ 594,084
1,149,182

(96)
(515,943)
1,227,227
14,149,123
15,376,350

608,049
214,561
875,351
(515,943)
(10,675)
28,435
1,199,778
13,242,430
14,442,208

\$ 934,142

93.92%

\$ 3,065,161

30.48%

Brazoria Drainage District No. 4

***Schedule of Changes in Total OPEB Liability and Related Ratios -Retiree Medical Plan - Last Ten Years *
September 30, 2019***

	Year Ended September 30,	
	2019	2018
Total OPEB Liability		
Service cost	\$ 437,388	\$ 437,389
Interest on Total OPEB Liability	259,190	271,743
Effect of economic/demographic (gains)/losses	190,141	(1,038,948)
Effect of assumption changes or inputs	(157,870)	(226,348)
Benefit payments	(112,976)	(107,850)
Net change in Total OPEB Liability	615,873	(664,014)
Total OPEB Liability, beginning	5,955,696	6,619,710
Total OPEB Liability, ending	<u>\$ 6,571,569</u>	<u>\$ 5,955,696</u>
Covered payroll	\$ 4,537,014	4,349,295
Total OPEB liability as a % of covered payroll	144.84%	136.93%

*The District implemented GASB 75 in fiscal year 2018. Accordingly, information prior to fiscal year 2018 is not available. Over time, this schedule will report ten years of data.

Brazoria Drainage District No. 4

***Schedule of Changes in Total OPEB Liability and Related Ratios - Group Term Life - Last Ten Years *
September 30, 2019***

	Year Ended December 31,	
	2018	2017
Total OPEB Liability		
Service cost	\$ 3,721	\$ 3,054
Interest on total OPEB Liability	3,538	3,764
Effect of assumption changes or inputs	(10,471)	4,350
Effect of economic/demographic (gains)/losses	4,456	(4,147)
Benefit payments/refunds of contributions	(3,876)	(4,936)
Net change in total OPEB liability	(2,632)	2,085
Total OPEB liability, beginning	101,051	98,966
Total OPEB liability, ending	<u>\$ 98,419</u>	<u>\$ 101,051</u>
Pensionable covered payroll	\$ 4,306,424	\$ 4,113,593
Net OPEB Liability as a % of covered payroll	2.29%	2.46%

*The District implemented GASB 75 in fiscal year 2018 (measurement date December 31, 2017). Accordingly, information prior to fiscal year 2018 is not available. Over time, this schedule will report ten years of data.

Brazoria Drainage District No. 4

Schedule of Employer Contributions for Pension Plan - Last Ten Years

For the Fiscal Year Ended September 30, 2018

Year Ending December 31	Actuarially Determined Contribution	Actual Employer Contribution	Contribution Deficiency (Excess)	Pensionable Covered Payroll	Actual Contribution as a % of Covered Payroll
2009	\$ 331,424	\$ 631,424	\$ (300,000)	\$ 2,613,756	24.2%
2010	318,423	618,423	(300,000)	2,855,809	21.7%
2011	297,410	297,410		3,056,632	9.7%
2012	298,778	298,778		3,258,212	9.2%
2013	297,855	497,855	(200,000)	3,017,784	16.5%
2014	308,049	608,049	(300,000)	3,065,161	19.8%
2015	295,210	548,008	(252,798)	3,522,790	15.6%
2016	280,723	580,723	(300,000)	3,808,996	15.2%
2017	329,910	579,910	(250,000)	4,113,593	14.1%
2018	366,907	666,907	(300,000)	4,306,424	15.5%

Brazoria Drainage District No. 4
Notes to Required Supplementary Information
September 30, 2019

Note A - Budgets and Budgetary Accounting

An annual unappropriated budget is adopted for the General Fund by the District's Board of Commissioners. The budget is prepared using the same method of accounting as for financial reporting. There were no amendments to the budget during the year.

Note B – Pension Plan

Valuation Dates

Actuarially determined contribution rates are calculated as of December 31, two years prior to the end of the fiscal year in which the contributions are reported. Pension liability and fiduciary net position are measured as of the December 31 before the end of the fiscal year.

Actuarial Methods and Assumptions

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age
Amortization method	Level percentage of payroll, closed
Remaining amortization period	Zero years
Asset valuation method	Five year smoothed market
Inflation	2.75%
Salary increases	Varies by age and service. 4.9% average over career including inflation
Investment rate of return	8%, net of investment expenses, including inflation
Retirement age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	130% of the RP-2014 Healthy Annuitant Mortality Table for males and 110% of the RP-2014 Healthy Annuitant Mortality Table for females, both projected with 110% of the MP-2014 Ultimate scale after 2014.
Changes in assumptions and methods reflected in the schedule	2015: New inflation, mortality and other assumptions were reflected 2017: New mortality assumptions were reflected
Changes in plan provisions reflected in the schedule	2015: Employer contributions reflected that a flat 2% COLA was adopted 2016: Employer contributions reflected that a flat 1% COLA was adopted 2017: New annuity purchase rates were reflected for benefits earned after 2017 2018: Employer contributions reflected that a flat 2% COLA was adopted

Brazoria Drainage District No. 4
Notes to Required Supplementary Information
September 30, 2019

Note C – OPEB Plan - Retiree Medical Insurance

Valuation Date

The total OPEB liability amount was determined as of the District's fiscal year end using an alternative measurement method. This method is similar to an actuarial valuation, but GASB permits simplification of certain assumptions.

Plan Assets

No assets are accumulated in a trust that meets the criteria of GASB 75 to pay related benefits.

Valuation Methods and Assumptions

Valuation methods and assumptions:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll
Remaining amortization period	Twenty years
Discount rate/bond yield	4.23%
Salary increases	3.0%
Retirement age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age and years of service. The average age at service retirement for recent retirees is 65.
Net OPEB liability	Calculated using the alternative measurement method in accordance with GASB methodology.
Mortality	RP-2000 Mortality Table for Males and Females Projected 18 years; this assumption does not include a margin for future improvements in longevity
Turnover	Derived from data maintained by the U.S. Office of Personnel Management regarding the most recent experience of the employee group covered by the Federal Employees Retirement System
Healthcare Trend Rates	
Medical	4.6% in year 1, increasing to 4.7% in year 2, 4.8 % in years 3 -6, and 4.7% thereafter
Pharmacy	7.6% in year 1, 6.2% in year 2, 4.9% in year 3, 4.8% in years 4 - 6, and 4.8% thereafter
Dental	3.5% in year 1 and 3% thereafter
Vision	3% per year

Brazoria Drainage District No. 4
Notes to Required Supplementary Information
September 30, 2019

Note D – OPEB Plan - Group Term Life Insurance

Valuation Date

Actuarially determined contribution rates are calculated as of December 31, two years prior to the end of the fiscal year in which the contributions are reported. The total OPEB liability is determined as of the December 31, prior to the end of the District's fiscal year.

Plan Assets

No assets are accumulated in a trust that meets the criteria of GASB 75 to pay related benefits.

Actuarial Methods and Assumptions

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal
Amortization method	Straight-line amortization over expected working life
Discount rate	4.10% (based on the 20 year Bond GO Index published by bondbuyer.com as of 12/27/18)
Disability	Custom table based on TCDRS experience
Mortality	90% of the RP-2014 Healthy Annuitant Mortality Table for males and 90% of the RP-2014 Healthy Annuitant Mortality Table for females, both projected with 110% of the MP-2014 Ultimate scale after 2014.
Retirement age	Custom table based on TCDRS experience
Other Termination of Employment	Custom table based on TCDRS experience

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Texas Supplementary Information

Brazoria Drainage District No. 4

TSI-1. Services and Rates

September 30, 2019

1. Services provided by the District During the Fiscal Year:

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

2. Retail Service Providers N/A

(You may omit this information if your district does not provide retail services)

a. Retail Rates for a 5/8" meter (or equivalent):

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels
Water:	_____	_____	_____	_____	_____ to _____
Wastewater:	_____	_____	_____	_____	_____ to _____
Surcharge:	_____	_____	_____	_____	_____ to _____

District employs winter averaging for wastewater usage? ☐ Yes ☐ No

Total charges per 10,000 gallons usage: Water _____ Wastewater _____

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered	_____	_____	x 1.0	_____
less than 3/4"	_____	_____	x 1.0	_____
1"	_____	_____	x 2.5	_____
1.5"	_____	_____	x 5.0	_____
2"	_____	_____	x 8.0	_____
3"	_____	_____	x 15.0	_____
4"	_____	_____	x 25.0	_____
6"	_____	_____	x 50.0	_____
8"	_____	_____	x 80.0	_____
10"	_____	_____	x 115.0	_____
Total Water	_____	_____		_____
Total Wastewater	_____	_____	x 1.0	_____

See accompanying auditor's report.

Brazoria Drainage District No. 4
TSI-1. Services and Rates
September 30, 2019

3. Total Water Consumption during the fiscal year (rounded to the nearest thousand):
(You may omit this information if your district does not provide water)

Gallons pumped into system:	<u>N/A</u>	Water Accountability Ratio:
Gallons billed to customers:	<u>N/A</u>	(Gallons billed / Gallons pumped)

4. Standby Fees (authorized only under TWC Section 49.231):
(You may omit this information if your district does not levy standby fees)

Does the District have Debt Service standby fees? Yes ☐ No ☒

If yes, Date of the most recent commission Order: _____

Does the District have Operation and Maintenance standby fees? Yes ☐ No ☒

If yes, Date of the most recent commission Order: _____

5. Location of District (required for first audit year or when information changes,
otherwise this information may be omitted):

Is the District located entirely within one county? Yes ☒ No ☐

County(ies) in which the District is located: Brazoria County

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

City(ies) in which the District is located: Cities of Pearland and Brookside Village

Is the District located within a city's extra territorial jurisdiction (ETJ)?

Entirely ☐ Partly ☒ Not at all ☐

ETJs in which the District is located: Cities of Pearland, Alvin and Manvel

Are Board members appointed by an office outside the district? Yes ☐ No ☒

If Yes, by whom? _____

See accompanying auditors' report.

Brazoria Drainage District No. 4
TSI-2 General Fund Expenditures
For the Year Ended September 30, 2019

Personnel (including benefits)*	<u>\$ 7,070,140</u>
Professional fees	
Legal	13,102
Audit	28,000
Engineering	<u>621,441</u>
	<u>662,543</u>
Contracted services	
Appraisal district	107,902
Tax collector	<u>21,466</u>
	<u>129,368</u>
Repairs and maintenance	<u>822,818</u>
Utilities	<u>65,050</u>
Administrative	
Printing and office supplies	117,183
Insurance	219,688
Other	<u>252,822</u>
	<u>589,693</u>
Capital outlay	
Flood control	4,747,341
Capital improvements	<u>3,689,539</u>
	<u>8,436,880</u>
Total expenditures	<u>\$ 17,776,492</u>

*Number of persons employed by the District:	<u>64 Full time</u>
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See accompanying auditors' report.

Brazoria Drainage District No. 4
TSI-3. Investments
September 30, 2019

<u>Fund</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Interest Receivable</u>
General				
Certificate of deposit	2.17%	10/16/2019	\$ 500,000	\$ 2,200
Certificate of deposit	2.17%	10/16/2019	1,000,000	5,913
Certificate of deposit	2.17%	10/16/2019	1,000,000	5,913
Certificate of deposit	2.17%	10/16/2019	1,000,000	5,912
Certificate of deposit	2.13%	10/21/2019	500,000	2,042
Certificate of deposit	2.13%	10/21/2019	1,000,000	4,085
Certificate of deposit	2.09%	11/12/2019	500,000	1,374
Certificate of deposit	2.09%	11/12/2019	500,000	1,374
Certificate of deposit	2.12%	11/12/2019	500,000	1,365
Certificate of deposit	2.12%	11/12/2019	500,000	1,365
Certificate of deposit	2.12%	11/12/2019	500,000	1,365
Certificate of deposit	2.12%	11/12/2019	1,000,000	2,730
Certificate of deposit	2.12%	11/12/2019	1,000,000	2,730
Certificate of deposit	2.12%	11/12/2019	1,000,000	2,730
Certificate of deposit	2.01%	11/8/2019	1,000,000	1,156
Certificate of deposit	1.94%	11/18/2019	1,000,000	585
Certificate of deposit	1.94%	11/18/2019	1,000,000	585
Certificate of deposit	1.94%	11/18/2019	1,000,000	585
Certificate of deposit	1.94%	11/18/2019	500,000	292
Total			<u>\$ 15,000,000</u>	<u>\$ 44,301</u>

See accompanying auditors' report.

Brazoria Drainage District No. 4
TSI-4. Taxes Levied and Receivable
September 30, 2019

	Maintenance Taxes
Taxes Receivable, Beginning of Year	\$ 316,968
Adjustments	(53,155)
Adjusted Receivable	263,813
2018 Original Tax Levy	16,884,265
Adjustments	215,134
Adjusted Tax Levy	17,099,399
Rendition Penalties	5,508
Total to be accounted for	17,368,720
Tax Collections:	
Current year	17,004,447
Prior years	75,692
Total Collections	17,080,139
Taxes Receivable, End of Year	\$ 288,581
Taxes Receivable, By Years	
2018	\$ 100,460
2017	48,061
2016	32,594
2015 and prior	107,466
Taxes Receivable, End of Year	\$ 288,581

	2018	2017	2016	2015
Property Valuations:				
Land	\$ 2,892,676,456	\$ 2,865,874,153	\$ 2,715,267,413	\$ 2,364,702,363
Improvements	11,348,619,233	11,010,655,844	10,113,686,933	8,699,631,521
Personal Property	1,096,009,122	1,027,382,266	1,053,731,585	1,133,136,508
Exemptions	(3,625,387,867)	(3,649,279,352)	(3,539,299,601)	(2,968,198,632)
Total Property Valuations	\$ 11,711,916,944	\$ 11,254,632,911	\$ 10,343,386,330	\$ 9,229,271,760
Tax Rates per \$100 Valuation:				
Maintenance tax rates	\$ 0.146	\$ 0.146	\$ 0.146	\$ 0.1555
Adjusted Tax Levy	\$ 17,099,399	\$ 16,431,764	\$ 15,101,344	\$ 14,351,518
Percentage of Taxes Collected to Taxes Levied **	99.41%	99.71%	99.78%	99.86%

** Calculated as taxes collected for a tax year divided by taxes levied for that tax year.

See accompanying auditors' report.

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Brazoria Drainage District No. 4

***TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund
For the Last Five Fiscal Years***

	Amounts				
	2019	2018	2017	2016	2015
Revenues					
Property taxes	\$ 17,080,139	\$ 16,459,006	\$ 15,091,970	\$ 14,410,005	\$ 13,356,022
Penalties and interest	87,473	83,865	88,179	85,927	92,855
Grants	1,603,421				
Miscellaneous	92,938	174,045	171,070	66,760	102,835
Investment earnings	381,365	298,116	120,749	64,161	29,890
Total Revenues	19,245,336	17,015,032	15,471,968	14,626,853	13,581,602
Expenditures					
Operating and administrative					
Personnel	7,070,140	6,757,630	6,214,779	5,788,477	5,244,800
Professional fees	662,543	386,757	322,447	223,253	317,313
Contracted services	129,368	134,945	126,573	126,212	116,463
Repairs and maintenance	822,818	857,749	854,939	722,939	825,761
Utilities	65,050	63,462	54,056	57,582	59,512
Administrative	589,693	645,836	524,283	487,523	496,089
Other		17,715	1,413	10,010	
Capital outlay	8,436,880	4,699,899	6,336,551	3,590,173	6,195,745
Total Expenditures	17,776,492	13,563,993	14,435,041	11,006,169	13,255,683
Revenues Over Expenditures	\$ 1,468,844	\$ 3,451,039	\$ 1,036,927	\$ 3,620,684	\$ 325,919

*Percentage is negligible

See accompanying auditors' report.

Percent of Fund Total Revenues				
2019	2018	2017	2016	2015
90%	97%	97%	99%	98%
*	*	1%	1%	1%
8%				
*	1%	1%	*	1%
2%	2%	1%	*	*
100%	100%	100%	100%	100%
37%	40%	40%	40%	39%
3%	2%	2%	2%	2%
1%	1%	1%	1%	1%
4%	5%	6%	5%	6%
*	*	*	*	*
3%	4%	3%	3%	4%
	*	*	*	
44%	28%	41%	25%	46%
92%	80%	93%	76%	98%
8%	20%	7%	24%	2%

Brazoria Drainage District No. 4
TSI-8. Board Members, Key Personnel and Consultants
For the Year Ended September 30, 2019

Complete District Mailing Address: 4813 W. Broadway, Pearland, Texas 77581
District Business Telephone Number: (281) 485-1434
Submission Date of the most recent District Registration Form
(TWC Sections 36.054 and 49.054): January 14, 2011
Limit on Fees of Office that a Commissioner may receive during a fiscal year: N/A
(Set by Board Resolution -- TWC Section 49.0600)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
Board Members				
Jeffrey H. Brennan	12/16 - 12/20	\$ 14,600	\$ -	Chairman
Dan Keller	12/16 - 12/20	14,600		Secretary
Edward H. Rogers	12/18 - 12/22	14,600		Member
Key Administrative Personnel:				
John Genaro	2006	141,382		Superintendent/ Investment Officer
Michael Yost	1979	202,639		Former Superintendent
Consultants				
Brazoria County Appraisal District	Legislative Action	Amounts Paid \$ 107,902		Property Value Appraisal
Ro'vin Garrett County Tax Assessor and Collector	1910	21,466		Tax Assessor/ Collector
Smith, Murdaugh, Little & Bonham, L.L.P.	2002	12,652		Attorney
McGrath & Co., PLLC	Annual	28,000		Auditor
Perdue Brandon Fielder Collins and Mott, LLP	1999			Delinquent Tax Attorney

* *Fees of Office* are the amounts actually paid to a commissioner during the District's fiscal year.

See accompanying auditors' report.

Other Information

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Brazoria Drainage District No. 4
Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2019

Federal Grantor/Pass-through Grantor/Program or Cluster Title	Federal CFDA Number	Pass-through Entity Identifying Number	Passed Through to Subrecipients	Total Federal Expenditures
Federal Emergency Management Agency/Texas Water Development Board				
Flood Mitigation Assistance Program Grant	97-029	74-2378168		\$ 1,555,183
Total Expenditures of Federal Awards				<u>\$ 1,555,183</u>

See accompanying auditors' report.

Brazoria Drainage District No. 4
Notes to Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2019

Note 1 – Basis of Accounting

The accompanying schedule of expenditures of federal awards (the “Schedule”) includes the federal award activity of Brazoria Drainage District No. 4 under programs of the federal government for the year ended September 30, 2019. The information in this schedule is presented in accordance with the requirements of *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the District, it is not intended to and does not present the financial position or changes in net position of the District.

Note 2 – Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3 – De Minimis Indirect Cost Rate

The District has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.