

IN THE OPINION OF BOND COUNSEL, UNDER EXISTING LAW, INTEREST ON THE BONDS (I) IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES UNDER SECTION 103 OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, AND (II) IS NOT AN ITEM OF TAX PREFERENCE FOR PURPOSES OF THE ALTERNATIVE MINIMUM TAX ON INDIVIDUALS. SEE "TAX MATTERS" HEREIN, INCLUDING INFORMATION REGARDING POTENTIAL ALTERNATIVE MINIMUM TAX CONSEQUENCES FOR CORPORATIONS.

THE BONDS HAVE BEEN DESIGNATED AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS.

**NEW ISSUE - Book-Entry-Only**

Insured Rating: S&P: "AA" (stable outlook)  
Underlying Rating: Moody's: "Baa2" (stable outlook)  
See "MUNICIPAL BOND RATING" and "MUNICIPAL BOND INSURANCE" herein.

**\$8,990,000**

**MISSOURI CITY MANAGEMENT DISTRICT NO. 1**  
(A political subdivision of the State of Texas located within Fort Bend County)  
**UNLIMITED TAX BONDS, SERIES 2026**

**Dated: February 1, 2026**

**Due: September 1, as shown below**

Principal of the bonds described above (the "Bonds") will be payable at stated maturity or redemption upon presentation of the Bonds at the principal payment office of the paying agent/registrar, initially The Bank of New York Mellon Trust Company, N.A. (the "Paying Agent/Registrar", "Paying Agent" or "Registrar") in Houston, Texas. Interest on the Bonds will accrue from February 1, 2026, and be payable on September 1, 2026, and on each March 1 and September 1 thereafter until the earlier of maturity or redemption. The Bonds will be issued only in fully registered form. Interest will be calculated on the basis of a 360-day year of twelve 30-day months. The Bonds are subject to redemption prior to maturity as shown below.

The Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. See "BOOK-ENTRY-ONLY SYSTEM."



The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by **BUILD AMERICA MUTUAL ASSURANCE COMPANY**. See "MUNICIPAL BOND INSURANCE" herein.

**MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, INITIAL REOFFERING YIELDS, AND CUSIPS**

Due September 1	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP Number 606029 (b)	Due September 1	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP Number 606029 (b)
2027	\$ 195,000	6.500%	2.850%	FE1	2039	\$ 360,000 (c)	4.000%	3.950%	FS0
2028	205,000	6.500%	2.850%	FF8	2040	380,000 (c)	4.000%	4.050%	FT8
2029	215,000	6.500%	2.850%	FG6	2041	400,000 (c)	4.125%	4.130%	FU5
2030	230,000	6.500%	2.900%	FH4	2042	420,000 (c)	4.125%	4.210%	FV3
2031	240,000	6.500%	2.950%	FJ0	2043	445,000 (c)	4.125%	4.280%	FW1
2032	255,000 (c)	4.000%	3.050%	FK7	2044	465,000 (c)	4.125%	4.350%	FX9
2033	265,000 (c)	4.000%	3.150%	FL5	2045	490,000 (c)	4.125%	4.410%	FY7
2034	280,000 (c)	4.000%	3.250%	FM3	2046	515,000 (c)	4.125%	4.470%	FZ4
2035	295,000 (c)	4.000%	3.350%	FN1	2047	545,000 (c)	4.125%	4.550%	GA8
2036	310,000 (c)	4.000%	3.500%	FP6	2048	575,000 (c)	4.125%	4.600%	GB6
2037	325,000 (c)	4.000%	3.650%	FQ4	2049	600,000 (c)	4.125%	4.650%	GC4
2038	345,000 (c)	4.000%	3.800%	FR2	2050	635,000 (c)	4.125%	4.700%	GD2

- (a) Initial reoffering yield represents the initial offering yield to the public which has been established by the Initial Purchaser for offers to the public and which may be subsequently changed by the Initial Purchaser and is the sole responsibility of the Initial Purchaser. The initial reoffering yields indicated above represent the lower of the yields resulting when priced at maturity or to the first call date. Accrued interest from February 1, 2026, is to be added to the price.
- (b) CUSIP numbers have been assigned to the Bonds by CUSIP Global Services and are included solely for the convenience of the purchasers of the Bonds. Neither the District nor the Initial Purchaser shall be responsible for the selection or correctness of the CUSIP numbers set forth herein.
- (c) Bonds maturing on and after September 1, 2032, are subject to redemption prior to maturity at the option of the District, in whole or from time to time in part, on September 1, 2031, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest to the date fixed for redemption. See "THE BONDS-Redemption Provisions."

The Bonds, when issued, will constitute valid and legally binding obligations of Missouri City Management District No. 1 (the "District") and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. The Bonds are obligations solely of the District and are not obligations of the State of Texas, Fort Bend County, the City of Missouri City or any entity other than the District. The Bonds are subject to special risks factors described herein. See "RISK FACTORS."

The Bonds are offered by the Initial Purchaser subject to prior sale, when, as and if issued by the District and accepted by the Initial Purchaser, subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel. Delivery of the Bonds through the facilities of DTC is expected on or about February 18, 2026.

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## **USE OF INFORMATION IN OFFICIAL STATEMENT**

No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than those contained in this Official Statement, and, if given or made, such other information or representation must not be relied upon as having been authorized by the District.

This Official Statement is not to be used in an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

All of the summaries of the statutes, resolutions, orders, contracts, audited financial statements, engineering and other related reports set forth in this Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, 77027, upon payment of duplication costs.

References to web site addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, SEC Rule 15c2-12, as amended.

Build America Mutual Assurance Company ("BAM") makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under the heading "MUNICIPAL BOND INSURANCE" and "APPENDIX B- SPECIMEN MUNICIPAL BOND INSURANCE POLICY".

This Official Statement contains, in part, estimates, assumptions and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates, assumptions or matters of opinion, or as to the likelihood that they will be realized. Any information and expressions of opinion herein contained are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the District or other matters described herein since the date hereof. However, the District has agreed to keep this Official Statement current by amendment or sticker to reflect material changes in the affairs of the District and, to the extent that information actually comes to its attention, the other matters described in this Official Statement until delivery of the Bonds to the Initial Purchaser and thereafter only as specified in "PREPARATION OF OFFICIAL STATEMENT—Updating the Official Statement."

## OFFICIAL STATEMENT SUMMARY

The following information is qualified in its entirety by the detailed information appearing elsewhere in this Official Statement.

### THE FINANCING

*The Issuer*.....Missouri City Management District No. 1 (the “District”), a political subdivision of the State of Texas, is located in Fort Bend County, Texas and within the corporate limits of the City of Missouri City (the “City”). See “THE DISTRICT.”

*The Issue*.....\$8,990,000 Unlimited Tax Bonds, Series 2026 (the “Bonds”) are issued pursuant to a resolution (the “Bond Resolution”) of the District’s Board of Directors. The Bonds will be issued as fully registered bonds maturing in the years and in the amounts shown on the cover hereof. Interest on the Bonds accrues from February 1, 2026, and is payable on September 1, 2026, and on each March 1 and September 1 thereafter until the earlier of maturity or prior redemption. See “THE BONDS.”

*Redemption*.....The Bonds maturing on and after September 1, 2032, are subject to redemption, in whole or from time to time in part, at the option of the District, prior to their maturity dates, on September 1, 2031, or on any date thereafter. Upon redemption, the Bonds will be payable at a price of par plus accrued interest to the date of redemption. See “THE BONDS—Redemption Provisions.”

*Book-Entry-Only System*...The Depository Trust Company, New York, New York (“DTC”) will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered certificate will be issued for each maturity of the Bonds and will be deposited with DTC. See “BOOK-ENTRY-ONLY SYSTEM.”

*Authority for Issuance* .....The Bonds are the fourth series of bonds issued out of an aggregate of \$170,031,000 principal amount of unlimited tax bonds authorized by the District’s voters on May 5, 2018, for the purpose of acquiring or constructing water, sewer and drainage facilities and refunding of such bonds. The Bonds are being issued by the District pursuant to the terms and conditions of an order of the Texas Commission on Environmental Quality (the “TCEQ” or “Commission”), the Bond Resolution, a resolution adopted by the City approving the sale of the Bonds, Article XVI, Section 59 of the Texas Constitution, Chapter 375, Texas Local Government Code, as amended Chapter 3931, Texas Special District Local Laws Code, and general laws of the State of Texas relating to the issuance of bonds by political subdivisions of the State of Texas. See “THE BONDS – Authority for Issuance” and “– Issuance of Additional Debt.”

*Source of Payment*.....The Bonds are payable from an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. See “TAX PROCEDURES.” The Bonds are obligations of the District and are not obligations of the State of Texas, Fort Bend County, the City or any other political subdivision or agency other than the District. See “THE BONDS – Source of and Security for Payment.”

*Use of Proceeds* .....Proceeds from the sale of the Bonds will be used to pay for items shown herein under “USE AND DISTRIBUTION OF BOND PROCEEDS,” including to pay developer interest, and to pay certain other costs and fees related to the issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”

*Payment Record*.....The District has previously issued three series of unlimited tax bonds and two series of unlimited tax road bonds of which \$37,140,000 in principal amount remains outstanding (the “Outstanding Bonds”). The District has never defaulted in the payment of principal and interest on the Outstanding Bonds.

*Municipal Bond Rating  
and Municipal Bond*

*Insurance*.....It is expected that S&P Global Ratings, a business unit of Standard & Poor’s Financial Services, LLC (“S&P”), will assign its municipal bond rating of “AA” (stable outlook) to the Bonds with the understanding that upon delivery of the Bonds, a municipal bond insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by Build America Mutual Assurance Company (“BAM” or the “Insurer”).

Moody’s Investors Service (“Moody’s”) has assigned an underlying rating of “Baa2” to the Bonds. An explanation of the ratings may be obtained from Moody’s, 7 World Trade Center, 250 Greenwich Street, New York, New York 10007. The fee associated with the rating assigned to the District by Moody’s will be paid by the District; however, the fee associated with ratings provided by other agencies will be at the expense of the Initial Purchaser. See “RISK FACTORS – Risk Factors Related to the Purchase of Municipal Bond Insurance,” “MUNICIPAL BOND RATING,” “MUNICIPAL BOND INSURANCE” and “APPENDIX B – SPECIMEN MUNICIPAL BOND INSURANCE POLICY.”

*Legal Opinion*.....Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel.

*Disclosure Counsel*.....McCall, Parkhurst & Horton L.L. P., Houston, Texas.

*Financial Advisor*.....Post Oak Municipal Advisors, LLC, Houston, Texas.

*Engineer*.....Quiddity Engineering, LLC, Houston, Texas.

*Risk Factors*.....The purchase and ownership of the Bond are subject to special risk factors and all prospective purchasers are urged to examine carefully the entire Official Statement for a discussion of investment risks, including particularly the section captioned “RISK FACTORS.”

**THE DISTRICT**

*Description*.....The District was created and established by House Bill No. 4147, 84th Regular Session of the Texas Legislature, codified as Chapter 3931, Texas Special District Local Laws Code, effective June 18, 2015. The District contains approximately 492.75 acres of land comprised of three non-contiguous tracts located approximately 21 miles southwest of downtown Houston. Two of the tracts are located on the west side of the Fort Bend Parkway Toll Road and north of Texas State Highway 6 (“SH6”). The remaining tract is located southeast of the intersection of Fort Bend Parkway Toll Road and SH6. The District lies entirely within the corporate limits of the City and within the boundaries of the Fort Bend Independent School District. See “THE DISTRICT- Description and Location” and “AERIAL PHOTOGRAPH.”

*Status of Development*.....The residential portion of the District has been developed as Parks Edge and Shipman’s Cove, predominantly single-family residential communities. The Developers (as defined herein) have financed the design and construction of water, sanitary sewer and drainage facilities to serve Parks Edge, Sections 3 through 19 (approximately 229 acres of land developed into 871 single-family residential lots), and Shipman’s Cove, Sections 1 and 2 (approximately 70 acres of land developed into 274 single-family residential lots). Construction of underground utilities and street paving is complete in these sections. As of November 30, 2025, there were 871 completed and occupied homes in Parks Edge and 274 completed and occupied homes in Shipman’s Cove.

In addition to the development described above the District contains, approximately 78.63 acres of developable land in the District that have been not provided with underground water, sanitary sewer and drainage facilities. Approximately 52.97 acres of land contain lakes and detention areas. Approximately 15.90 acres of land are owned by Fort Bend

Independent School District which is planned for an elementary school and is not subject to ad valorem taxation by the District. Approximately 11.58 acres of commercial development which is composed of a convenience store and shopping center on approximately 4.41 acres, a storage facility on approximately 4.07 acres and a funeral home on approximately 3.10 acres. Approximately 5.40 acres of land contain a recreational facility and open space. Approximately 29.10 acres of undevelopable land are contained in drainage easements, and rights-of-way, and not planned for future development.

*The Developers*..... The Developers in the District are (1) D.R. Horton-Texas, Ltd, a Texas limited partnership (“D.R. Horton”) and (2) Ashton Houston Residential, LLC, a Texas limited liability company (“Ashton Woods”), in partnership with M/I Homes of Houston, LLC, a Delaware limited liability company (“M/I” and collectively with Ashton Woods, “Ashton Woods-M/I”). D.R. Horton and Ashton Woods-M/I are collectively referred to as the “Developers”. D.R. Horton is the developer of Parks Edge and Ashton Woods-M/I is the developer of Shipman’s Cove. See “THE DEVELOPERS AND PRINCIPAL PROPERTY OWNERS.”

### **RISK FACTORS**

THE PURCHASE AND OWNERSHIP OF THE BONDS ARE SUBJECT TO SPECIAL RISK FACTORS AND ALL PROSPECTIVE PURCHASERS ARE URGED TO EXAMINE CAREFULLY THE ENTIRE OFFICIAL STATEMENT FOR A DISCUSSION OF INVESTMENT RISKS, INCLUDING PARTICULARLY THE SECTION CAPTIONED “RISK FACTORS.”

## SELECTED FINANCIAL INFORMATION

2025 Certified Taxable Assessed Valuation.....	\$436,940,493 (a)
Estimated Taxable Assessed Valuation as of December 1, 2025.....	\$443,725,975 (b)

Gross Debt Outstanding (after issuance of the Bonds).....	\$46,130,000
Estimated Overlapping Debt.....	24,171,068 (c)
Gross Debt and Estimated Overlapping Debt.....	\$70,301,068

### Ratios of Gross Debt to:

2025 Certified Taxable Assessed Valuation.....	10.56%
Estimated Taxable Assessed Valuation as of December 1, 2025.....	10.40%

### Ratios of Gross Debt and Estimated Overlapping Debt to:

2025 Certified Taxable Assessed Valuation.....	16.09%
Estimated Taxable Assessed Valuation as of December 1, 2025.....	15.84%

### Fund Balances Available as of December 15, 2025

Operating Fund.....	\$2,776,170
Road Debt Service Fund.....	\$105,562 (d)
WS&D Debt Service Fund.....	\$1,932,288 (d) (e)
Capital Projects Fund.....	\$523,195 (f)

### 2025 Tax Rate:

WS&D Debt Service.....	\$0.600
Road Debt Service.....	\$0.160
Maintenance and Operations.....	\$0.140
Total.....	\$0.900

### Average Annual Debt Service Requirements (2026-2050) of the Outstanding Bonds

and the Bonds ("Average Requirement").....	\$2,994,033
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### Tax rate required to pay Average Requirement based upon:

2025 Certified Taxable Assessed Valuation at a 95% collection rate.....	\$0.73 /\$100 A.V.
Estimated Taxable Assessed Valuation as of December 1, 2025 at a 95% collections rate.....	\$0.72 /\$100 A.V.

### Maximum Annual Debt Service Requirements (2046) of the Outstanding Bonds

and the Bonds ("Maximum Requirement").....	\$3,302,669
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### Tax rate required to pay Maximum Requirement based upon:

2025 Certified Taxable Assessed Valuation at a 95% collection rate.....	\$0.80 /\$100 A.V.
Estimated Taxable Assessed Valuation as of December 1, 2025 at a 95% collections rate.....	\$0.79 /\$100 A.V.

- (a) The 2025 Certified Taxable Assessed Valuation shown herein includes \$429,435,449 of certified value and \$7,505,044 of uncertified value. The uncertified value represents Fort Bend Central Appraisal District's (the "Appraisal District") opinion of the value; however, such value is subject to review and downward adjustment prior to certification. No tax will be levied on said uncertified value until it is certified by the Appraisal District. See "TAX PROCEDURES."
- (b) Provided by the Appraisal District for information purposes only. Such amount reflects the estimated value of taxable improvements on December 1, 2025. Taxes are levied based on value as certified by the Appraisal District as of January 1 of each year. No tax will be levied on such amount until it is certified. Increases in value occurring between January 1, 2025, and January 1, 2026, will be certified as of January 1, 2026, and provided for purposes of taxation in the fall of 2026. See "TAX PROCEDURES."
- (c) See "ESTIMATED OVERLAPPING DEBT STATEMENT."
- (d) Neither Texas law nor the Bond Resolution requires the District to maintain any minimum balance in the Water, Sewer and Drainage Debt Service Fund (the "WS&D Debt Service Fund") or the Road Debt Service Fund. Although all of the District's debt, including the Outstanding Bonds and the Bonds, is payable from an unlimited tax pledge on parity, a pro rata portion of the District's ad valorem tax revenue will be allocated to bonds sold for water, sanitary sewer, drainage and storm sewer facilities, including the Bonds (the "Water, Sewer and Drainage Bonds"), and a portion will be allocated to bonds sold for road facilities (the "Road Bonds"). For the 2025 tax year, \$0.600 per \$100 of assessed valuation is allocated to debt service on Water, Sewer, and Drainage Bonds and \$0.160 per \$100 of assessed valuation is allocated to debt service on Road Bonds. See "FINANCIAL STATEMENT (UNAUDITED)—Outstanding Bonds." The WS&D Debt Service Fund is not pledged to the Road Bonds and the Road Debt Service Fund is not pledged to the Water, Sewer and Drainage Bonds.
- (e) Accrued interest on the Bonds will be deposited into the WS&D Debt Service Fund. See "USE AND DISTRIBUTION OF BOND PROCEEDS."
- (f) The District will contribute approximately \$470,297 of surplus Water, Sewer and Drainage Capital Projects Funds toward the issuance of the Bonds. See "USE AND DISTRIBUTION OF BOND PROCEEDS" and "FINANCIAL STATEMENT (Unaudited) — Cash and Investment Balances."

## OFFICIAL STATEMENT

**\$8,990,000**

### **MISSOURI CITY MANAGEMENT DISTRICT NO. 1**

*(A political subdivision of the State of Texas located within Fort Bend County)*

### **UNLIMITED TAX BONDS, SERIES 2026**

This Official Statement provides certain information in connection with the issuance Missouri City Management District No. 1 (the “District”) of its \$8,990,000 Unlimited Tax Bonds, Series 2026 (the “Bonds”).

The Bonds are issued pursuant to a resolution authorizing issuance of the Bonds (the “Bond Resolution”) adopted by the Board of Directors (the “Board”) of the District; an election held within the District; approval by the City of Missouri City (the “City”); Article XVI, Section 59 of the Texas Constitution; the general laws of the State of Texas, including Chapter 375 Texas Local Government Code, as amended and Chapter 3931, Texas Special District Local Laws Code, and an order of the Texas Commission on Environmental Quality (the “TCEQ”).

This Official Statement includes descriptions, among others, of the Bonds and the Bond Resolution, and certain other information about the District and the developers of land within the District. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each document. Copies of documents may be obtained from the District upon payment of the costs of duplication therefor.

## **RISK FACTORS**

### **General**

The Bonds, which are obligations of the District and not obligations of the State of Texas, Fort Bend County, the City or any other entity other than the District, will be secured by a continuing direct annual ad valorem tax levied, without legal limitation as to rate or amount, on all taxable property within the District. The ultimate security for payment of the principal of and interest on the Bonds depends on the ability of the District to collect from the property owners within the District all taxes levied against the property, or in the event of foreclosure, on the value of the taxable property with respect to taxes levied by the District and by other taxing authorities.

### **Economic Factors and Interest Rates**

A substantial percentage of the taxable value of the District results from the current market value of single-family residential homes, and commercial development. The market value of such properties and land is related to general economic conditions in Houston, the State of Texas and the nation and those conditions can affect the demand for such properties. Demand for property of this type and the construction of structures thereon can be significantly affected by factors such as interest rates, credit availability (see “Credit Markets and Liquidity in the Financial Markets” below), construction costs and the prosperity and demographic characteristics of the urban center toward which the marketing of such property is directed. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact such values.

### **Credit Markets and Liquidity in the Financial Markets**

Interest rates and the availability of mortgage and development funding have a direct impact on construction activity, particularly short-term interest rates at which landowners are able to obtain financing for development costs. Interest rate levels may affect the ability of a landowner with undeveloped property to undertake and complete construction activities within the District. Because of the numerous and changing factors affecting the availability of funds, particularly liquidity in the national credit markets, the District is unable to assess the future availability of such funds for continued construction within the District. In addition, since the District is located approximately 21 miles southwest of the central downtown business district of the City of Houston, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the Houston metropolitan and regional economies and national credit and financial markets. A downturn in the economic conditions of Houston or decline in the nation’s real estate and financial markets could adversely affect development in the District and restrain the growth of or reduce the value of the District’s property tax base.



### **Undeveloped Acreage**

There are approximately 78.63 developable acres of land within the District that have not been provided with water, sanitary sewer, storm drainage, and detention facilities and roads necessary for the construction of taxable improvements. Failure of the Developers to develop the developable land or of builders to build taxable improvements on the developed lots could restrict the rate of growth of taxable values in the District. The District makes no representation as to when or if development of this acreage will occur or that the lot sales and building program will be successful. See “THE DISTRICT—Status of Development.”

### **Potential Effects of Oil Price Fluctuations on the Houston Area**

The economy of the Houston area has, in the past, been particularly affected by adverse conditions in the oil and gas industry, and such conditions and their spillover effects into other industries could result in declines in the demand for residential and commercial property in the Houston area and could reduce or negatively affect property values within the District. The District cannot predict the impact that negative conditions in the oil industry could have on property values in the District.

### **Landowner Obligation to the District**

There are no commitments from or obligations of the Developers (as defined herein) or any other landowner to the District to proceed at any particular rate or according to any specified plan with the development of land or the construction of improvements in the District, and there is no restriction on any landowner’s right to sell its land. Failure to construct taxable improvements on developed tracts of land could restrict the rate of growth of taxable values in the District. The District cannot and does not make any representations that over the life of the Bonds the District will increase or maintain its taxable value.

### **Impact on District Tax Rates**

Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of District property owners to pay their taxes. The 2025 Certified Taxable Assessed Valuation of the District is \$436,940,493 and the Estimated Taxable Assessed Valuation as of December 1, 2025, is \$443,725,975. After issuance of the Bonds, the maximum annual debt service requirement will be \$3,302,669 (2046) and the average annual debt service requirement will be \$2,994,033 (2026-2050). Assuming no increase or decrease from the 2025 Certified Taxable Assessed Valuation and no use of funds other than tax collections, a tax rate of \$0.80 per \$100 of taxable assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement of \$3,302,669 and a tax rate of \$0.73 per \$100 of taxable assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirement of \$2,994,033. Assuming no increase or decrease from the Estimated Taxable Assessed Valuation as of December 1, 2025 and no use of funds other than tax collections, a tax rate of \$0.79 per \$100 of taxable assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement of \$3,302,669 and a tax rate of \$0.72 per \$100 of taxable assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirement of \$2,994,033. See “DEBT SERVICE REQUIREMENTS.”

Although calculations have been made regarding average and maximum tax rates necessary to pay the debt service on the Bonds and the Outstanding Bonds based upon the 2025 Certified Taxable Assessed Valuation and the Estimated Taxable Assessed Valuation as of December 1, 2025, the District makes no representations regarding the future level of assessed valuation within the District. Increases in taxable values depend primarily on the continuing construction and sale of homes and other taxable improvements within the District. See “TAX PROCEDURES” and “TAX DATA—Tax Adequacy for Debt Service.”

### **Overlapping Taxes**

All of the land within the District is also within the corporate boundaries of the City. The City is responsible for the design, financing, and construction of all water wells, water and wastewater plants, and related facilities and all transmission and collection lines and mains necessary to transmit water to, and to take wastewater from, the District’s boundaries. The debt service on bonds issued by the City is paid from ad valorem taxes on all taxable value within the City, including taxable value in the District. Such City taxes are in addition to taxes levied by the District. To compare the relative tax burden on property within the District as contrasted with the property located in other real estate

developments, the tax rate of the District, the City, and other taxing jurisdictions must be added together. There can be no assurances that composite tax rates imposed by overlapping jurisdictions on property situated within the District will be competitive with the tax rates of competing projects. To the extent that such composite tax rates are not competitive with competing developments, the growth of property tax values in the District and the investment quality or security of the Bonds could be adversely affected. The City levied a 2025 tax of \$0.570825 per \$100 of assessed valuation. Such rate, combined with the tax rate of the District, is higher than tax rates presently being levied by some special districts in the general vicinity of the District. Further, the City has sold multiple series of bonds to finance and maintain infrastructure within its boundaries. The District can make no representation that taxable property values in the District and the City will maintain value sufficient to support the continued payment of taxes by property owners. See “UTILILITY AGREEMENT BETWEEN THE DISTRICT AND THE CITY OF MISSOURI CITY,” “FINANCIAL STATEMENT” and “TAX DATA—Tax Adequacy for Debt Service.”

### **Extreme Weather Events**

The greater Houston area, including the District, is subject to occasional severe weather events, including tropical storms and hurricanes. If the District were to sustain damage to its facilities requiring substantial repair or replacement, or if substantial damage were to occur to taxable property within the District as a result of such a weather event, the investment security of the Bonds could be adversely affected.

If a future weather event significantly damaged all or part of the improvements within the District, the assessed value of property within the District could be substantially reduced, which could result in a decrease in tax revenues and/or necessitate an increase the District’s tax rate. Further, there can be no assurance that a casualty loss to taxable property within the District will be covered by insurance (or that property owners will even carry flood or other casualty insurance), that any insurance company will fulfill its obligation to provide insurance proceeds, or that insurance proceeds will be used to rebuild or repair any damaged improvements within the District. Even if insurance proceeds are available and improvements are rebuilt, there could be a lengthy period in which assessed values within the District could be adversely affected.

### **Specific Flood Type Risks**

*100-Year Flood Plain:* “Flood Insurance Rate Map” or “FIRM” means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100-year flood plain, is depicted on these maps. The “100-year flood plain” (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rainstorm of such intensity to statistically have a one percent chance of occurring in any given year. According to the District’s Engineer, none of the developable acreage within the District is located within the 100-year flood plain. Approximately 50.85 acres of undevelopable land within the District lie within the 100-year flood plain. Additionally, the District’s storm water drainage system has been designed and constructed in accordance with current applicable regulatory standards for a development of this size and location.

*Ponding (or Pluvial) Flood:* Ponding, or pluvial, flooding occurs when heavy rainfall creates a flood event independent of an overflowing water body, typically in relatively flat areas. Intense rainfall can exceed the drainage capacity of a drainage system, which may result in water within the drainage system becoming trapped and diverted onto streets and nearby property until it is able to reach a natural outlet. Ponding can also occur in a flood pool upstream of or behind a dam, levee or reservoir.

*Riverine (or Fluvial) Flood:* Riverine, or fluvial, flooding occurs when water levels rise over the top of river, bayou or channel banks due to excessive rain from tropical systems making landfall and/or persistent thunderstorms over the same area for extended periods of time. The damage from a riverine flood can be widespread. The overflow can affect smaller rivers and streams downstream, or may sheet-flow over land. Flash flooding is a type of riverine flood that is characterized by an intense, high velocity torrent of water that occurs in an existing river channel with little to no notice. Flash flooding can also occur even if no rain has fallen, for instance, after a levee, dam or reservoir has failed or experienced an uncontrolled release, or after a sudden release of water by a debris or ice jam. In addition, planned or unplanned controlled releases from a dam, levee or reservoir also may result in flooding in areas adjacent to rivers, bayous or man-made drainage systems (canals or channels) downstream.

## **Tax Collection Limitations**

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by market conditions limiting the proceeds from a foreclosure sale of taxable property and collection procedures. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. The costs of collecting any such taxpayer's delinquencies could substantially reduce the net proceeds to the District from a tax foreclosure sale. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid. See "TAX PROCEDURES—District's Rights in the Event of Tax Delinquencies."

## **Registered Owners' Remedies and Bankruptcy Limitations**

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Resolution, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Resolution, the Registered Owners have the statutory right of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Resolution. Except for mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Resolution may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District.

Subject to the requirements of Texas law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Sections 901-946. The filing of such petition would automatically stay the enforcement of Registered Owner's remedies, including mandamus. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismisses the petition, enters an order granting relief from the stay or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision such as the District may qualify as a debtor eligible to proceed in a Chapter 9 case only if it is (1) authorized to file for federal bankruptcy protection by applicable state law, (2) is insolvent or unable to meet its debts as they mature, (3) desires to effect a plan to adjust such debts, and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Special districts such as the District must obtain the approval of the Commission as a condition to seeking relief under the Federal Bankruptcy Code. The Commission is required to investigate the financial condition of a financially troubled district and authorize such district to proceed under federal bankruptcy law only if such district has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

Notwithstanding noncompliance by a district with Texas law requirements, the District could file a voluntary bankruptcy petition under Chapter 9, thereby invoking the protection of the automatic stay until the bankruptcy court, after a hearing, dismisses the petition. A federal bankruptcy court is a court of equity and federal bankruptcy judges

have considerable discretion in the conduct of bankruptcy proceedings and in making the decision of whether to grant the petitioning district relief from its creditors. While such a decision might be appealable, the concomitant delay and loss of remedies to the Registered Owner could potentially and adversely impair the value of the Registered Owner's claim.

If a petitioning district were allowed to proceed voluntarily under Chapter 9 of the Federal Bankruptcy Code, it could file a plan for an adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect Registered Owners by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating the collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of the Registered Owners' claims against a district.

A district may not be forced into bankruptcy involuntarily.

### **Continuing Compliance with Certain Covenants**

The Bond Resolution contains covenants by the District intended to preserve the exclusion from gross income for federal income tax purposes of interest on the Bonds. Failure by the District to comply with such covenants in the Bond Resolution on a continuous basis prior to maturity of the Bonds could result in interest on the Bonds becoming taxable retroactively to the date of original issuance. See "TAX MATTERS."

### **Marketability**

The District has no agreement with the Initial Purchaser regarding the reoffering yields or prices of the Bonds and has no control over trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Bonds. If there is a secondary market, the difference between the bid and asked price of the Bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional issuers as such bonds are generally bought, sold or traded in the secondary market.

### **Environmental Regulations**

Wastewater treatment, water supply, storm sewer facilities and construction activities within the District are subject to complex environmental laws and regulations at the federal, state and local levels that may require or prohibit certain activities that affect the environment, such as:

- Requiring permits for construction and operation of water wells, wastewater treatment and other facilities;
- Restricting the manner in which wastes are treated and released into the air, water and soils;
- Restricting or regulating the use of wetlands or other properties; or
- Requiring remedial action to prevent or mitigate pollution.

Sanctions against a municipal utility district or other type of special purpose district for failure to comply with environmental laws and regulations may include a variety of civil and criminal enforcement measures, including assessment of monetary penalties, imposition of remedial requirements and issuance of injunctions to ensure future compliance. Environmental laws and compliance with environmental laws and regulations can increase the cost of planning, designing, constructing and operating water production and wastewater treatment facilities. Environmental laws can also inhibit growth and development within the District. Further, changes in regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

*Air Quality Issues:* Air quality control measures required by the United States Environmental Protection Agency (the "EPA") and the Texas Commission on Environmental Quality (the "TCEQ") may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act ("CAA") Amendments of 1990, the eight-county Houston-Galveston-Brazoria area ("HGB Area")—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under two separate federal ozone standards: the eight-hour ozone standard of 75 ppb promulgated by the EPA in 2008 (the "2008 Ozone Standard"), and the EPA's most-recent promulgation of an even lower, 70 ppb eight-hour ozone standard in 2015 (the "2015

Ozone Standard”). While the State of Texas has been able to demonstrate steady progress and improvements in air quality in the HGB Area, the HGB Area remains subject to CAA nonattainment requirements.

The HGB Area is currently designated as a “severe” nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2027. If the EPA ultimately determines that the HGB Area has failed to meet the attainment deadline based on the relevant data, the area is subject to reclassification to a nonattainment classification that provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

The HGB Area is currently designated as a “serious” nonattainment area under the 2015 Ozone Standard, with an attainment deadline of August 3, 2027. For purposes of the 2015 Ozone Standard, the HGB Area consists of only six counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, and Montgomery Counties.

In order to demonstrate progress toward attainment of the EPA’s ozone standards, the TCEQ has established a state implementation plan (“SIP”) for the HGB Area setting emission control requirements, some of which regulate the inspection and use of automobiles. These types of measures could impact how people travel, what distances people are willing to travel, where people choose to live and work, and what jobs are available in the HGB Area. These SIP requirements can negatively impact business due to the additional permitting/regulatory constraints that accompany this designation and because of the community stigma associated with a nonattainment designation. It is possible that additional controls will be necessary to allow the HGB Area to reach attainment with the ozone standards by the EPA’s attainment deadlines. These additional controls could have a negative impact on the HGB Area’s economic growth and development.

Water Supply & Discharge Issues: Water supply and discharge regulations that municipal utility districts, including the District, may be required to comply with involve: (1) groundwater well permitting and surface water appropriation; (2) public water supply systems; (3) wastewater discharges from treatment facilities; (4) storm water discharges; and (5) wetlands dredge and fill activities. Each of these is addressed below:

Certain governmental entities regulate groundwater usage in the HGB Area. A municipal utility district or other type of special purpose district that (i) is located within the boundaries of such an entity that regulates groundwater usage, and (ii) relies on local groundwater as a source of water supply, may be subject to requirements and restrictions on the drilling of water wells and/or the production of groundwater that could affect both the engineering and economic feasibility of district water supply projects.

Pursuant to the federal Safe Drinking Water Act (“SDWA”) and the EPA’s National Primary Drinking Water Regulations (“NPDWRs”), which are implemented by the TCEQ’s Water Supply Division, a municipal utility district’s provision of water for human consumption is subject to extensive regulation as a public water system. Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency’s rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future. Further, the EPA has established a NPDWR for six (6) Per- and Polyfluoroalkyl Substances (“PFAS”), which requires public water systems to perform certain monitoring and remediation measures. Public water systems may be subject to additional PFAS regulation in the future, which could increase the cost of constructing, operating, and maintaining water production and distribution facilities.

Texas Pollutant Discharge Elimination System (“TPDES”) permits set limits on the type and quantity of discharge, in accordance with state and federal laws and regulations. The TCEQ reissued the TPDES Construction General Permit (TXR150000) (“CGP”), with an effective date of March 5, 2023, which is a general permit authorizing the discharge of stormwater runoff associated with small and large construction sites and certain non-stormwater discharges into surface water in the state. The CGP has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act (“CWA”) and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

The TCEQ issued the General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”) on August 15, 2024. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. While the District is currently not subject to the MS4 Permit, if the District’s inclusion were required at a future date, the District could incur substantial costs to develop, implement, and maintain the necessary plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff in order to comply with the MS4 Permit.

Operations of utility districts, including the District, are also potentially subject to requirements and restrictions under the CWA regarding the use and alteration of wetland areas that are within the “waters of the United States.” The District must obtain a permit from the United States Army Corps of Engineers (“USACE”) if operations of the District require that wetlands be filled, dredged, or otherwise altered.

In 2023, the Supreme Court of the United States issued its decision in *Sackett v. EPA*, which clarified the definition of “waters of the United States” and significantly restricted the reach of federal jurisdiction under the CWA. Under the *Sackett* decision, “waters of the United States” includes only geographical features that are described in ordinary parlance as “streams, oceans, rivers, and lakes” and to adjacent wetlands that are indistinguishable from such bodies of water due to a continuous surface connection. Subsequently, the EPA and USACE issued a final rule amending the definition of “waters of the United States” under the CWA to conform with the Supreme Court’s decision.

While the *Sackett* decision and subsequent regulatory action removed a great deal of uncertainty regarding the ultimate scope of “waters of the United States” and the extent of EPA and USACE jurisdiction, operations of municipal utility districts, including the District, could potentially be subject to additional restrictions and requirements, including additional permitting requirements, in the future.

### **Changes in Tax Legislation**

Certain tax legislation, whether currently proposed or proposed in the future, may directly or indirectly reduce or eliminate the benefit of the exclusion of interest on the Bonds from gross income for federal tax purposes. Any proposed legislation, whether or not enacted, may also affect the value and liquidity of the Bonds. Prospective purchasers should consult with their own tax advisors with respect to any proposed, pending or future legislation.

### **Future Debt**

The Developers have financed or are financing the engineering and construction costs of underground utilities to serve various subdivisions in the District, and certain other District improvements, including drainage facilities. After the reimbursements are made with Bond proceeds, the Developers will have expended approximately \$10,724,000 for water, sanitary sewer, and drainage and storm sewer facilities and \$2,129,015 for parks and recreational facilities not yet reimbursed. It is anticipated that proceeds from future issues of District bonds will be used, in part, to reimburse the Developers for these costs to the extent allowed by the Commission and state law. Additionally, the District presently contains approximately 78.63 acres of developable land not presently fully served with water distribution, wastewater collection and storm drainage facilities. The District makes no representation that any additional development will occur within the District. See “THE BONDS—Issuance of Additional Debt.”

### **Risk Factors Related to the Purchase of Municipal Bond Insurance**

The Initial Purchaser (as defined herein) has entered into an agreement with Build America Mutual Assurance Company (the “Insurer”) for the purchase of a bond insurance policy (the “Policy”) to guarantee the scheduled payment of principal and interest on the Bonds. Investors should be aware of the following risk factors:

The long-term ratings on the Bonds are dependent in part on the financial strength of the insurer and its claim paying ability. The insurer’s financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of the insurer and of the ratings on the Bonds insured by the insurer will not be subject to downgrade and such event could adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds. See “MUNICIPAL BOND RATING” and “MUNICIPAL BOND INSURANCE.”

The obligations of the insurer are contractual obligations and in an event of default by the Insurer, the remedies available may be limited by applicable bankruptcy law or state law related to insolvency of insurance companies.

Neither the District nor the Initial Purchaser has made independent investigation into the claims paying ability of the Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal and interest on the Bonds and the claims-paying ability of the Insurer, particularly over the life of the investment. See “MUNICIPAL BOND RATING” and “MUNICIPAL BOND INSURANCE” for further information provided by the Insurer and the Policy, which includes further instructions for obtaining current financial information concerning the Insurer.

## **THE BONDS**

### **General**

The Bonds will be dated and accrue interest from February 1, 2026, which interest is payable on September 1, 2026, and on each March 1 and September 1 (each an “Interest Payment Date”) thereafter, until the earlier of maturity or prior redemption. The Bonds mature on September 1 in the amounts and years and bear interest at the rates shown on the cover page of this Official Statement. Interest calculations are based on a 360-day year comprised of twelve 30-day months.

The Bonds will be issued in fully registered form in denominations of \$5,000 or integral multiples thereof.

### **Authority for Issuance**

At a bond election held within the District on May 5, 2018, the voters of the District authorized the issuance of a total of \$170,031,000 principal amount of unlimited tax bonds for water, sewer and drainage facilities and refunding of such bonds. The Bonds are being issued pursuant to such authorization. After issuance of the Bonds, \$129,086,000 principal amount of unlimited tax bonds will remain authorized but unissued for water, sewer and drainage facilities and refunding of such outstanding bonds. See “Issuance of Additional Debt” below.

The Bonds are issued pursuant to the Bond Resolution; an election held within the District; approval by the City; Article XVI, Section 59 of the Texas Constitution; Chapter 3931, Texas Special District Local Laws and the general laws of the State of Texas, including Chapter 375, Texas Local Government Code, as amended and an order of the TCEQ.

Before the Bonds can be issued, the Attorney General of Texas must pass upon the legality of certain related matters. The Attorney General of Texas does not guarantee or pass upon the safety of the Bonds as an investment or upon the adequacy of the information contained in this Official Statement.

### **Source of and Security for Payment**

While the Bonds or any part of the principal thereof or interest thereon remain outstanding and unpaid, the District covenants in the Bond Resolution to levy a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, upon all taxable property in the District sufficient to pay the principal of and interest on the Bonds and any future bonds payable in whole or in part from taxes, with full allowance being made for delinquencies and costs of collection. In the Bond Resolution, the District covenants that said taxes are irrevocably pledged to the payment of the interest on and principal of the Bonds and to no other purpose.

The Bonds are obligations of the District and are not the obligations of the State of Texas, Fort Bend County, the City or any entity other than the District.

### **Funds**

In the Bond Resolution, the Water, Sewer and Drainage Debt Service is confirmed, and the proceeds from all taxes levied, assessed and collected for and on account of the Bonds authorized by the Bond Resolution shall be deposited, as collected, in such fund.

The District also maintains a Road Debt Service Fund that is not pledged to Water, Sewer and Drainage Bonds, including the Bonds. Funds in the Road Debt Service Fund are not available to pay principal and interest on Water, Sewer and Drainage Bonds, including the Bonds.

Accrued interest and the remaining proceeds from sale of the Bonds, including interest earnings thereon, shall be deposited into the Water, Sewer and Drainage Capital Projects Fund, to pay the costs of acquiring or constructing water, sewer and drainage facilities, to pay developer interest, and to pay the costs of issuing the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS” for a more complete description of the use of Bond proceeds.

### **Method of Payment of Principal and Interest**

In the Bond Resolution, the Board has appointed The Bank of New York Mellon Trust Company, N.A., Houston, Texas as the initial Paying Agent/Registrar for the Bonds. The principal of the Bonds shall be payable, without exchange or collection charges, in any coin or currency of the United States of America which, on the date of payment, is legal tender for the payment of debts due the United States of America, upon their presentation and surrender as they respectively become due and payable, at the principal payment office of the Paying Agent/Registrar in Houston, Texas. Interest on each Bond shall be payable by check or draft payable on each Interest Payment Date, mailed by the Paying Agent/Registrar on or before each Interest Payment Date to the Registered Owners as shown on the Register on the fifteenth (15th) day (whether or not a business day) of the month prior to each interest payment date (defined herein as the “Record Date”), to the address of such Registered Owner as shown on the Paying Agent/Registrar’s records (the “Register”) or by such other customary banking arrangements as may be agreed to by the Paying Agent/Registrar and the Registered Owners at the risk and expense of the Registered Owners.

If the date for payment of the principal of or interest on any Bond is not a business day, then the date for such payment shall be the next succeeding business day, as defined in the Bond Resolution.

### **No Arbitrage**

The District will certify as of the date the Bonds are delivered and paid for that, based upon all facts and estimates now known or reasonably expected to be in existence on the date the Bonds are delivered and paid for, the District reasonably expects that the proceeds of the Bonds will not be used in a manner that would cause the Bonds, or any portion of the Bonds, to be “arbitrage bonds” under the Internal Revenue Code of 1986, as amended (the “Code”), and the regulations prescribed thereunder. Furthermore, all officers, employees, and agents of the District have been authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the District as of the date the Bonds are delivered and paid for. In particular, all or any officers of the District are authorized to certify to the facts and circumstances and reasonable expectations of the District on the date the Bonds are delivered and paid for regarding the amount and use of the proceeds of the Bonds. Moreover, the District covenants in the Bond Resolution that it shall make such use of the proceeds of the Bonds, regulate investment of proceeds of the Bonds, and take such other and further actions and follow such procedures, including, without limitation, calculating the yield on the Bonds, as may be required so that the Bonds shall not become “arbitrage bonds” under the Code and the regulations prescribed from time to time thereunder.

### **Redemption Provisions**

The District reserves the right, at its option, to redeem the Bonds maturing on and after September 1, 2032, prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of \$5,000, on September 1, 2031, or on any date thereafter, at a price of par plus accrued interest on the principal amounts called for redemption to the date fixed for redemption. If fewer than all of the Bonds are redeemed at any time, the particular maturities and amounts of Bonds to be redeemed shall be selected by the District. If fewer than all the Bonds of any maturity are redeemed at any time, the particular Bonds within a maturity to be redeemed shall be selected by the Paying Agent/Registrar by lot or other customary method of selection (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form).

Notice of any redemption identifying the Bonds to be redeemed in whole or in part shall be given by the Paying Agent/Registrar at least thirty (30) days prior to the date fixed for redemption by sending written notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the register. Such notices shall state the redemption date, the redemption price, the place at which the Bonds are to be surrendered for payment and, if fewer than all the Bonds outstanding within any one maturity are to be redeemed, the numbers of the Bonds or the portions thereof to be redeemed. Any notice given shall be conclusively presumed to have been duly given, whether or not the Registered Owner receives such notice. By the date fixed for redemption, due provision shall be made with the Paying Agent/Registrar for payment of the redemption price of the Bonds or portions thereof to be redeemed, plus accrued interest to the date fixed for redemption. When Bonds have been called for redemption in



whole or in part and due provision has been made to redeem the same as herein provided, the Bonds or portions thereof so redeemed shall no longer be regarded as outstanding except for the purpose of receiving payment solely from the funds so provided for redemption, and the rights of the Registered Owners to collect interest that would otherwise accrue after the redemption date on any Bond or portion thereof called for redemption shall terminate on the date fixed for redemption.

### **Record Date**

The record date for payment of the interest on any regularly scheduled Interest Payment Date is defined as the 15th day of the month (whether or not a business day) preceding such Interest Payment Date.

### **Registration and Transfer**

So long as any Bonds remain outstanding, the Paying Agent/Registrar shall keep the register at its principal payment office and, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with the terms of the Bond Resolution. While the Bonds are in the Book-Entry-Only System, the Bonds will be registered in the name of Cede & Co. and will not be transferred. See “BOOK-ENTRY-ONLY SYSTEM.”

### **Replacement of Paying Agent/Registrar**

Provision is made in the Bond Resolution for replacement of the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the District, the new paying agent/registrar shall act in the same capacity as the previous Paying Agent/Registrar. Any paying agent/registrar selected by the District shall be a national or state banking institution, a corporation organized and doing business under the laws of the United States of America or of any State, authorized under such laws to exercise trust powers, and subject to supervision or examination by federal or state authority, to act as Paying Agent/Registrar for the Bonds.

### **Lost, Stolen or Destroyed Bonds**

In the event the book-entry-only system is discontinued, upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Bond of like maturity, interest rate and principal amount, bearing a number not contemporaneously outstanding. If any Bond is lost, stolen or destroyed, the District, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall, upon receipt of certain documentation from the Registered Owner and an indemnity bond, execute and the Paying Agent/Registrar shall authenticate and deliver a replacement Bond of like maturity, interest rate and principal amount bearing a number not contemporaneously outstanding. Registered Owners of lost, stolen or destroyed bonds will be required to pay the District's costs to replace such bond. In addition, the District or the Paying Agent/Registrar may require the Registered Owner to pay a sum sufficient to cover any tax or other governmental charge that may be imposed.

### **Issuance of Additional Debt**

After issuance of the Bonds, the District will have \$129,086,000 principal amount of unlimited tax bonds authorized but unissued for water, sewer and drainage facilities and refunding of such outstanding bonds, \$89,265,000 principal amount of unlimited tax bonds authorized but unissued for roads and refunding of such outstanding bonds, and \$33,227,000 principal amount of unlimited tax bonds authorized but unissued for parks and recreational facilities and refunding of such bonds. The Bond Resolution imposes no limitation on the amount of additional parity bonds which may be authorized for issuance by the District's voters or the amount ultimately issued by the District. See “USE AND DISTRIBUTION OF BOND PROCEEDS—Future Debt” and “UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED.”

Issuance of additional bonds could dilute the investment security for the Bonds.

### **Dissolution of District**

Under existing Texas law, the District may be dissolved by the City without the District's consent. However, pursuant to an agreement with the District, the City may not dissolve the District until the Facilities (defined therein) that serve the District are complete and certain obligations are met. See "UTILITY AGREEMENT BETWEEN THE DISTRICT AND THE CITY OF MISSOURI CITY."

If the District is dissolved, the City will assume the District's assets and obligations (including the Bonds) and dissolve the District within ninety (90) days thereafter. Prior to dissolution by the City, the District shall have the opportunity to discharge any obligations of the District by selling its bonds or causing the City to sell bonds or the City in an amount necessary to discharge such obligations. Dissolution of the District by the City is a policymaking matter within the discretion of the Mayor and City Council of the City. Moreover, no representation is made concerning the ability of the City of Missouri City to make debt service payments should dissolution occur.

### **Remedies in Event of Default**

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Resolution, or defaults in the observance or performance of any other covenants, conditions, or obligations set forth in the Bond Resolution, the Registered Owners have the statutory right of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Resolution. Except for mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Resolution may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District. See "RISK FACTORS-Registered Owners' Remedies and Bankruptcy Limitations."

### **Legal Investment and Eligibility to Secure Public Funds in Texas**

The following is quoted from Section 49.186 of the Texas Water Code, and is applicable to the District:

"(a) All bonds, notes, and other obligations issued by a district shall be legal and authorized investments for all banks, trust companies, building and loan associations, savings and loan associations, insurance companies of all kinds and types, fiduciaries, and trustees, and for all interest and sinking funds and other public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic."

"(b) A district's bonds, notes, and other obligations are eligible and lawful security for all deposits of public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic, to the extent of the market value of the bonds, notes, and other obligations when accompanied by any unmatured interest coupons attached to them."

The Public Funds Collateral Act (Chapter 2257, Texas Government Code) also provides that bonds of the District (including the Bonds) are eligible as collateral for public funds.

No representation is made that the Bonds will be suitable for or acceptable to financial or public entities for investment or collateral purposes. No representation is made concerning other laws, rules, regulations, or investment criteria

which might apply to or which might be utilized by any of such persons or entities to limit the acceptability or suitability of the Bonds for any of the foregoing purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Bonds as to the suitability or acceptability of the Bonds for investment or collateral purposes.

### **Defeasance**

The Bond Resolution provides that the District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal, interest, and redemption price thereon in any manner permitted by law. Under current Texas law, such discharge may be accomplished either (i) by depositing with the Comptroller of Public Accounts of the State of Texas a sum of money equal to the principal of, premium, if any, and all interest to accrue on the Bonds to maturity or redemption or (ii) by depositing with any place of payment (paying agent) of the Bonds or other obligations of the District payable from revenues or from ad valorem taxes or both, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct obligations of the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and that mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds.

Upon such deposit as described above, such bonds shall no longer be regarded as outstanding or unpaid. After firm banking and financial arrangements for the discharge and final payment or redemption of the Bonds have been made as described above, all rights of the District to initiate proceedings to call the Bonds for redemption or take any other action amending the terms of the Bonds are extinguished; provided, however, that the right to call the Bonds for redemption is not extinguished if the District: (i) in the proceedings providing for the firm banking and financial arrangements, expressly reserves the right to call the Bonds for redemption; (ii) gives notice of the reservation of that right to the owners of the Bonds immediately following the making of the firm banking and financial arrangements; and (iii) directs that notice of the reservation be included in any redemption notices that it authorizes.

There is no assurance that the current law will not be changed in the future in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Bonds.

### **BOOK-ENTRY-ONLY SYSTEM**

*The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy or completeness thereof. The District cannot and does not give any assurances that DTC, DTC Direct Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Bonds, (b) Bonds representing ownership interest in or other confirmation or ownership interest in the Bonds, or (c) prepayment or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Bonds, or that they will do so on a timely basis or that DTC, DTC Direct Participants or DTC Indirect Participants will act in the manner described in this Official Statement. The current "Rules" applicable to DTC are on file with the Securities and Exchange Commission and the current "Procedure" of DTC to be followed in dealing with DTC Direct Participants are on file with DTC.*

The Depository Trust Company, New York, New York ("DTC"), will act as securities depository for the Bonds. The Bonds will be issued as fully-registered Bonds registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. With respect to the Bonds, one fully-registered Bond certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a

“clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a rating from S&P Global Ratings of “AA+.” The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

All payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC’s practice is to credit Direct Participants’ accounts upon DTC’s receipt of funds and corresponding detail information from the District or the Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC’s records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Bonds held for the accounts of customers in

bearer form or registered in “street name,” and will be the responsibility of such Participant and not of DTC, the Paying Agent/Registrar, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC’s book-entry system has been obtained from sources that the District believes to be reliable, but neither the District nor the Initial Purchaser take any responsibility for the accuracy thereof.

## **THE DISTRICT**

### **General**

The District was created under Article XVI of the Texas Constitution by House Bill 4147, as passed by the 84th Legislature on June 18, 2015, and operates in accordance with Chapter 3931 of the Texas Special District Local Laws Code, and Chapter 375, Texas Local Government Code, as amended. It also has the authority specified in Article III, Sections 52 and 52-a of the Texas Constitution. The District contains approximately 492.75 acres of land and is located within the corporate limits of the City and within the boundaries of the Fort Bend Independent School District.

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. The District is also empowered to construct thoroughfare, arterial and collector roads and improvements in aid thereof and to establish parks and recreational facilities. The District may issue bonds and other forms of indebtedness to purchase or construct all of such facilities. The District may purchase, construct, operate and maintain public improvements authorized for a municipal management district and may provide for the creation or programs and the making of loans and grants of public monies for the public purposes of development and diversification of the State’s economy, the elimination of unemployment or underemployment, and/or the development or expansion of transportation or commerce.

The TCEQ exercises continuing supervisory jurisdiction over the District only for the water, wastewater and drainage projects. The District is required to observe certain requirements of the City which, along with Texas law, limit the purposes for which the District may sell bonds for the acquisition, construction, and improvement of facilities and the refunding of outstanding debt obligations; limit the net effective interest rate on such bonds and other terms of such bonds; and require certain public facilities to be designed in accordance with applicable City standards. Construction and operation of the District's facilities are subject to the regulatory jurisdiction of additional government agencies. See “UTLILTY AGREEMENT BETWEEN THE DISTRICT AND THE CITY OF MISSOURI CITY.”

### **Description and Location**

The District contains approximately 492.75 acres of land comprised of three non-contiguous tracts located in Fort Bend County approximately 21 miles southwest of downtown Houston. Two of the tracts are located on the west side of the Fort Bend Parkway Toll Road and north of Texas State Highway 6 (“SH6”). The remaining tract is located southeast of the intersection of Fort Bend Parkway Toll Road and SH6. See “AERIAL PHOTOGRAPH.”

## Land Use

<i>Single Family Residential</i>	Approximate	
	Acres	Lots
Parks Edge Section 3	11.55	40
Parks Edge Section 4	11.25	39
Parks Edge Section 5	6.75	24
Parks Edge Section 6	10.60	47
Parks Edge Section 7	4.33	14
Parks Edge Section 8	16.13	60
Parks Edge Section 9	14.23	60
Parks Edge Section 10	18.80	86
Parks Edge Section 11	20.72	82
Parks Edge Section 12	1.22	8
Parks Edge Section 13	11.55	39
Parks Edge Section 14	7.68	24
Parks Edge Section 15	7.36	31
Parks Edge Section 16	26.42	94
Parks Edge Section 17	19.82	64
Parks Edge Section 18	15.65	69
Parks Edge Section 19	24.73	90
Shipman's Cove, Section 1	40.09	141
Shipman's Cove, Section 2	30.29	133
<b>Subtotal.....</b>	<b>299.17</b>	<b>1,145</b>
Future Development.....	78.63	
Lakes/Detention.....	52.97	
School Site.....	15.90	
Commercial.....	11.58	
Recreation.....	5.40	
Non-Developable.....	29.10	
<b>Total.....</b>	<b>492.75</b>	

## Status of Development

The residential portion of the District has been developed as Parks Edge and Shipman's Cove, predominantly single-family residential communities. The Developers (as defined herein) have financed the design and construction of water, sanitary sewer and drainage facilities to serve Parks Edge, Sections 3 through 19 (approximately 229 acres of land developed into 871 single-family residential lots), and Shipman's Cove, Sections 1 and 2 (approximately 70 acres of land developed into 274 single-family residential lots). Construction of underground utilities and street paving is complete in these sections. As of November 30, 2025, there were 871 completed and occupied homes in Parks Edge and 274 completed and occupied homes in Shipman's Cove.

In addition to the development described above the District contains, approximately 78.63 acres of developable land in the District that have been not provided with underground water, sanitary sewer and drainage facilities. Approximately 52.97 acres of land contain lakes and detention areas. Approximately 15.90 acres of land are owned by Fort Bend Independent School District which is planned for an elementary school and is not subject to ad valorem taxation by the District. Approximately 11.58 acres of commercial development which is composed of a convenience store and shopping center on approximately 4.41 acres, a storage facility on approximately 4.07 acres and a funeral home on approximately 3.10 acres. Approximately 5.40 acres of land contain a recreational facility and open space.

Approximately 29.10 acres of undevelopable land are contained in drainage easements, and rights-of-way, and not planned for future development.

## **MANAGEMENT**

### **Board of Directors**

The District is governed by the Board of Directors, consisting of seven directors, which has control over and management supervision of all affairs of the District. Directors are appointed by the City to serve four-year staggered terms. The Directors of the District are listed below:

<u>Name</u>	<u>District Board Title</u>	<u>Term Expires</u>
Anthony Francis	President	June 2027
Adrienne Barker	Vice President	June 2027
Wilfred Green	Secretary	June 2029
Todd Burrer	Assistant Secretary	June 2027
David Jackson	Director	June 2029
Karen Travelstead	Director	June 2029
Stacy Fields	Director	June 2027

While the District does not employ any full-time employees, it has contracted for certain services as follows:

### **Tax Assessor/Collector**

Land and improvements within the District are appraised for ad valorem taxation purposes by the Appraisal District B&A Municipal Tax Service, LLC is currently serving in this capacity for the District.

### **Bookkeeper**

The District has engaged Artesian Financial Services, LLC to serve as the District's bookkeeper.

### **Engineer**

The consulting engineer for the District in connection with the design and construction of the District's facilities is Quiddity Engineering, LLC (the "Engineer").

### **Financial Advisor**

Post Oak Municipal Advisors LLC (the "Financial Advisor") serves as Financial Advisor to the District. The fee to be paid the Financial Advisor is contingent upon sale and delivery of the Bonds.

### **Attorney**

The District has engaged Allen Boone Humphries Robinson LLP as general counsel and as Bond Counsel in connection with the issuance of the Bonds. The legal fees to be paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based on a percentage of the Bonds actually issued, sold and delivered and, therefore, such fees are contingent on the sale and delivery of the Bonds. The legal fees paid to Allen Boone Humphries Robinson LLP in its capacity as General Counsel are based on time charges actually incurred.

### **Auditor**

As required by the Texas Water Code, the District retains an independent accountant to audit the District's financial statements annually, which audited financial statements are filed with the Commission. The District's financial statements for the fiscal year ended December 31, 2024, have been audited by McGrath & Co., PLLC. See "APPENDIX A" for a copy of the District's December 31, 2024, audited financial statements.

## **THE DEVELOPERS AND PRINCIPAL PROPERTY OWNERS**

### **Role of a Developer**

In general, the activities of a landowner or developer in a municipal management district such as the District include designing the project, defining a marketing program and setting building schedules; securing necessary governmental approvals and permits for development; arranging for the construction of roads and the installation of utilities; and selling or leasing improved tracts or commercial reserves to other developers or third parties. While a developer is required by the Commission to pave certain streets, a developer is under no obligation to a district to undertake development activities according to any particular plan or schedule. Furthermore, there is no restriction on a developer's right to sell any or all of the land which the developer owns within a district. In addition, the developer is ordinarily the major taxpayer within the district during the early stages of development. The relative success or failure of a developer to perform in the above described capacities may affect the ability of a district to collect sufficient taxes to pay debt service and retire bonds.

### **D.R. Horton-Texas, Ltd.**

D.R. Horton-Texas, Ltd. ("D.R. Horton"), a Texas limited partnership, is the developer of approximately 229 acres in the District being developed as Parks Edge, where 871 single-family residential lots have been constructed. D.R. Horton is the sole homebuilder in Parks Edge. D.R. Horton owns 2.40 acres of undeveloped land in the District. D.R. Horton is wholly owned by D.R. Horton, Inc., a Delaware corporation and publicly held company, the stock of which is listed on the New York Stock Exchange under the ticker symbol "DHI." There is no financing associated with the acquisition of the land or the development of Parks Edge.

### **Ashton Woods and M/I Homes**

Ashton Houston Residential, LLC ("Ashton Woods"), a Texas limited liability company, and M/I Homes of Houston LLC, ("M/I Homes"), a Texas limited partnership, each owned an undivided fifty percent interest in approximately 70 acres of land which has been developed as 274 lots in the District as Shipman's Cove subdivision. Ashton Woods and M/I Homes (together, "Ashton Woods-M/I") entered into a joint ownership and development agreement to develop the Shipman's Cove subdivision and do not own any single-family undeveloped land in the District. Ashton Woods and M/I were the sole homebuilders in Shipman's Cove.

Ashton Woods-M/I, and D.R. Horton are collectively referred to herein as the "Developers."

None of the Developers nor any of their affiliates is obligated to pay principal of or interest on the Bonds. Furthermore, the Developers have no binding commitment to the District to carry out any plan of development, and the furnishing of information relating to the proposed development by the Developers should not be interpreted as such a commitment. Prospective purchasers are encouraged to inspect Parks Edge and Shipman's Cove in order to acquaint themselves with the nature of development that has occurred or is occurring within the boundaries of the District. See "RISK FACTORS."

### **Principal Property Owners**

Palmetto/WIHA FB107 LP., a Texas limited partnership ("Palmetto") is the owner of approximately 35.68 acres of undeveloped land in the District, a portion of which is served with trunk facilities. Palmetto is marketing the land for commercial, and mixed uses.

Deaton and Briggs LP., a Texas limited partnership ("Deaton and Briggs") is the owner of approximately 34.6 acres of undeveloped land in the District. A funeral home has been constructed on approximately 3.1 acres of land owned by Deaton and Briggs.

## **UTLILTY AGREEMENT BETWEEN THE DISTRICT AND THE CITY OF MISSOURI CITY**

The District operates pursuant to a Utility Agreement between the City and the District, dated as of February 15, 2016, and amended on December 17, 2018 (the "Utility Agreement"). Pursuant to the Utility Agreement, the District assumed responsibility for acquiring and constructing for the benefit of, and for the ultimate conveyance to, the City, the water distribution, wastewater collection and roadway facilities to serve development occurring within the



boundaries of the District (the “Facilities”) and the City agreed to accept the Facilities for operation and maintenance at the sole cost of the City in consideration for the District’s financing, acquisition and construction of the Facilities. For purposes of ownership and maintenance, Facilities do not include parks and recreational facilities or the stormwater collection, drainage and detention facilities. In order to secure performance by the City of its obligations under the Utility Agreement, the District retains a security interest in the Facilities transferred to the City until the District’s bonds issued to acquire and construct the Facilities are paid off. It is the City’s obligation to set rates and charges for the use of the water and wastewater facilities and to bill and collect such rates and charges from customers within the District. The City agrees to charge residents of the District water and wastewater rates that are nondiscriminatory as compared to other similarly situated customers of the City. All revenues from the water and sewer facilities belong exclusively to the City. The Utility Agreement provides that the Facilities shall be designed and constructed in accordance with the City’s requirements and criteria.

The City agrees to provide the District with its ultimate requirements for water supply capacity and wastewater treatment capacity. The District is required to pay an impact fee in the amount of \$2,460 per connection for water capacity as may be adjusted per City ordinance from time to time, which impact fee shall be due at the time of platting. In the event that the City cannot provide water capacity to the District when impact fees are due, the District or Developers may advance funds to the City to construct the needed facilities and receive impact fee credit for such funds advanced.

For purposes of receiving wastewater treatment services from the City, the District contains two service areas: the Parks Edge Service Area and the Shipman’s Cove Service Area. In order to serve the Parks Edge Service Area, the City entered into a Wastewater Capacity Agreement with Quail Valley Utility District (“Quail Valley”) whereby the City agreed to purchase from Quail Valley up to 585,525 gallons per day of wastewater capacity to serve the land within the Parks Edge Service Area within the District. The City agreed to reserve the 585,525 gpd available to the District and the adjacent Fort Bend County MUD No. 48 until full buildout within the Parks Edge Service Area. The Shipman’s Cove Service Area is served by the Mustang Bayou Wastewater Treatment Plant. For payment of wastewater capacity in both service areas, the District will pay at the time of platting the impact fee for the Mustang Bayou Service Area at which is currently \$5,090. In the event that the City cannot provide wastewater capacity to the District when impact fees are due, the District or Developers may advance funds to the City to construct the needed facilities and receive an impact fee credit for such funds advanced.

The City has covenanted to maintain the Facilities, or cause the Facilities to be maintained, in good condition and working order and to operate the same, or cause the same, to be operated in an efficient and economical manner at a reasonable cost and in accordance with sound business principles. The City has also covenanted to comply with all contractual provisions and agreements entered into by it and with all valid rules, regulations, directions or orders by any governmental or judicial body promulgating the same.

Under the Utility Agreement, the District is authorized to issue bonds to finance the construction and acquisition of the Facilities. The Bonds must be approved by the City to the extent that such issuance complies with the City’s policy related to municipal management districts.

All park and recreational facilities and stormwater detention facilities (“Retained Facilities”) shall be maintained by the District, another district, or a property owners association. The District agrees to make binding arrangements to have the Retained Facilities maintained by an entity other than the City prior to the City’s dissolution of the District.

The City’s right to dissolve the District is restricted under the Utility Agreement. Under the terms of the Utility Agreement, the City agrees that it will not dissolve the District until ninety percent of the District’s Facilities have been developed and the developer advancing funds to construct the Facilities have been reimbursed to the maximum extent permitted by the rules of the TCEQ or the City assumes any obligation for such reimbursement of the District under such rules.

## **THE ROAD SYSTEM**

All roadways are designed and constructed in accordance with the City and Fort Bend County standards, rules, and regulations. Upon acceptance by the City, the District is responsible for operation and maintenance thereof through an interlocal agreement until such time as the District is annexed by the City. These roads lie within the public right-of-way. In addition to the roadway, public utilities such as underground water, sewer and drainage facilities are located

within the right-of-way. The right-of-way is also shared by streetlights, sidewalks, and franchise utilities (including power, gas, telephone, fiber, and cable).

## **WATER AND SEWER SYSTEM**

### **Wastewater Treatment**

Wastewater from the District is currently served by two wastewater treatment plants (“WWTP”) owned and operated by the City pursuant to the Utility Agreement, as amended. The District is located within the Mustang Bayou Service Area, pursuant to the Utility Agreement, and is served by plants in two different service areas. Pursuant to the First Amendment to the Utility Agreement, the Parks Edge Service Area is served by the Quail Valley WWTP, owned and operated by Quail Valley Utility District, but in which the City has purchased capacity for the District; and the Shipman’s Cove Development is served by the Mustang Bayou WWTP, owned and operated by the City. For the Parks Edge Development, the District has constructed a regional lift station within the Parks Edge Development that delivers wastewater capacity via forcemain to the point of discharge in the Quail Valley WWTP. For the Shipman’s Cove Development, the District has constructed a lift station within the Shipman’s Cove Development that delivers wastewater capacity via forcemain to the point of discharge in the Mustang Bayou WWTP. Upon Platting, each development will pay the Mustang Bayou Service Area impact fee to the City of Missouri City for wastewater capacity. No other capital charges will be paid for the capacity.

### **Water Supply**

Water from the District is currently served by a water plant owned and operated by the City pursuant to the District’s Utility Agreement. The District has designed and constructed all water supply lines within the District, and off-site lines as needed to points of connection to the City’s water supply system. Upon Platting, the District will pay the Mustang Bayou Service Area impact fee to the City of Missouri City for water capacity.

*[Remainder of Page Left Intentionally Blank]*

## USE AND DISTRIBUTION OF BOND PROCEEDS

The estimated use and distribution of Bond proceeds is shown below. Of proceeds to be received from sale of the Bonds, \$6,333,811 is estimated for construction costs, \$2,121,830 is estimated for non-construction costs, and \$534,359 is estimated for issuance costs and fees.

### I. CONSTRUCTION COSTS

<u>Developer Contribution Items</u>	
1) Shipman's Cove, Section 1 - W, WW & D.....	\$ 851,178
2) Shipman's Cove, Section 2 - W, WW & D.....	957,754
3) Park Vista Drive - W, WW & D.....	1,241,128
4) Parks Edge, Section 3 - W, WW & D.....	747,770
5) Parks Edge, Section 4 and 5 - W, WW & D.....	505,023
6) Parks Edge, Section 6 - W, WW & D.....	566,687
7) Parks Edge, Section 8 - W, WW & D.....	685,976
8) Olympia Estates Northeast Reserves (8.5 Acre Tract), Phase II W, WW & D.....	167,009
9) Engineering and Testing (Items Nos. 1-8).....	1,081,583
<b>Total Construction Cost.....</b>	<b>\$ 6,804,108</b>
<b>Less Surplus Funds.....</b>	<b>\$ (470,297) (a)</b>
<b>Net Total Construction Cost.....</b>	<b>\$ 6,333,811</b>

### II. NON-CONSTRUCTION COSTS

• Developer Interest .....	\$ 1,852,130
• Bond Discount.....	269,700
<b>Total Non-Construction Costs.....</b>	<b>\$ 2,121,830</b>

### III. ISSUANCE COSTS AND FEES

• Legal Fees.....	\$ 219,800
• Financial Advisor Fees.....	154,850
• Bond Issuance Expenses.....	57,644
• Bond Application Report.....	70,600
• Attorney General Fee (0.10% or \$9,500 Max).....	8,990
• TCEQ Bond Issuance Fee (0.25%).....	22,475
<b>Total Issuance Cost and Fees.....</b>	<b>\$ 534,359</b>
<b>TOTAL BOND ISSUE.....</b>	<b>\$ 8,990,000</b>

(a) The District will contribute \$470,297 of surplus Water, Sewer and Drainage Capital Projects Funds toward the issuance of the Bonds. See "FINANCIAL STATEMENT (Unaudited) — Cash and Investment Balances."

In the event approved estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for uses in accordance with the rules of the Commission. In the event actual costs exceed previously approved estimated amounts and contingencies, additional Commission approval and the issuance of additional bonds may be required.

## UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED

Date of Authorization	Purpose	Amount Authorized	Issued to Date	Authorization Used This Issue	Amount Unissued
5/5/2018	Water, Sanitary Sewer, Drainage and Storm Water & Refunding	\$170,031,000	\$31,955,000	\$8,990,000	\$129,086,000
5/5/2018	Road & Refunding	\$95,775,000	\$6,510,000	\$0	\$89,265,000
5/5/2018	Parks and Recreational Facilities and Refunding	\$33,227,000	\$0	\$0	\$33,227,000

## FINANCIAL STATEMENT (UNAUDITED)

2025 Certified Taxable Assessed Valuation.....	\$436,940,493 (a)
Estimated Taxable Assessed Valuation as of December 1, 2025.....	\$443,725,975 (b)
Gross Debt Outstanding (after issuance of the Bonds).....	\$46,130,000
Estimated Overlapping Debt.....	\$24,171,068 (c)
Gross Debt and Estimated Overlapping Debt.....	\$70,301,068
Ratios of Gross Debt to:	
2025 Certified Taxable Assessed Valuation.....	10.56%
Estimated Taxable Assessed Valuation as of December 1, 2025.....	10.40%
Ratios of Gross Debt and Estimated Overlapping Debt to:	
2025 Certified Taxable Assessed Valuation.....	16.09%
Estimated Taxable Assessed Valuation as of December 1, 2025.....	15.84%

Area of District: 492.75 acres  
Estimated 2025 Population: 4,008 (d)

- (a) The 2025 Certified Taxable Assessed Valuation shown herein includes \$429,435,449 of certified value and \$7,505,044 of uncertified value. The uncertified value represents Fort Bend Central Appraisal District's (the "Appraisal District") opinion of the value; however, such value is subject to review and downward adjustment prior to certification. No tax will be levied on said uncertified value until it is certified by the Appraisal District. See "TAX PROCEDURES."
- (b) Provided by the Appraisal District for information purposes only. Such amount reflects the estimated value of taxable improvements on December 1, 2025. Taxes are levied based on value as certified by the Appraisal District as of January 1 of each year. No tax will be levied on such amount until it is certified. Increases in value occurring between January 1, 2025 and January 1, 2026, will be certified as of January 1, 2026, and provided for purposes of taxation in the fall of 2026. See "TAX PROCEDURES."
- (c) See "ESTIMATED OVERLAPPING DEBT STATEMENT."
- (d) Based on 3.5 persons per occupied single-family residence.

## Outstanding Bonds

Series	Principal Amount	Outstanding as of October 31, 2025
2021 (a)	\$4,000,000	\$3,600,000
2022	\$9,825,000	\$9,405,000
2023	\$12,000,000	\$11,495,000
2024	\$10,130,000	\$10,130,000
2025 (a)	\$2,510,000	\$2,510,000
		<u>\$37,140,000</u>

(a) Unlimited Tax Road Bonds.

**Cash and Investment Balances** (unaudited as of December 15, 2025)

Operating Fund	Cash and Temporary Investments	\$2,776,170
Road Debt Service Fund	Cash and Temporary Investments	\$105,562 (a)
WS&D Debt Service Fund	Cash and Temporary Investments	\$1,932,288 (a) (b)
Capital Projects Fund	Cash and Temporary Investments	\$523,195 (c)

- (a) Neither Texas law nor the Bond Resolution requires the District to maintain any minimum balance in the Water, Sewer and Drainage Debt Service Fund (the "WS&D Debt Service Fund") or the Road Debt Service Fund. Although all of the District's debt, including the Outstanding Bonds and the Bonds, is payable from an unlimited tax pledge on parity, a pro rata portion of the District's ad valorem tax revenue will be allocated to bonds sold for water, sanitary sewer, drainage and storm sewer facilities, including the Bonds (the "Water, Sewer and Drainage Bonds"), and a portion will be allocated to bonds sold for road facilities (the "Road Bonds"). For the 2025 tax year, \$0.600 per \$100 of assessed valuation is allocated to debt service on Water, Sewer, and Drainage Bonds and \$0.160 per \$100 of assessed valuation is allocated to debt service on Road Bonds. See "FINANCIAL STATEMENT (UNAUDITED)—Outstanding Bonds." The WS&D Debt Service Fund is not pledged to the Road Bonds and the Road Debt Service Fund is not pledged to the Water, Sewer and Drainage Bonds.
- (b) Accrued interest on the Bonds will be deposited into the WS&D Debt Service Fund. See "USE AND DISTRIBUTION OF BOND PROCEEDS."
- (c) The District will contribute approximately \$470,297 of surplus Water, Sewer and Drainage Capital Projects Funds toward the issuance of the Bonds. See "USE AND DISTRIBUTION OF BOND PROCEEDS."

**ESTIMATED OVERLAPPING DEBT STATEMENT**

Expenditures of the various taxing entities within the territory of the District are paid out of ad valorem taxes levied by such entities on properties within the District. Such entities are independent of the District and may incur borrowings to finance their expenditures. This statement of direct and estimated overlapping ad valorem tax bonds ("Tax Debt") was developed from information contained in the "Texas Municipal Reports" published by the Municipal Advisory Council of Texas. Except for the amounts relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person should rely upon such information as being accurate or complete. Furthermore, certain of the entities listed may have issued additional bonds since the date hereof, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot be determined. The following table reflects the estimated share of the overlapping Tax Debt of the District.

<u>Taxing Jurisdiction</u>	<u>Outstanding Bonds</u>	<u>As of</u>	<u>Overlapping</u>	
			<u>Percent</u>	<u>Amount</u>
Fort Bend County.....	\$1,235,264,389	11/30/25	0.34%	\$4,199,899
Fort Bend County Drainage District.....	21,645,000	11/30/25	0.34%	73,593
Fort Bend ISD.....	1,836,730,000	11/30/25	0.67%	12,306,091
Houston Community College.....	396,510,000	11/30/25	0.16%	634,416
City of Missouri City.....	202,830,000	11/30/25	3.43%	6,957,069
Total Estimated Overlapping Debt.....				\$24,171,068
The District.....	46,130,000 (a)	Current	100.00%	46,130,000
Total Direct and Estimated Overlapping Debt.....				\$70,301,068
Ratios of Total Direct and Estimated Overlapping Debt to:				
2025 Certified Taxable Assessed Valuation.....				16.09%
Estimated Taxable Assessed Valuation as of February 1, 2025.....				15.84%

- (a) Includes the Bonds.

## Overlapping Tax Rates for 2025

	2025 Tax Rate per \$100 of Taxable Assessed Valuation
Fort Bend County.....	\$ 0.412000
Fort Bend County Drainage District.....	0.010000
Fort Bend ISD.....	1.056900
Houston Community College.....	0.098802
City of Missouri City.....	<u>0.570825</u>
Total Overlapping Tax Rate.....	\$ 2.148527
The District .....	<u>0.900000</u>
Total Tax Rate.....	\$ 3.048527

## **TAX DATA**

### Tax Collections

The following statement of tax collections sets forth in condensed form the historical tax collection experience of the District. This summary has been prepared for inclusion herein, based upon information from the District's Tax Assessor/Collector. Reference is made to these records for further and more complete information.

Tax Year	Net Certified Taxable Valuation	Tax Rate	Adjusted Tax Levy	Total Collections As of November 30, 2025	
				Amount	Percent
2021	\$ 71,546,019	\$ 0.90	\$ 643,914	\$ 643,914	100.00%
2022	191,229,785	0.90	1,721,068	1,718,095	99.83%
2023	363,216,298	0.90	3,268,947	3,264,711	99.87%
2024	432,371,299	0.90	3,891,342	3,874,251	99.56%
2025	436,940,493 <sup>(a)</sup>	0.90	3,932,464	<i>(In Process of Collection)</i> <sup>(b)</sup>	

(a) The 2025 Certified Taxable Assessed Valuation shown herein includes \$429,435,449 of certified value and \$7,505,044 of uncertified value. The uncertified value represents Fort Bend Central Appraisal District's (the "Appraisal District") opinion of the value; however, such value is subject to review and downward adjustment prior to certification. No tax will be levied on said uncertified value until it is certified by the Appraisal District. See "TAX PROCEDURES."

(b) Taxes for 2025 are due by January 31, 2026.

Taxes are due when billed and become delinquent if not paid before February 1 of the year following the year in which imposed. No split payments are allowed and no discounts are allowed.

### Tax Rate Distribution

	2025	2024	2023	2022	2021
WS&D Debt Service	\$0.600	\$0.430	\$0.470	\$0.310	\$0.000
Road Debt Service	0.160	0.060	0.030	0.155	0.330
Maintenance and Operations	0.140	0.410	0.400	0.435	0.570
Total	\$0.900	\$0.900	\$0.900	\$0.900	\$0.900

### Tax Rate Limitations

Debt Service: Unlimited (no legal limit as to rate or amount)

Maintenance and Operations: \$1.50 per \$100 of taxable assessed valuation.

Road Maintenance: \$0.25 per \$100 of taxable assessed valuation.

### **Debt Service Tax**

The Board covenants in the Bond Resolution to levy and assess, for each year that all or any part of the Bonds remain outstanding and unpaid, a tax adequate to provide funds to pay the principal of and interest on the Bonds. The District levied a debt service tax for 2025 in the amount of \$0.760 per \$100 of taxable assessed valuation of which \$0.600 is allocated to debt service on water, sewer, and drainage bonds and \$0.160 is allocated to debt service on road bonds. See “Tax Rate Distribution” herein.

### **Maintenance and Operations Tax**

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District’s improvements, if such maintenance tax is authorized by vote of the District’s electors. Pursuant to an election held on May 5, 2018, the Board was authorized to levy such a maintenance tax in an amount not to exceed \$1.50 per \$100 of taxable assessed valuation. Such tax is in addition to taxes which the District is authorized to levy for paying principal and interest on the District’s bonds. The District levied a maintenance and operations tax for 2025 in the amount of \$0.140 per \$100 of taxable assessed valuation.

### **Tax Exemptions**

As discussed in the section titled “TAX PROCEDURES” herein, certain property in the District may be exempt from taxation by the District. The District does not exempt any percentage of the market value of any residential homesteads from taxation. The Developers have executed a Waivers of Special Appraisal, waiving their right to claim any agriculture or open space exemptions or any other type of exemption or valuation for the property they own within the District that would reduce the assessed value of such land below its market value for purposes of ad valorem taxation by the District. Such waivers are binding for thirty years.

### **Additional Penalties**

The District has contracted with a delinquent tax attorney to collect certain delinquent taxes. In connection with that contract, the District established an additional penalty of twenty percent (20%) of the tax to defray the costs of collection. This 20% penalty applies to taxes that either: (1) become delinquent on or after February 1 of a year, but not later than May 1 of that year, and that remain delinquent on April 1 (for personal property) and July 1 (for real property) of the year in which they become delinquent or (2) become delinquent on or after June 1, pursuant to the Texas Property Tax Code.

### **Summary of Assessed Valuation**

The following summary of the 2025, 2024, 2023, 2022 and 2021 certified assessed valuation is provided by the District's Tax Assessor/Collector based on information contained in the 2025 tax rolls of the District. Information in this summary may differ slightly from the assessed valuations shown herein due to differences in dates of data.

	2025 (a)	2024	2023	2022	2021
Land	\$68,038,106	\$66,827,896	\$47,623,886	\$38,681,390	\$22,414,480
Improvements	386,432,321	382,352,912	326,893,557	157,221,428	50,008,026
Personal Property	1,197,227	1,218,737	1,212,268	1,460,460	982,760
Exempt Property	(18,727,161)	(18,028,246)	(12,513,413)	(6,133,493)	(1,859,247)
Total Assessed Valuation	\$436,940,493	\$432,371,299	\$363,216,298	\$191,229,785	\$71,546,019

(a) Includes \$7,505,044 of value that remains uncertified.

## **Principal Taxpayers**

The following list of principal taxpayers was provided by the District's Tax Assessor/Collector based upon the 2025 certified tax rolls, which reflect ownership at January 1, 2025.

<u>Taxpayer</u>	<u>Type of Property</u>	<u>2025 Certified Assessed Valuation</u>	<u>% of 2025 Certified Assessed Valuation</u>
Storage Choice-Missouri City Ltd.	Land & Improvements	\$ 3,914,133	0.90%
Shops At Lake Olympia LLC (a)	Land & Improvements	2,883,665	0.66%
SCI Texas Funeral Services LLC	Land & Improvements	2,728,208	0.62%
7S Investments LLC	Land	2,567,638	0.59%
Individual	Residential	792,420	0.18%
7-Eleven Inc.	Land & Improvements	690,965	0.16%
Palmetto/WHIA FB107 LP (b)	Land & Improvements	636,063	0.15%
Individual	Residential	575,789	0.13%
Individual	Residential	559,038	0.13%
Individual	Residential	555,504	0.13%
Total for Principal Taxpayers		\$ 15,903,423	2.74%

(a) Includes gas station, convenience store and shopping center.

(b) See "THE DEVELOPERS AND PRINCIPAL PROPERTY OWNERS."

## **Tax Adequacy for Debt Service**

The calculations shown below assume, solely for purposes of illustration, no increase or decrease in assessed valuation over the 2025 Certified Taxable Assessed Valuation and the Estimated Taxable Assessed Valuation as of December 1, 2025, no use of available funds and utilize tax rates necessary to pay the District's average and maximum annual debt service requirements on the Bonds and the Outstanding Bonds.

Average annual debt service requirement (2026-2050).....	\$2,994,033
\$0.73 tax rate on the 2025 Certified Taxable Assessed Valuation of \$436,940,493 at a 95% collection rate produces .....	\$3,030,182
\$0.72 tax rate on the Estimated Taxable Assessed Valuation as of December 1, 2025 of \$443,725,975 at a 95% collection rate produces .....	\$3,035,086
Maximum annual debt service requirement (2046).....	\$3,302,669
\$0.80 tax rate on the 2025 Certified Taxable Assessed Valuation of \$436,940,493 at a 95% collection rate produces .....	\$3,320,748
\$0.79 tax rate on the Estimated Taxable Assessed Valuation as of December 1, 2025 of \$443,725,975 at a 95% collection rate produces .....	\$3,330,163

## **TAX PROCEDURES**

### **Authority to Levy Taxes**

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in an amount sufficient to pay the principal of and interest on the Bonds, the Outstanding Bonds, and any additional bonds payable from taxes which the District may hereafter issue (see "RISK FACTORS—Future Debt") and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Resolution to levy such a tax from year to year as described more fully herein under "THE BONDS—Source of and Security for Payment." Under Texas law, the Board may also levy and collect an annual ad valorem tax for the operation and maintenance of the District and for the payment of certain contractual obligations. See "TAX DATA."



## **Property Tax Code and County-Wide Appraisal District**

Title 1 of the Texas Tax Code (the “Property Tax Code”) specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized here.

The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the appraisal district. The Appraisal District has the responsibility for appraising property for all taxing units within Fort Bend County, including the District. Such appraisal values are subject to review and change by the Fort Bend County Appraisal Review Board (the “Appraisal Review Board”).

## **Property Subject to Taxation by the District**

Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; certain goods, wares and merchandise in transit; farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; travel trailers; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years or older and of certain disabled persons to the extent deemed advisable by the Board. The District may be required to offer such an exemption if a majority of voters approve it at an election. The District would be required to call such an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District’s obligation to pay tax supported debt incurred prior to adoption of the exemption by the District.

Furthermore, the District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 depending on the disability rating of the veteran. A veteran who receives a disability rating of 100% is entitled to an exemption for the full amount of the veteran’s residence homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran’s residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran’s exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran’s disability rating if the residence homestead was donated by a charitable organization. Also, the surviving spouse of a member of the armed forces who was killed or fatally injured in the line of duty, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse’s residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse’s residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. See “TAX DATA.”

*Residential Homestead Exemptions:* The Property Tax Code authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) (not less than \$5,000) of the appraised value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted before July 1. The District does not currently have a homestead exemption.

*Freeport Goods and Goods-in-Transit Exemptions:* A “Freeport Exemption” applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived

from refining petroleum or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A “Goods-in-Transit Exemption” is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2011 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption includes tangible personal property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit personal property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. The District has taken official action to allow taxation of all such goods-in-transit personal property for all prior and subsequent years.

### **Tax Abatement**

The City may designate all or part of the area within the District as a reinvestment zone. Thereafter, the City and the District, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. As of September 1, 1999, each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions. To date, the City has not designated any part of the area within the District as a reinvestment zone.

### **Valuation of Property for Taxation**

Generally, property in the District must be appraised by the applicable Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the applicable Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Generally, assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code. In determining market value, either the replacement cost or the income or the market data method of valuation may be used, whichever is appropriate. Nevertheless, certain land may be appraised at less than market value under the Property Tax Code. Increases in the appraised value of residence homesteads are limited by the Texas Constitution to a cumulative 10 percent annual increase regardless of the market value of the property.

The Property Tax Code permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land’s capacity to produce agricultural or timber products rather than at its market value. The Property Tax Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Provisions of the Property Tax Code are complex and are not fully summarized here. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant’s right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three (3) years for agricultural use, open space land, and timberland.

The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all real property in such Appraisal District at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense has the right to obtain from the Appraisal District a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as the applicable Appraisal District chooses formally to include such values on its appraisal roll.

The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% physically damaged by a disaster and located within an area declared to be a disaster area by the governor of the State of Texas. This temporary exemption is automatic if the disaster is declared prior to a taxing unit, such as the District, adopting its tax rate for the tax year. A taxing unit, such as the District, may authorize the exemption at its discretion if the disaster is declared after the taxing unit has adopted its tax rate for the tax year. The amount of the exemption is based on the percentage of damage and is prorated based on the date of the disaster. Upon receipt of an application submitted within the eligible timeframe by a person who qualifies for a temporary exemption under the Property Tax Code, the applicable Appraisal District is required to complete a damage assessment and assign a damage assessment rating to determine the amount of the exemption. The temporary exemption amounts established in the Property Tax Code range from 15% for property less than 30% damaged to 100% for property that is a total loss. Any such temporary exemption granted for disaster-damaged property expires on January 1 of the first year in which the property is reappraised.

### **District and Taxpayer Remedies**

Under certain circumstances taxpayers and taxing units (such as the District) may appeal the orders of the Appraisal Review Board by filing a timely petition for review in State district court. In such event, the value of the property in question will be determined by the court or by a jury if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to compel compliance with the Property Tax Code. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property value, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

### **Levy and Collection of Taxes**

The District is responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board of Directors, after the legally required notice has been given to owners of property within the District, based upon: a) the valuation of property within the District as of the preceding January 1, and b) the amount required to be raised for debt service, maintenance purposes, and authorized contractual obligations. Taxes are due October 1, or when billed, whichever comes later, and become delinquent if not paid before February 1 of the year following the year in which imposed. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. A delinquent tax on personal property incurs an additional penalty, in an amount established by the District and a delinquent tax attorney, 60 days after the date the taxes become delinquent. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, which may be rejected by taxing units. The District's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties and interest, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) sixty-five (65) years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continues to accrue during the period of deferral.

## **Rollback of Operation and Maintenance Tax Rate**

Chapter 49 of the Texas Water Code, as amended, classifies districts differently based on the current operation and maintenance tax rate or on the percentage of build-out that the district has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per \$100 of taxable value are classified as “Special Taxing Units.” Districts that have financed, completed, and issued bonds to pay for all improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as “Developed Districts.” Districts that do not meet either of the classifications previously discussed can be classified herein as “Developing Districts.” The impact each classification has on the ability of a district to increase its maintenance and operations tax rate is described for each classification below. Debt service and contract tax rates cannot be reduced by a rollback election held within any of the districts described below.

### **Special Taxing Units:**

Special Taxing Units that adopt a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, may be required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Special Taxing Unit is the current year's debt service and contract tax rate plus 1.08 times the previous year's operation and maintenance tax rate.

### **Developed Districts:**

Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions for the preceding tax year, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, may be required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus 1.035 times the previous year's operation and maintenance tax rate plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

### **Developing Districts:**

Districts that do not meet the classification of a Special Taxing Unit or a Developed District can be classified as Developing Districts. The qualified voters of these districts, upon the Developing District's adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax rate imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, are authorized to petition for an election to reduce the operation and maintenance tax rate. If an election is called and passes, the total tax rate for Developing Districts is the current year's debt service and contract tax rate plus 1.08 times the previous year's operation and maintenance tax rate.

### **The District:**

A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District is made by the Board of Directors on an annual basis. For the 2025 tax year, the District was classified as a Developing District. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

## **District's Rights in the Event of Tax Delinquencies**

Taxes levied by the District are a personal obligation of the owner of the property as of January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all state and

local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State of Texas and each local taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of such other taxing units. See "ESTIMATED OVERLAPPING DEBT STATEMENT—Overlapping Tax Rates for 2025." A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by applicable federal law. Personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalty, and interest.

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both subject to the restrictions on residential homesteads described above under "Levy and Collection of Taxes." In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights or by bankruptcy proceedings which restrict the collection of taxpayer debts. A taxpayer may redeem property within six (6) months for commercial property and two (2) years for residential and all other types of property after the purchaser's deed issued at the foreclosure sale is filed in the county records or by bankruptcy proceedings which restrict the collection of taxpayer debts. The District's ability to foreclose its tax lien or collect penalties or interest on delinquent taxes may be limited on property owned by a financial institution which is under receivership by the Federal Deposit Insurance Corporation pursuant to the Federal Deposit Insurance Act, 12 U.S.C. 1825, as amended. See "RISK FACTORS—General" and "—Tax Collection Limitations," and "—Registered Owners' Remedies and Bankruptcy Limitations."

#### **Tax Payment Installments after Disaster**

Certain qualified taxpayers, including owners of residential homesteads, located within a designated disaster area or emergency area and whose property has been damaged as a direct result of the disaster or emergency, are entitled to enter into a tax payment installment agreement with a taxing jurisdiction, such as the District, if the taxpayer pays at least one-fourth of the tax bill imposed on the property by the delinquency date. The remaining taxes may be paid without penalty or interest in three equal installments within six months of the delinquency date.

Additionally, the Property Tax Code authorizes a taxing jurisdiction such as the District, solely at the jurisdiction's discretion to adopt a similar installment payment option for taxes imposed on property that is located within a designated disaster area or emergency area and is owned or leased by certain qualified business entities, regardless of whether the property has been damaged as a direct result of the disaster or emergency.

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## WATER AND SEWER OPERATIONS

### General

The Bonds and Outstanding Bonds are payable from the levy of an ad valorem tax, without legal limitation as to rate or amount, upon all taxable property in the District. Net revenues, if any, derived from the operation of the District's water and sewer operations are not pledged to the payment of the Bonds and Outstanding Bonds but are available for any lawful purpose including payment of debt service on the Bonds and Outstanding Bonds, at the discretion and upon action of the Board. It is not anticipated that significant revenues, if any, will be available for the payment of debt service on the Bonds and Outstanding Bonds.

### Waterworks and Sewer System Operating Statement

The following statement sets forth in condensed form the historical results of operation of the District's General Fund. The City operates the water and sewer system that serves the District, so the District collects no net revenues from operating the System. Such summary is based upon information obtained from the District's audited financial statement for fiscal years 2020 through 2024, and from the District's bookkeeper for the eleven-month period ended November 30, 2025. Reference is made to such records and statements for further and more complete information.

	<b>Fiscal Year Ended December 31</b>					
	<b>1/1/2025 to 11/30/2025 (a)</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Revenues:</b>						
Property Taxes	\$ 1,774,450	\$ 1,448,543	\$ 830,322	\$ 408,301	\$ 148,379	\$ 63,759
Penalties and Interest	-	-	-	-	-	64
Miscellaneous	-	118,233	2,325	5,000	-	161
Investment Earnings	102,721	76,287	22,836	2,642	204	1,847
<b>Total Revenues</b>	<u>\$ 1,877,171</u>	<u>\$ 1,643,063</u>	<u>\$ 855,483</u>	<u>\$ 415,943</u>	<u>\$ 148,583</u>	<u>\$ 65,831</u>
<b>Expenditures:</b>						
Operating and Administrative						
Professional Fees	\$ 106,794	\$ 147,274	\$ 135,362	\$ 147,654	\$ 120,697	\$ 126,626
Contracted Services	89,020	98,646	91,727	55,980	22,743	22,232
Repairs and Maintenance	90,061	177,710	160,159	218,020	89,744	-
Utilities	19,801	25,723	21,684	20,401	16,499	1,398
Administrative	55,479	53,193	45,390	24,070	16,335	17,514
Other	12,495	11,275	9,142	12,421	1,270	413
Capital Outlay	-	118,233	-	-	1,143,573	3,327,195
<b>Total Expenditures</b>	<u>\$ 373,650</u>	<u>\$ 632,054</u>	<u>\$ 463,464</u>	<u>\$ 478,546</u>	<u>\$ 1,410,861</u>	<u>\$ 3,495,378</u>
<b>Excess (Deficiency) of Revenues Under Expenditures</b>	\$ 1,503,521	\$ 1,011,009	\$ 392,019	\$ (62,603)	\$ (1,262,278)	\$ (3,429,547)
<b>Other Financing Sources (Uses)</b>						
Construction Advances	\$ -	\$ -	\$ -	\$ -	\$ 1,143,573	\$ 3,327,195
Internal Transfers	-	-	-	13,000		
Operating Advances	-	-	-	160,720	167,695	53,600
<b>Net Change in Fund Balance</b>	\$ 1,503,521	\$ 1,011,009	\$ 392,019	\$ 111,117	\$ 48,990	\$ (48,752)
<b>Beginning Fund Balance</b>	<u>\$ 1,495,587</u>	<u>\$ 484,578</u>	<u>\$ 92,559</u>	<u>\$ (18,558)</u>	<u>\$ (67,548)</u>	<u>\$ (18,796)</u>
<b>Ending Fund Balance</b>	<u>\$ 2,999,108</u>	<u>\$ 1,495,587</u>	<u>\$ 484,578</u>	<u>\$ 92,559</u>	<u>\$ (18,558)</u>	<u>\$ (67,548)</u>

(a) Unaudited. Provided by the District's bookkeeper.

## DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Outstanding Bonds and the debt service requirements for the Bonds.

Calendar Year	Outstanding Debt Service	Debt Service on the Bonds			Total Debt Service
		Principal	Interest	Total	
2026	\$ 2,561,075	\$ -	\$ 229,301	\$ 229,301	\$ 2,790,376
2027	2,549,944	195,000	393,088	588,088	3,138,031
2028	2,535,969	205,000	380,413	585,413	3,121,381
2029	2,524,156	215,000	367,088	582,088	3,106,244
2030	2,515,775	230,000	353,113	583,113	3,098,888
2031	2,512,619	240,000	338,163	578,163	3,090,781
2032	2,520,881	255,000	322,563	577,563	3,098,444
2033	2,531,863	265,000	312,363	577,363	3,109,225
2034	2,535,338	280,000	301,763	581,763	3,117,100
2035	2,546,313	295,000	290,563	585,563	3,131,875
2036	2,554,575	310,000	278,763	588,763	3,143,338
2037	2,574,675	325,000	266,363	591,363	3,166,038
2038	2,586,463	345,000	253,363	598,363	3,184,825
2039	2,594,944	360,000	239,563	599,563	3,194,506
2040	2,605,231	380,000	225,163	605,163	3,210,394
2041	2,611,581	400,000	209,963	609,963	3,221,544
2042	2,624,519	420,000	193,463	613,463	3,237,981
2043	2,632,838	445,000	176,138	621,138	3,253,975
2044	2,651,469	465,000	157,781	622,781	3,274,250
2045	2,665,588	490,000	138,600	628,600	3,294,188
2046	2,669,281	515,000	118,388	633,388	3,302,669
2047	2,433,394	545,000	97,144	642,144	3,075,537
2048	2,444,181	575,000	74,663	649,663	3,093,844
2049	904,963	600,000	50,944	650,944	1,555,906
2050	178,288	635,000	26,194	661,194	839,481
Total	<u>\$ 60,065,919</u>	<u>\$ 8,990,000</u>	<u>\$ 5,794,901</u>	<u>\$ 14,784,901</u>	<u>\$ 74,850,820</u>

Average Annual Debt Service Requirements (2026-2050)..... \$2,994,033

Maximum Annual Debt Service Requirements (2046)..... \$3,302,669

## **LEGAL MATTERS**

### **Legal Proceedings**

Delivery of the Bonds will be accompanied by the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding obligations of the District under the Constitution and laws of the State of Texas, payable from the proceeds of an annual ad valorem tax levied, without limit as to rate or amount, upon all taxable property within the District, and, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, the approving legal opinion of Bond Counsel, to a like effect and to the effect that, under existing law, interest on the Bonds is excludable from gross income for federal income tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in section 59(k) of the Internal Revenue Code of 1986, as amended (the “Code”) for the purpose of determining the alternative minimum tax imposed on corporations.

Bond Counsel has reviewed the information appearing in this Official Statement under “THE BONDS,” “THE DISTRICT—General,” “TAX PROCEDURES,” “LEGAL MATTERS,” “TAX MATTERS,” and “CONTINUING DISCLOSURE OF INFORMATION” solely to determine if such information, insofar as it relates to matters of law, is true and correct, and whether such information fairly summarizes the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel’s limited participation as an assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of any information contained herein.

Allen Boone Humphries Robinson LLP also serves as General Counsel to the District on matters other than the issuance of bonds. The legal fees paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based on a percentage of the bonds actually issued, sold, and delivered and, therefore, such fees are contingent upon the sale and delivery of the Bonds. The legal fees paid to Allen Boone Humphries Robinson LLP in its capacity as General Counsel are based on time charges actually incurred.

McCall, Parkhurst & Horton L.L.P., Houston Texas, (“Disclosure Counsel”) serves as Disclosure Counsel to the District. The fee to be paid Disclosure Counsel for services rendered in connection with the issuance of the Bonds is contingent on the issuance, sale and delivery of the Bonds.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of the expression of professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction, nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

### **No Material Adverse Change**

The obligations of the Initial Purchaser to take and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the condition (financial or otherwise) of the District from that set forth or contemplated in the Preliminary Official Statement, as it may be amended or supplemented through the date of sale.

### **No-Litigation Certificate**

The District will furnish the Initial Purchaser a certificate, executed by both the President or Vice President and Secretary or Assistant Secretary of the Board, and dated as of the date of delivery of the Bonds, to the effect that no litigation of any nature is pending or to its knowledge threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the levy, assessment and collection of ad valorem taxes to pay the interest or the principal of the Bonds; in any manner questioning the authority or proceedings for the issuance, execution or delivery of the Bonds; or affecting the validity of the Bonds or the title of the present officers of the District.



## **TAX MATTERS**

**The following discussion of certain federal income tax considerations is for general information only and is not tax advice. Each prospective purchaser of the bonds should consult its own tax advisor as to the tax consequences of the acquisition, ownership and disposition of the bonds.**

### **Tax Exemption**

In the opinion of Allen Boone Humphries Robinson LLP, Bond Counsel, under existing law, interest on the Bonds (i) is excludable from gross income for federal income tax purposes under section 103 of the Internal Revenue Code of 1986, as amended (the “Code”), and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals.

The Code imposes a number of requirements that must be satisfied for interest on state or local obligations, such as the Bonds, to be excludable from gross income for federal income tax purposes. These requirements include limitations on the use of bond proceeds and the source of repayment of bonds, limitations on the investment of bond proceeds prior to expenditure, a requirement that excess arbitrage earned on the investment of bond proceeds be paid periodically to the United States and a requirement that the issuer file an information report with the Internal Revenue Service (the “Service”). The District has covenanted in the Bond Resolution that it will comply with these requirements.

Bond Counsel’s opinion will assume continuing compliance with the covenants of the Bond Resolution pertaining to those sections of the Code that affect the excludability of interest on the Bonds from gross income for federal income tax purposes and, in addition, will rely on representations by the District and other parties involved with the issuance of the Bonds with respect to matters solely within the knowledge of the District and such parties, which Bond Counsel has not independently verified. If the District fails to comply with the covenants in the Bond Resolution or if the foregoing representations are determined to be inaccurate or incomplete, interest on the Bonds could become includable in gross income from the date of delivery of the Bonds, regardless of the date on which the event causing such inclusion occurs.

Bond Counsel will express no opinion as to the amount or timing of interest on the Bonds or, except as stated above, any federal, state or local tax consequences resulting from the receipt or accrual of interest on, or acquisition, ownership or disposition of, the Bonds. Certain actions may be taken or omitted subject to the terms and conditions set forth in the Bond Resolution upon the advice or with the approving opinion of Bond Counsel. Bond Counsel will express no opinion with respect to Bond Counsel’s ability to render an opinion that such actions, if taken or omitted, will not adversely affect the excludability of interest of the Bonds from gross income for federal income tax purposes.

Bond Counsel’s opinions are based on existing law, which is subject to change. Such opinions are further based on Bond Counsel’s knowledge of facts as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel’s attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, Bond Counsel’s opinions are not a guarantee of result and are not binding on the Service; rather, such opinions represent Bond Counsel’s legal judgment based upon its review of existing law and in reliance upon the representations and covenants referenced above that it deems relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given as to whether the Service will commence an audit of the Bonds. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the District as the taxpayer, and the Owners of the Bonds may not have a right to participate in such audit. Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds, regardless of the ultimate outcome of the audit.

### **Qualified Tax-Exempt Obligations**

The Code requires a pro rata reduction in the interest expense deduction of a financial institution to reflect such financial institution's investment in tax-exempt obligations acquired after August 7, 1986. An exception to the foregoing provision is provided in the Code for “qualified tax-exempt obligations,” which include tax-exempt obligations, such as the Bonds, (a) designated by the issuer as “qualified tax-exempt obligations” and (b) issued by or on behalf of a political subdivision for which the aggregate amount of tax-exempt obligations (not including private

activity bonds other than qualified 501(c)(3) bonds) to be issued during the calendar year is not expected to exceed \$10,000,000.

The District has designated the Bonds as “qualified tax-exempt obligations” and has represented that the aggregate amount of tax-exempt bonds (including the Bonds) issued by the District and entities aggregated with the District under the Code during calendar year 2026 is not expected to exceed \$10,000,000 and that the District and entities aggregated with the District under the Code have not designated more than \$10,000,000 in “qualified tax-exempt obligations” (including the Bonds) during calendar year 2026.

Notwithstanding these exceptions, financial institutions acquiring the Bonds will be subject to a 20 percent disallowance of allocable interest expense.

### **Additional Federal Income Tax Considerations**

#### **Collateral Tax Consequences**

Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences, including but not limited to those noted below. Therefore, prospective purchasers of the Bonds should consult their own tax advisors as to the tax consequences of the acquisition, ownership and disposition of the Bonds.

An “applicable corporation” (as defined in section 59(k) of the Code) may be subject to a 15 percent alternative minimum tax imposed under section 55 of the Code on its “adjusted financial statement income” (as defined in section 56A of the Code) for such taxable year. Because interest on tax-exempt obligations, such as the Bonds, is included in a corporation’s “adjusted financial statement income,” ownership of the Bonds could subject certain corporations to alternative minimum tax consequences.

Ownership of tax-exempt obligations also may result in collateral federal income tax consequences to financial institutions, life insurance and property and casualty insurance companies, certain S corporations with Subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, low and middle income taxpayers otherwise qualifying for the health insurance premium assistance credit and individuals otherwise qualifying for the earned income tax credit. In addition, certain foreign corporations doing business in the United States may be subject to the “branch profits tax” on their effectively connected earnings and profits, including tax-exempt interest such as interest on the Bonds.

Prospective purchasers of the Bonds should also be aware that, under the Code, taxpayers are required to report on their returns the amount of tax-exempt interest, such as interest on the Bonds, received or accrued during the year.

#### **Tax Accounting Treatment of Original Issue Premium**

If the issue price of any maturity of the Bonds exceeds the stated redemption price payable at maturity of such Bonds, such Bonds (the “Premium Bonds”) are considered for federal income tax purposes to have “bond premium” equal to the amount of such excess. The basis of a Premium Bond in the hands of an initial owner is reduced by the amount of such excess that is amortized during the period such initial owner holds such Premium Bond in determining gain or loss for federal income tax purposes. This reduction in basis will increase the amount of any gain or decrease the amount of any loss recognized for federal income tax purposes on the sale or other taxable disposition of a Premium Bond by the initial owner. No corresponding deduction is allowed for federal income tax purposes for the reduction in basis resulting from amortizable bond premium. The amount of bond premium on a Premium Bond that is amortizable each year (or shorter period in the event of a sale or disposition of a Premium Bond) is determined using the yield to maturity on the Premium Bond based on the initial offering price of such Premium Bond.

The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of Premium Bonds that are not purchased in the initial offering at the initial offering price may be determined according to rules that differ from those described above. All owners of Premium Bonds should consult their own tax advisors with respect to the determination for federal, state, and local income tax purposes of amortized bond premium upon the redemption, sale or other disposition of a Premium Bond and with respect to the federal, state, local, and foreign tax consequences of the purchase, ownership, and sale, redemption or other disposition of such Premium Bonds.

## **Tax Accounting Treatment of Original Issue Discount**

If the issue price of any maturity of the Bonds is less than the stated redemption price payable at maturity of such Bonds (the “OID Bonds”), the difference between (i) the amount payable at the maturity of each OID Bond, and (ii) the initial offering price to the public of such OID Bond constitutes original issue discount with respect to such OID Bond in the hands of any owner who has purchased such OID Bond in the initial public offering of the Bonds. Generally, such initial owner is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such OID Bond equal to that portion of the amount of such original issue discount allocable to the period that such OID Bond continues to be owned by such owner. Because original issue discount is treated as interest for federal income tax purposes, the discussions regarding interest on the Bonds under the captions “TAX MATTERS – Tax Exemption” and “TAX MATTERS – Additional Federal Income Tax Considerations – Collateral Tax Consequences” and “—Tax Legislative Changes” generally apply and should be considered in connection with the discussion in this portion of the Official Statement.

In the event of the redemption, sale or other taxable disposition of such OID Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such OID Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such OID Bond was held by such initial owner) is includable in gross income.

The foregoing discussion assumes that (i) the Underwriter has purchased the Bonds for contemporaneous sale to the public and (ii) all of the OID Bonds have been initially offered, and a substantial amount of each maturity thereof has been sold, to the general public in arm’s-length transactions for a price (and with no other consideration being included) not more than the initial offering prices thereof stated on the cover page of this Official Statement. Neither the District nor Bond Counsel has made any investigation or offers any assurance that the OID Bonds will be offered and sold in accordance with such assumptions.

Under existing law, the original issue discount on each OID Bond accrues daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner’s basis for such OID Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (i) the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (ii) the amounts payable as current interest during such accrual period on such Bond.

The federal income tax consequences of the purchase, ownership, and redemption, sale or other disposition of OID Bonds that are not purchased in the initial offering at the initial offering price may be determined according to rules that differ from those described above. All owners of OID Bonds should consult their own tax advisors with respect to the determination for federal, state, and local income tax purposes of interest accrued upon redemption, sale or other disposition of such OID Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale or other disposition of such OID Bonds.

## **Tax Legislative Changes**

Current law may change so as to directly or indirectly reduce or eliminate the benefit of the excludability of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, could also affect the value and liquidity of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any recently enacted, proposed, pending or future legislation.

*[Remainder of Page Intentionally Left Blank]*

## **SALE AND DISTRIBUTION OF THE BONDS**

### **Award of the Bonds**

After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net interest cost, which bid was tendered by Robert W. Baird & Co., Inc. (the “Initial Purchaser”) bearing the interest rates shown on the cover page hereof, at a price of 97.000% of the principal amount thereof plus accrued interest to the date of delivery which resulted in a net effective interest rate of 4.359598% as calculated pursuant to Chapter 1204 of the Texas Government Code.

### **Prices and Marketability**

The prices and other terms with respect to the offering and sale of the Bonds may be changed at any time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts. In connection with the offering of the Bonds, the Initial Purchaser may over-allot or effect transactions that stabilize or maintain the market prices of the Bonds at levels above those that might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

The District has no control over trading of the Bonds in the secondary market. Moreover, there is no guarantee that a secondary market will be made in the Bonds. In such a secondary market, the difference between the bid and asked price of utility district bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional municipal entities, as bonds of such entities are more generally bought, sold, or traded in the secondary market.

### **Securities Laws**

No registration statement relating to the offer and sale of the Bonds has been filed with the Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities laws of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any other jurisdiction in which the Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdiction.

## **MUNICIPAL BOND RATING**

It is expected that S&P Global Ratings, a business unit of Standard & Poor’s Financial Services, LLC (“S&P”), will assign its municipal bond rating of “AA” (stable outlook) to the Bonds with the understanding that upon delivery of the Bonds, a municipal bond insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by Build America Mutual Assurance Company (“BAM” or the “Insurer”). Moody’s Investors Service (“Moody’s”) has assigned a credit rating of “Baa2” to the Bonds. An explanation of the rating may be obtained from Moody’s, 7 World Trade Center, 250 Greenwich Street, New York, New York 10007. The rating fees of Moody’s will be paid by the District; however, the fees associated with any other rating will be the responsibility of the Initial Purchaser.

There is no assurance that such rating will continue for any given period of time or that it will not be revised or withdrawn entirely by S&P or Moody’s, if in its judgment, circumstances so warrant. Any such revisions or withdrawal of the rating may have an adverse effect on the market price of the Bonds.

## MUNICIPAL BOND INSURANCE

### **Bond Insurance Policy**

Concurrently with the issuance of the Bonds, Build America Mutual Assurance Company (“BAM”) will issue its Municipal Bond Insurance Policy for the Bonds (the “Policy”). The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included as an exhibit to this Official Statement.

The Policy is not covered by any insurance security or guaranty fund established under New York, California, Connecticut or Florida insurance law.

### **Build America Mutual Assurance Company**

BAM is a New York domiciled mutual insurance corporation and is licensed to conduct financial guaranty insurance business in all fifty states of the United States and the District of Columbia. BAM provides credit enhancement products to issuers in the U.S. public finance markets. BAM will only insure municipal bonds, as defined in Section 6901 of the New York Insurance Law, which are most often issued by states, political subdivisions, integral parts of states or political subdivisions or entities otherwise eligible for the exclusion of income under section 115 of the U.S. Internal Revenue Code of 1986, as amended. No member of BAM is liable for the obligations of BAM.

The address of the principal executive offices of BAM is: 200 Liberty Street, 27<sup>th</sup> Floor, New York, New York 10281, its telephone number is: 212-235-2500, and its website is located at: [www.bambonds.com](http://www.bambonds.com).

BAM is licensed and subject to regulation as a financial guaranty insurance corporation under the laws of the State of New York and in particular Articles 41 and 69 of the New York Insurance Law.

BAM’s financial strength is rated “AA/Stable” by S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC (“S&P”). An explanation of the significance of the rating and current reports may be obtained from S&P at <https://www.spglobal.com/en/>. The rating of BAM should be evaluated independently. The rating reflects S&P’s current assessment of the creditworthiness of BAM and its ability to pay claims on its policies of insurance. The above rating is not a recommendation to buy, sell or hold the Bonds, and such rating is subject to revision or withdrawal at any time by S&P, including withdrawal initiated at the request of BAM in its sole discretion. Any downward revision or withdrawal of the above rating may have an adverse effect on the market price of the Bonds. BAM only guarantees scheduled principal and scheduled interest payments payable by the issuer of the Bonds on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the Policy), and BAM does not guarantee the market price or liquidity of the Bonds, nor does it guarantee that the rating on the Bonds will not be revised or withdrawn.

### **Capitalization of BAM**

BAM’s total admitted assets, total liabilities, and total capital and surplus, as of September 30, 2025 and as prepared in accordance with statutory accounting practices prescribed or permitted by the New York State Department of Financial Services were \$517.2 million, \$273.6 million and \$243.6 million, respectively.

BAM is party to a first loss reinsurance treaty that provides first loss protection up to a maximum of 15% of the par amount outstanding for each policy issued by BAM, subject to certain limitations and restrictions.

BAM’s most recent Statutory Annual Statement, which has been filed with the New York State Insurance Department and posted on BAM’s website at [www.bambonds.com](http://www.bambonds.com), is incorporated herein by reference and may be obtained, without charge, upon request to BAM at its address provided above (Attention: Finance Department). Future financial statements will similarly be made available when published.

BAM makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under the heading “MUNICIPAL BOND INSURANCE”.

### Additional Information Available from BAM

Credit Insights Videos: For certain BAM-insured issues, BAM produces and posts a brief Credit Insights video that provides a discussion of the obligor and some of the key factors BAM's analysts and credit committee considered when approving the credit for insurance. The Credit Insights videos are easily accessible on BAM's website at <https://bambonds.com/insights/#video>. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Credit Profiles: Prior to the pricing of bonds that BAM has been selected to insure, BAM may prepare a pre-sale Credit Profile for those bonds. These pre-sale Credit Profiles provide information about the sector designation (e.g. general obligation, sales tax); a preliminary summary of financial information and key ratios; and demographic and economic data relevant to the obligor, if available. Subsequent to closing, for any offering that includes bonds insured by BAM, any pre-sale Credit Profile will be updated and superseded by a final Credit Profile to include information about the gross par insured by CUSIP, maturity and coupon. BAM pre-sale and final Credit Profiles are easily accessible on BAM's website at <https://bambonds.com/credit-profiles>. BAM will produce a Credit Profile for all bonds insured by BAM, whether or not a pre-sale Credit Profile has been prepared for such bonds. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Disclaimers: The Credit Profiles and the Credit Insights videos and the information contained therein are not recommendations to purchase, hold or sell securities or to make any investment decisions. Credit-related and other analyses and statements in the Credit Profiles and the Credit Insights videos are statements of opinion as of the date expressed, and BAM assumes no responsibility to update the content of such material. The Credit Profiles and Credit Insight videos are prepared by BAM; they have not been reviewed or approved by the issuer of or the underwriter for the Bonds, and the issuer and underwriter assume no responsibility for their content.

BAM receives compensation (an insurance premium) for the insurance that it is providing with respect to the Bonds. Neither BAM nor any affiliate of BAM has purchased, or committed to purchase, any of the Bonds, whether at the initial offering or otherwise.

## **PREPARATION OF OFFICIAL STATEMENT**

### **Sources and Compilation of Information**

The financial data and other information contained in this Official Statement has been obtained primarily from the District's records, the Developers, the Engineer, the Tax Assessor/Collector, the Appraisal District and information from certain other sources. All of these sources are believed to be reliable, but no guarantee is made by the District as to the accuracy or completeness of the information derived from sources other than the District, and its inclusion herein is not to be construed as a representation on the part of the District except as described below under "Certification of Official Statement." Furthermore, there is no guarantee that any of the assumptions or estimates contained herein will be realized. The summaries of the agreements, reports, statutes, resolutions, engineering and other related information set forth in this Official Statement are included herein subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents for further information.

### **Financial Advisor**

Post Oak Municipal Advisors LLC is employed as the Financial Advisor to the District to render certain professional services, including advising the District on a plan of financing and preparing the Official Statement, including the Official Notice of Sale and the Official Bid Form for the sale of the Bonds. In its capacity as Financial Advisor, Post Oak Municipal Advisors LLC has compiled and edited this Official Statement. In addition to compiling and editing, the Financial Advisor has obtained the information set forth herein under the caption indicated from the following sources:

"THE DISTRICT" – Developers, Quiddity Engineering LLC ("Engineer"), and Records of the District ("Records"); "THE DEVELOPERS AND PRINCIPAL PROPERTY OWNERS" – Developers; "THE SYSTEM" – Engineer;

“UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED” - Records;  
“FINANCIAL STATEMENT (UNAUDITED)” – Fort Bend Central Appraisal District and B&A Municipal Tax Service LLC; Tax Assessor/Collector;  
“ESTIMATED OVERLAPPING DEBT STATEMENT” - Municipal Advisory Council of Texas and Financial Advisor; “TAX DATA” – B&A Municipal Tax Service LLC; “MANAGEMENT” – Records; “DEBT SERVICE REQUIREMENTS” - Financial Advisor; “THE BONDS,” “TAX PROCEDURES,” “LEGAL MATTERS,” and “TAX MATTERS” - Allen Boone Humphries Robinson LLP.

The Financial Advisor has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

### **Consultants**

In approving this Official Statement, the District has relied upon the following consultants.

*Engineer:* The information contained in this Official Statement relating to engineering matters and to the description of the System and in particular that information included in the sections entitled “THE DISTRICT” and “THE SYSTEM” has been provided by Quiddity Engineering LLC and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

*Appraisal District:* The information contained in this Official Statement relating to the assessed valuations has been provided by the Fort Bend Central Appraisal District and has been included herein in reliance upon the authority of such entity as experts in assessing the values of property in Fort Bend County, including the District.

*Tax Assessor/Collector:* The information contained in this Official Statement relating to the historical breakdown of the Assessed Valuation, principal taxpayers, and certain other historical data concerning tax rates and tax collections has been provided by B&A Municipal Tax Service, LLC and is included herein in reliance upon the authority of such entity as experts in assessing and collecting taxes.

*Auditor:* As required by the Texas Water Code, the District retains an independent accountant to audit the District’s financial statements annually, which audited financial statements are filed with the Commission. The District’s financial statements for the fiscal year ended December 31, 2024, have been audited by McGrath & Co., PLLC. See “APPENDIX A” for a copy of the District’s December 31, 2024, audited financial statements.

*Bookkeeper:* The information related to the “unaudited” summary of the District’s General Operating Fund as it appears in “WATER AND SEWER OPERATIONS” has been provided by Artesian Financial Services, LLC and is included herein in reliance upon the authority of such firm as experts in the tracking and managing the various funds of municipal utility districts.

### **Updating the Official Statement**

If, subsequent to the date of the Official Statement, the District learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Initial Purchaser, of any adverse event which causes the Official Statement to be materially misleading, and unless the Initial Purchaser elects to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Initial Purchaser an appropriate amendment or supplement to the Official Statement satisfactory to the Initial Purchaser; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate when the District delivers the Bonds to the Initial Purchaser, unless the Initial Purchaser notifies the District on or before such date that less than all of the Bonds have been sold to ultimate customers, in which case the District’s obligations hereunder will extend for an additional period of time as required by law (but not more than 90 days after the date the District delivers the Bonds).

## **Certification of Official Statement**

The District, acting through its Board of Directors in its official capacity, hereby certifies, as of the date hereof, that the information, statements, and descriptions or any addenda, supplement and amendment thereto pertaining to the District and its affairs contained herein, to the best of its knowledge and belief, contain no untrue statement of a material fact and do not omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they are made, not misleading. With respect to information included in this Official Statement other than that relating to the District, the District has no reason to believe that such information contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements herein, in the light of the circumstances under which they are made, not misleading; however, the Board has made no independent investigation as to the accuracy or completeness of the information derived from sources other than the District. In rendering such certificate, the official executing this certificate may state that he has relied in part on his examination of records of the District relating to matters within his own area of responsibility, and his discussions with, or certificates or correspondence signed by, certain other officials, employees, consultants and representatives of the District.

## **CONTINUING DISCLOSURE OF INFORMATION**

In the Bond Resolution, the District has made the following agreement for the benefit of the registered and beneficial owners of the Bonds. The District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain updated financial information and operating data annually, and timely notice of specified events, to the Municipal Securities Rulemaking Board (the “MSRB”). The MSRB has established the Electronic Municipal Market Access (“EMMA”) System.

### **Annual Reports**

The District will provide certain financial information and operating data to the MSRB through EMMA.

The information to be updated with respect to the District includes all quantitative financial information and operating data of the general type included in this Official Statement under the headings “FINANCIAL STATEMENT (UNAUDITED),” “TAX DATA”, “DEBT SERVICE REQUIREMENTS”, and in “APPENDIX A” (Audited Financial Statements of the District). The District will update and provide this information within six (6) months after the end of each fiscal year ending in or after 2025.

The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12 (the “Rule”). The updated information will include audited financial statements, if the District commissions an audit and the audit is completed by the required time. If the audit of such financial statements is not complete within such period, then the District will provide unaudited financial statements, and audited financial statements when and if such audited financial statements become available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Resolution or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

The District’s current fiscal year end is December 31. Accordingly, it must provide updated information by June 30 in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

### **Event Notices**

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and



tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person or the sale of all or substantially all of the assets of the District or other obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of an definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect beneficial owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms “obligated person” and “financial obligation” when used in this paragraph shall have the meanings ascribed to them under the Rule. The term “material” when used in this paragraph shall have the meaning ascribed to it under the federal securities laws. Neither the Bonds nor the Bond Resolution make any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described above under “Annual Reports.”

### **Availability of Information from MSRB**

The District has agreed to provide the foregoing information only to the MSRB. The MSRB makes the information available to the public without charge through the EMMA internet portal at [www.emma.msrb.org](http://www.emma.msrb.org).

### **Limitations and Amendments**

The District has agreed to update information and to provide notices of specified events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although Registered Owners or beneficial owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

The District may amend its continuing disclosure agreement from time to time to adapt the changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, if but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering made hereby in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and either the Registered Owners of a majority in aggregate principal amount of the outstanding Bonds consent to the amendment or any person unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. The District may amend or repeal the agreement in the Bond Resolution if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid or unenforceable, but only to the extent that its right to do so would not prevent the Initial Purchaser from lawfully purchasing the Bonds in the initial offering. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under “Annual Reports” an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information and operating data so provided.

### **Compliance with Prior Undertakings**

Since the issuance of its first series of bonds in 2021, the District has complied in all material respects with its previous continuing disclosure agreements made by District in accordance with SEC Rule 15c2-12.

## MISCELLANEOUS

All estimates, statements and assumptions in this Official Statement and the Appendices hereto have been made on the basis of the best information available and are believed to be reliable and accurate. Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any such statements will be realized.

This Official Statement was approved by the Board of Directors of Missouri City Management District No. 1, as of the date shown on the cover page.

/s/Anthony Francis

President, Board of Directors

Missouri City Management District No. 1

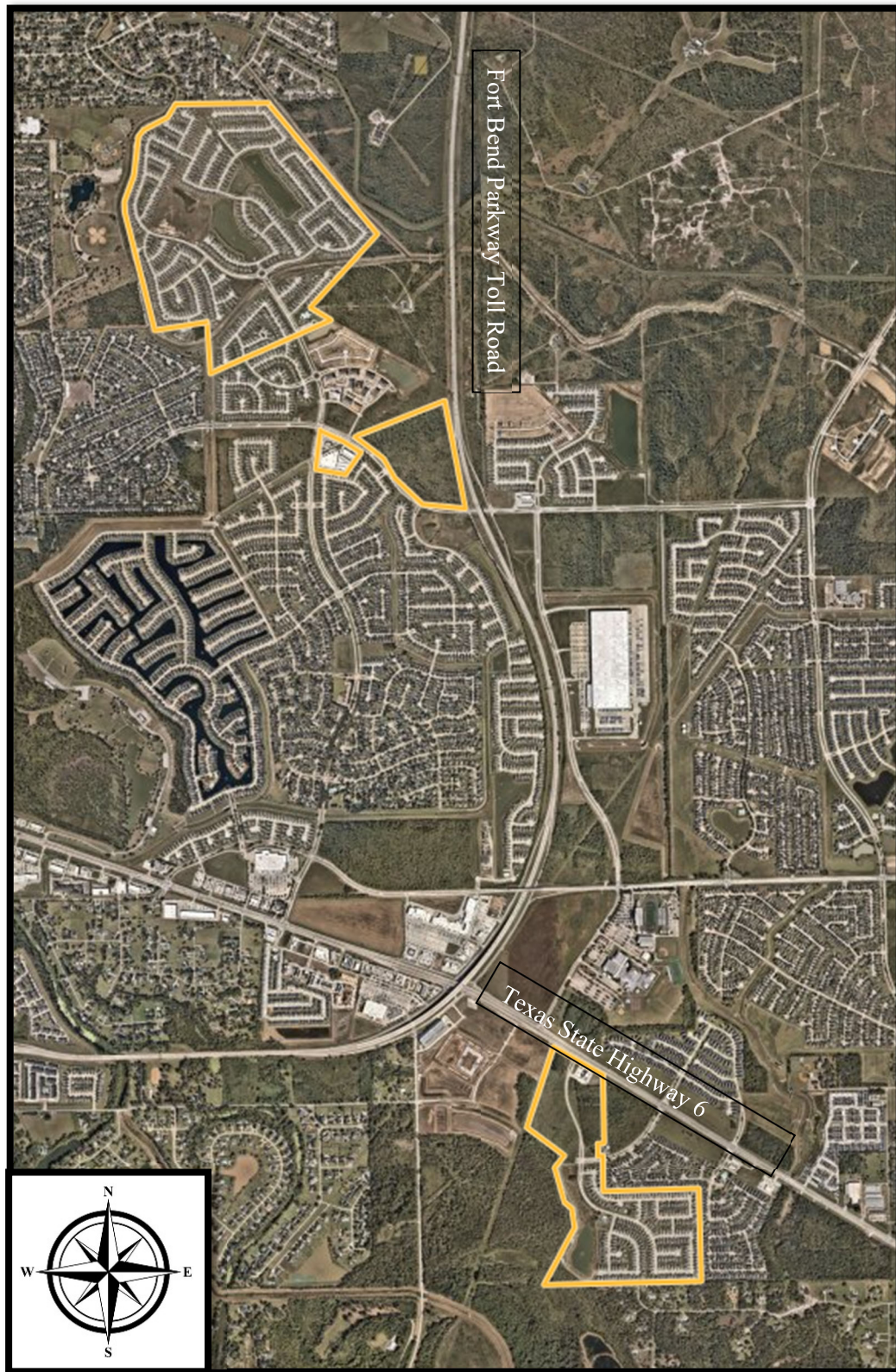
ATTEST:

/s/Wilfred Green

Secretary, Board of Directors

Missouri City Management District No. 1

**AERIAL PHOTOGRAPH**  
(Approximate boundaries of the District as of November 2025)



## **PHOTOGRAPHS**

The following photographs were taken in the District in January 2026, solely to illustrate the type of improvements which have been constructed in the District. The District cannot predict if any additional improvements will be constructed in the future.





















## **APPENDIX A**

Independent Auditor's Report and Financial Statements for the fiscal year ended December 31, 2024.

**MISSOURI CITY MANAGEMENT  
DISTRICT NO. 1**

**FORT BEND COUNTY, TEXAS**

**FINANCIAL REPORT**

**December 31, 2024**



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# **McGRATH & CO., PLLC**

*Certified Public Accountants*

2900 North Loop West, Suite 880

Houston, Texas 77092

## **Independent Auditor's Report**

Board of Directors  
Missouri City Management District No. 1  
Fort Bend County, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Missouri City Management District No. 1 (the "District"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Missouri City Management District No. 1, as of December 31, 2024, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

### **Responsibilities of Management for the Financial Statements**

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

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

## **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

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

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

## **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied



***Board of Directors  
Missouri City Management District No. 1  
Fort Bend County, Texas***

certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Supplementary Information schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Texas Supplementary Information schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

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

Houston, Texas  
April 21, 2025

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## **Management's Discussion and Analysis**

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***Missouri City Management District No. 1  
Management's Discussion and Analysis  
December 31, 2024***

**Using this Annual Report**

This section of the financial report of Missouri City Management District No. 1 (the "District") provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended December 31, 2024. This analysis should be read in conjunction with the independent auditor's 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).

**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.

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 Funds Balance Sheet* and the *Governmental Funds Revenues, Expenditures and Changes in Fund Balances*. 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

***Missouri City Management District No. 1  
Management's Discussion and Analysis  
December 31, 2024***

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 December 31, 2024, was negative \$39,683,237. The District's net position is negative because the District incurs debt to construct water, sewer, and certain drainage facilities which it conveys to the City of Missouri City. A comparative summary of the District's overall financial position, as of December 31, 2024 and 2023, is as follows:

	2024	2023
Current and other assets	\$ 13,884,821	\$ 7,159,825
Capital assets	18,444,867	18,737,792
Total assets	<u>32,329,688</u>	<u>25,897,617</u>
Current liabilities	1,036,202	840,915
Long-term liabilities	67,077,918	60,157,730
Total liabilities	<u>68,114,120</u>	<u>60,998,645</u>
Total deferred inflows of resources	<u>3,898,805</u>	<u>3,277,292</u>
Net position		
Net investment in capital assets	(5,260,526)	(4,040,024)
Restricted	1,536,264	1,359,297
Unrestricted	(35,958,975)	(35,697,593)
Total net position	<u>\$ (39,683,237)</u>	<u>\$ (38,378,320)</u>

***Missouri City Management District No. 1***  
***Management's Discussion and Analysis***  
***December 31, 2024***

The total net position of the District decreased during the current fiscal year by \$1,304,917. A comparative summary of the District's *Statement of Activities* for the past two years is as follows:

	2024	2023
Revenues		
General revenues	\$ 3,635,828	\$ 1,840,879
Expenses		
Operating and administrative	660,489	601,104
Debt interest and fees	1,181,104	575,004
Developer interest	1,580,592	1,500,481
Debt issuance costs	808,056	890,423
Depreciation and amortization	466,243	459,706
Total expenses	4,696,484	4,026,718
Change in net position before other item	(1,060,656)	(2,185,839)
Other item		
Transfers to other governments	(244,261)	(490,961)
Change in estimate of due to developers	(2,905)	(2,905)
Change in net position	(1,304,917)	(2,679,705)
Net position, beginning of year	(38,378,320)	(35,698,615)
Net position, end of year	\$ (39,683,237)	\$ (38,378,320)

**Financial Analysis of the District's Funds**

The District's combined fund balances, as of December 31, 2024, were \$3,777,553, which consists of \$1,495,587 in the General Fund, \$1,915,790 in the Debt Service Fund, and \$366,176 in the Capital Projects Fund.

***General Fund***

A comparative summary of the General Fund's financial position as of December 31, 2024 and 2023, is as follows:

	2024	2023
Total assets	\$ 3,310,173	\$ 1,993,391
Total liabilities	\$ 27,253	\$ 47,074
Total deferred inflows	1,787,333	1,461,739
Total fund balance	1,495,587	484,578
Total liabilities, deferred inflows and fund balance	\$ 3,310,173	\$ 1,993,391

***Missouri City Management District No. 1  
Management's Discussion and Analysis  
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A comparative summary of the General Fund's activities for the current and prior fiscal year is as follows:

	2024	2023
Total revenues	\$ 1,643,063	\$ 855,483
Total expenditures	(632,054)	(463,464)
Revenues over expenditures	<u>\$ 1,011,009</u>	<u>\$ 392,019</u>

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 are dependent upon assessed values in the District and the maintenance tax rate set by the District. The 2023 levy was recognized as revenues in the 2024 fiscal year, while the 2022 levy was recognized in the 2023 fiscal year (to the extent that these amounts were collected). While the District decreased its maintenance tax levy, property tax revenues increased because assessed values in the District increased from the prior year.

***Debt Service Fund***

A comparative summary of the Debt Service Fund's financial position as of December 31, 2024 and 2023, is as follows:

	2024	2023
Total assets	<u>\$ 4,077,895</u>	<u>\$ 3,423,770</u>
Total liabilities	\$ 19,514	\$ 29,584
Total deferred inflows	2,142,591	1,828,665
Total fund balance	<u>1,915,790</u>	<u>1,565,521</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 4,077,895</u>	<u>\$ 3,423,770</u>

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

	2024	2023
Total revenues	\$ 1,956,801	\$ 961,795
Total expenditures	(1,606,532)	(585,327)
Revenues over expenditures	350,269	376,468
Other changes in fund balance		587,481
Net change in fund balance	<u>\$ 350,269</u>	<u>\$ 963,949</u>

The District's financial resources in the Debt Service Fund in both the current and prior fiscal year are from property tax revenues. During the previous fiscal year, financial resources also included capitalized interest from the sale of bonds. The difference between these financial resources and debt service requirements resulted in an increase in fund balance each year. It is important to note that the District sets its annual debt service tax rate as recommended by its financial advisor, who monitors



**Missouri City Management District No. 1**  
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**December 31, 2024**

projected cash flows in the Debt Service Fund to ensure that the District will be able to meet its future debt service requirements.

*Capital Projects Fund*

A comparative summary of the Capital Projects Fund's financial position as of December 31, 2024 and 2023, is as follows:

	2024	2023
Total assets	<u>\$ 6,496,753</u>	<u>\$ 1,742,664</u>
Total liabilities	\$ 6,130,577	\$ 1,642,522
Total fund balance	<u>366,176</u>	<u>100,142</u>
Total liabilities and fund balance	<u>\$ 6,496,753</u>	<u>\$ 1,742,664</u>

A comparative summary of activities in the Capital Projects Fund for the current and prior fiscal year is as follows:

	2024	2023
Total revenues	\$ 17,958	\$ 15,804
Total expenditures	<u>(9,727,924)</u>	<u>(11,160,059)</u>
Revenues under expenditures	(9,709,966)	(11,144,255)
Other changes in fund balance	<u>9,976,000</u>	<u>11,179,099</u>
Net change in fund balance	<u>\$ 266,034</u>	<u>\$ 34,844</u>

The District has had considerable capital asset activity in the last two years, which was financed with proceeds from the issuance of its Series 2024 Unlimited Tax Bonds in the current year and the sale of its Series 2023 Unlimited Tax Bonds in the prior year.

**General Fund Budgetary Highlights**

The Board of Directors 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 \$111,806 greater than budgeted. The *Budgetary Comparison Schedule* on page 36 of this report provides variance information per financial statement line item.

**Capital Assets**

The District has entered into financing agreements with its developers for the financing of the construction of capital assets within the District. Developers will be reimbursed from proceeds of future bond issues or other lawfully available funds. These developer funded capital assets are recorded on the District's financial statements upon completion of construction.

***Missouri City Management District No. 1  
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December 31, 2024***

Capital assets held by the District at December 31, 2024 and 2023, are summarized as follows:

	2024	2023
Capital assets not being depreciated		
Land and improvements	\$ 8,439,460	\$ 8,419,264
Capital assets being depreciated/amortized		
Infrastructure	5,292,784	5,257,895
Landscaping improvements	2,726,040	2,726,040
Impact fees	3,891,399	3,773,166
	<u>11,910,223</u>	<u>11,757,101</u>
Less accumulated depreciation/amortization		
Infrastructure	(699,565)	(523,138)
Landscaping improvements	(537,697)	(401,394)
Impact fees	(667,554)	(514,041)
	<u>(1,904,816)</u>	<u>(1,438,573)</u>
Depreciable capital assets, net	<u>10,005,407</u>	<u>10,318,528</u>
Capital assets, net	<u>\$ 18,444,867</u>	<u>\$ 18,737,792</u>

Capital asset additions during the current year include water and wastewater impact fees paid to the City of Missouri City.

Additionally, certain capital assets constructed by the District are conveyed to the City of Missouri City. The value of these assets is recorded as transfers to other governments upon completion of construction and true-up when the developers are reimbursed. For the year ended December 31, 2024, capital assets in the amount of \$244,261 have been recorded as transfers to other governments in the government-wide statements. Additional information is presented in Note 10.

### **Long-Term Debt and Related Liabilities**

As of December 31, 2024, the District owes approximately \$32,447,918 to developers for completed projects. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. The District intends to reimburse the developers from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developers is trued up when the developers are reimbursed.

***Missouri City Management District No. 1  
Management's Discussion and Analysis  
December 31, 2024***

At December 31, 2024 and 2023, the District had total bonded debt outstanding as shown below:

Series	2024	2023
2021 Road	\$ 3,710,000	\$ 3,815,000
2022	9,620,000	9,825,000
2023	11,760,000	12,000,000
2024	10,130,000	
	<u>\$ 35,220,000</u>	<u>\$ 25,640,000</u>

During the current year, the District issued \$10,130,000 in unlimited tax bonds. At December 31, 2024, the District had \$138,076,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and the refunding of such bonds; \$33,227,000 for parks and recreational facilities and the refunding of such bonds; and \$91,775,000 for road improvements and the refunding of such bonds.

**Next Year's Budget**

In establishing the budget for the next 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:

	2024 Actual	2025 Budget
Total revenues	\$ 1,643,063	\$ 1,745,516
Total expenditures	(632,054)	(573,151)
Revenues over expenditures	1,011,009	1,172,365
Beginning fund balance	484,578	1,495,587
Ending fund balance	<u>\$ 1,495,587</u>	<u>\$ 2,667,952</u>

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## **Basic Financial Statements**

***Missouri City Management District No. 1***  
***Statement of Net Position - Governmental Activities***  
***December 31, 2024***

**Assets**

Cash	\$ 460,809
Investments	9,867,225
Taxes receivable	3,540,272
Other receivables	1,112
Prepaid items	15,403
Capital assets not being depreciated	8,439,460
Capital assets, net	10,005,407
Total Assets	<u>32,329,688</u>

**Liabilities**

Accounts payable	19,949
Other payables	7,304
Accrued interest payable	418,949
Due to developers	32,447,918
Long-term debt	
Due within one year	590,000
Due after one year	34,630,000
Total Liabilities	<u>68,114,120</u>

**Deferred Inflows of Resources**

Deferred property taxes	<u>3,898,805</u>
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**Net Position**

Net investment in capital assets	(5,260,526)
Restricted for debt service	1,536,264
Unrestricted	<u>(35,958,975)</u>
Total Net Position	<u>\$ (39,683,237)</u>

See notes to basic financial statements.

***Missouri City Management District No. 1***  
***Statement of Activities - Governmental Activities***  
***For the Year Ended December 31, 2024***

**Expenses**

Current	
Professional fees	\$ 233,337
Contracted services	150,800
Repairs and maintenance	177,710
Utilities	25,723
Administrative	61,644
Other	11,275
<b>Debt service</b>	
Interest and fees	1,181,104
Developer interest	1,580,592
Debt issuance costs	808,056
<b>Depreciation/amortization</b>	466,243
Total Expenses	<u>4,696,484</u>

**General Revenues**

Property taxes	3,272,597
Penalties and interest	29,000
Miscellaneous	118,233
Investment earnings	215,998
Total General Revenues	<u>3,635,828</u>

**Revenues Under Expenses** (1,060,656)

**Other Item**

Transfers to other governments (244,261)

**Change in Net Position** (1,304,917)

Net Position

Beginning of the year (38,378,320)

**End of the year** \$ (39,683,237)

See notes to basic financial statements.

**Missouri City Management District No. 1**  
**Balance Sheet - Governmental Funds**  
**December 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<b>Assets</b>				
Cash	\$ 9,574	\$ 451,235	\$ -	\$ 460,809
Investments	1,385,595	1,897,614	6,584,016	9,867,225
Taxes receivable	1,609,825	1,930,447		3,540,272
Internal balances	289,776	(202,513)	(87,263)	
Other receivables		1,112		1,112
Prepaid items	15,403			15,403
Total Assets	<u>\$ 3,310,173</u>	<u>\$ 4,077,895</u>	<u>\$ 6,496,753</u>	<u>\$ 13,884,821</u>
<b>Liabilities</b>				
Accounts payable	\$ 19,949	\$ -	\$ -	\$ 19,949
Other payables	7,304			7,304
Accrued interest payable		19,514		19,514
Due to developer			6,130,577	6,130,577
Long-term debt				
Due within one year				
Due after one year				
Total Liabilities	<u>27,253</u>	<u>19,514</u>	<u>6,130,577</u>	<u>6,177,344</u>
<b>Deferred Inflows of Resources</b>				
Deferred property taxes	<u>1,787,333</u>	<u>2,142,591</u>		<u>3,929,924</u>
<b>Fund Balances</b>				
Nonspendable	15,403			15,403
Restricted		1,915,790	366,176	2,281,966
Unassigned	1,480,184			1,480,184
Total Fund Balances	<u>1,495,587</u>	<u>1,915,790</u>	<u>366,176</u>	<u>3,777,553</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 3,310,173</u>	<u>\$ 4,077,895</u>	<u>\$ 6,496,753</u>	<u>\$ 13,884,821</u>

See notes to basic financial statements.



***Missouri City Management District No. 1***  
***Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position***  
***December 31, 2024***

Total fund balance, governmental funds	\$ 3,777,553
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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	\$ 20,349,683	
Less accumulated depreciation/amortization	<u>(1,904,816)</u>	
		18,444,867

Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. The difference consists of:

Accrued interest payable	(399,435)	
Due to developer	(26,317,341)	
Bonds payable, net	<u>(35,220,000)</u>	
		(61,936,776)

Deferred inflows in the fund statements consist of the unavailable portion of property taxes, as well as collections of the District's 2024 property tax levy. In the *Statement of Net Position*, deferred inflows consist of the entire 2024 property tax levy.

Fund level deferred property taxes	3,929,924	
Government wide level deferred property taxes	<u>(3,898,805)</u>	
		31,119

Total net position - governmental activities	<u><u>\$ (39,683,237)</u></u>
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See notes to basic financial statements.

**Missouri City Management District No. 1****Statement of Revenues, Expenditures and Change in Fund Balances - Governmental Funds  
For the Year Ended December 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<b>Revenues</b>				
Property taxes	\$ 1,448,543	\$ 1,810,129	\$ -	\$ 3,258,672
Penalties and interest		24,919		24,919
Miscellaneous	118,233			118,233
Investment earnings	76,287	121,753	17,958	215,998
Total Revenues	<u>1,643,063</u>	<u>1,956,801</u>	<u>17,958</u>	<u>3,617,822</u>
<b>Expenditures</b>				
Operating and administrative				
Professional fees	147,274		86,063	233,337
Contracted services	98,646	52,154		150,800
Repairs and maintenance	177,710			177,710
Utilities	25,723			25,723
Administrative	53,193	8,451		61,644
Other	11,275			11,275
Capital outlay	118,233		7,253,213	7,371,446
Debt service				
Principal		550,000		550,000
Interest and fees		995,927		995,927
Developer interest			1,580,592	1,580,592
Debt issuance costs			808,056	808,056
Total Expenditures	<u>632,054</u>	<u>1,606,532</u>	<u>9,727,924</u>	<u>11,966,510</u>
<b>Revenues Over (Under) Expenditures</b>	1,011,009	350,269	(9,709,966)	(8,348,688)
<b>Other Financing Sources/(Uses)</b>				
Proceeds from sale of bonds			10,130,000	10,130,000
Repayment of operating advances			(154,000)	(154,000)
<b>Net Change in Fund Balances</b>	1,011,009	350,269	266,034	1,627,312
<b>Fund Balances</b>				
Beginning of the year	484,578	1,565,521	100,142	2,150,241
<b>End of the year</b>	<u>\$ 1,495,587</u>	<u>\$ 1,915,790</u>	<u>\$ 366,176</u>	<u>\$ 3,777,553</u>

See notes to basic financial statements.

***Missouri City Management District No. 1***  
***Reconciliation of the Statement of Revenues, Expenditures and Change in Fund Balances***  
***of the Governmental Funds to the Statement of Activities***  
***For the Year Ended December 31, 2024***

Net change in fund balances - governmental funds \$ 1,627,312

Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and penalties and interest. 18,006

Financial reporting for capital assets varies significantly between the fund statements and the government-wide statements. Reporting at the fund level focuses on the impact of transactions on financial resources (i.e., cash), while reporting at the government-wide level seeks to allocate the cost of the acquisition of capital assets over their useful lives and to measure the economic impact of developer financing of capital assets used by the District or conveyed to other governmental entities. Differences during the current fiscal year are for the following:

Capital outlays	\$ 7,371,446	
Depreciation/amortization expense	(466,243)	
Transfers to other governments	<u>(244,261)</u>	
		6,660,942

Financial reporting for certain obligations varies between the fund statements and the government-wide statements. At the fund level, the focus is on increases and decreases of financial resources as debt is issued and repaid. At the government-wide level, the focus is on measuring and reporting on changes in the District's obligation to repay liabilities in the future. Differences during the current fiscal year are for the following:

Issuance of long-term debt	(10,130,000)	
Principal payments	550,000	
Interest expense accrual	(185,177)	
Repayment of developer advances	<u>154,000</u>	
		(9,611,177)

Change in net position of governmental activities	<u><u>\$ (1,304,917)</u></u>
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See notes to basic financial statements.

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## **Note 1 – Summary of Significant Accounting Policies**

The accounting policies of Missouri City Management District No. 1 (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 organized, created and established by House Bill No. 4147, 84th Regular Session of the Texas Legislature, codified as Chapter 3931, Texas Special District Local Law Code, effective July 15, 2015, and operates in accordance with Chapter 375, Texas Local Government Code and Texas Water Code, Chapter 49 and 54, as amended. The Board of Directors held its first meeting on January 12, 2016, and the first bonds were issued on August 17, 2021.

The District’s primary activities include construction, maintenance and operation of water, sewer, drainage, road, and park facilities. The District was established to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, the arts, entertainment, economic development, safety, and the public welfare within the boundaries of the District. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll, or pension cost.

### **Reporting Entity**

The District is a political subdivision of the State of Texas governed by a seven-member Board of Directors appointed by the City of Missouri City. 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 governments. Since the District does not have an elected governing body, it is not a primary government. A component unit is a legally separate government for which the elected officials of a primary government are financially accountable. The criteria used to determine financial accountability is whether the primary government appoints a voting majority of the component unit’s governing body and (1) is able to impose its will on the component unit or (2) the component unit creates a financial benefit/burden for the primary government. While the County appoints the Directors of the District, it has no further financial accountability for the District. Under these criteria, the District is not a component unit of the County or any other governmental entity. Another stand-alone government is an entity that does not have a separately elected governing body and is not a component unit of another government. For financial reporting purposes, the District is a stand-alone 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. Interfund activity, if any, has been removed

***Missouri City Management District No. 1***  
***Notes to Financial Statements***  
***December 31, 2024***

from these statements. 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. Most governments typically have many funds; however, governmental financial statements focus on the most important or “major” funds with non-major funds aggregated in a single column. The District has three governmental funds, which are all considered major funds.

The following is a description of the various funds used by the District:

- The General Fund is used to account for the operations of the District and all other financial transactions not reported in other funds. The principal source of revenue is property taxes. Expenditures include costs associated with the daily operations of the District.
- The Debt Service Fund is used to account for the payment of interest and principal on the District’s general long-term debt. The primary source of revenue for debt service is property taxes. Expenditures include costs incurred in assessing and collecting these taxes.
- The Capital Projects Fund is used to account for the expenditures of bond proceeds for the construction of the District’s water, sewer, drainage, and road facilities.

### **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, except for unmatured interest on long-term debt, which is recognized when due.

### **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.

***Missouri City Management District No. 1***  
***Notes to Financial Statements***  
***December 31, 2024***

**Prepaid Items**

Certain payments made by the District reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

**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 December 31, 2024, an allowance for uncollectible accounts was not considered necessary.

**Interfund Activity**

During the course of operations, transactions occur between individual funds. This can include internal transfers, payables and receivables. This activity is combined as internal balances and is eliminated in both the government-wide and fund financial statement presentation.

**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 that exceeds the capitalization threshold for the asset class and an estimated useful life in excess of one year. Capital assets that individually are below the capitalization threshold but, in the aggregate, are above the threshold are capitalized. Subsequent replacements of these assets that do not exceed the threshold are not capitalized. The District's capitalization threshold for infrastructure assets is \$50,000. The threshold for subscription-based information technology arrangements (SBITAs) is \$100,000.

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.

Depreciable capital assets, which primarily consist of drainage facilities, landscaping improvements and impact fees paid to the City of Missouri City are depreciated (or amortized in the case of intangible assets) using the straight-line method as follows:

<u>Assets</u>	<u>Useful Life</u>
Infrastructure	30 years
Landscaping improvements	20 years
Impact fees	Remaining life of contract

The District's detention facilities are considered improvements to land and are non-depreciable.

## **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. Additionally, collections of the 2024 property tax levy are not considered current year revenues and, consequently, are also reported as deferred property taxes.

Deferred inflows of financial resources at the government-wide level consist of the 2024 property tax levy, which was levied to finance the 2025 fiscal year.

## **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 Balances – Governmental Funds**

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’s nonspendable fund balance consists of prepaid items.

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’s restricted fund balances consist of unspent bond proceeds in the Capital Projects Fund and property taxes levied for debt service in the Debt Service Fund.

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



***Missouri City Management District No. 1***  
***Notes to Financial Statements***  
***December 31, 2024***

extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements. The District does not have any committed fund balances.

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 balances.

Unassigned - all other spendable amounts in the General Fund.

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

**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; the value of amounts due to developers; the value of capital assets transferred to the City of Missouri City and the value of capital assets for which the developers have not been fully reimbursed. 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.

**Note 2 – Implementation of New Accounting Guidance**

During the current fiscal year, the District implemented GASB Implementation Guide (“GASBIG”) 2021-1, Question 5.1, which requires the capitalization of the acquisition of a group of individual capital assets whose individual acquisition costs are less than the capitalization threshold when the cost of the acquisition of the assets in the aggregate is significant. This new guidance had no effect on the District’s financial statements during the current fiscal year.

**Note 3 – Deposits and Investments**

**Deposit Custodial Credit Risk**

Custodial credit risk as it applies to deposits (i.e. cash) 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.

**Missouri City Management District No. 1**  
**Notes to Financial Statements**  
**December 31, 2024**

**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 December 31, 2024, the District's investments consist of the following:

Type	Fund	Carrying Value	Rating	Weighted Average Maturity
TexPool	General	\$ 1,385,595		
	Debt Service	1,897,614		
	Capital Projects	6,584,016		
Total		<u>\$ 9,867,225</u>	AAAm	33 days

**TexPool**

The District participates in TexPool, the Texas Local Government Investment Pool. The State Comptroller of Public Accounts exercises oversight responsibility of TexPool, which includes (1) the ability to significantly influence operations, (2) designation of management and (3) accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The Advisory Board members review the investment policy and management fee structure.

As permitted by GAAP, TexPool uses amortized cost (which excludes unrealized gains and losses) rather than market value to compute share price and seeks to maintain a constant dollar value per share. Accordingly, the fair value of the District's position in TexPool is the same as the value of TexPool shares. Investments in TexPool may be withdrawn on a same day basis, as long as the transaction is executed by 3:30 p.m.

**Missouri City Management District No. 1**  
**Notes to Financial Statements**  
**December 31, 2024**

**Investment Credit and Interest Rate Risk**

Investment credit risk is the risk that the investor may not recover the value of an investment from the issuer, while interest rate risk is the risk that the value of an investment will be adversely affected by changes in interest rates. The District's investment policies do not address investment credit and interest rate risk beyond the rating and maturity restrictions established by state statutes.

**Note 4 – Interfund Balances**

Amounts due to/from other funds at December 31, 2024, consist of the following:

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Debt Service Fund	\$ 202,513	Maintenance tax collections not remitted as of year end
General Fund	Capital Projects Fund	87,263	Bond application fees paid by the General Fund

Amounts reported as internal balances between funds are considered temporary balances and will be paid during the following fiscal year.

**Note 5 – Capital Assets**

A summary of changes in capital assets, for the year ended December 31, 2024, is as follows:

	Beginning Balances	Additions/ Adjustments	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 8,419,264	\$ 20,196	\$ 8,439,460
Capital assets being depreciated/amortized			
Infrastructure	5,257,895	34,889	5,292,784
Landscaping improvements	2,726,040		2,726,040
Impact fees	3,773,166	118,233	3,891,399
	11,757,101	153,122	11,910,223
Less accumulated depreciation/amortization			
Infrastructure	(523,138)	(176,427)	(699,565)
Landscaping improvements	(401,394)	(136,303)	(537,697)
Impact fees	(514,041)	(153,513)	(667,554)
	(1,438,573)	(466,243)	(1,904,816)
Subtotal depreciable capital assets, net	10,318,528	(313,121)	10,005,407
Capital assets, net	\$ 18,737,792	\$ (292,925)	\$ 18,444,867

Depreciation/amortization expense for the current year was \$466,243.

***Missouri City Management District No. 1***  
***Notes to Financial Statements***  
***December 31, 2024***

**Note 6 – Due to Developers**

The District has entered into financing agreements with its developers for the financing of the construction of water, sewer, drainage, and park and recreational facilities and road improvements. Under the agreements, the developers will construct facilities on behalf of the District. The developers will be reimbursed from proceeds of future bond issues or other lawfully available funds, subject to approval by TCEQ, as applicable. The District does not record the capital asset and related liability on the government-wide statements until construction of the facilities is complete. The initial cost is estimated based on construction costs plus 10-15% for engineering and other fees. Estimates are trued up when the developers are reimbursed.

The District's developers have also advanced funds to the District for operating expenses.

Changes in the estimated amounts due to developers during the year are as follows:

Due to developers, beginning of year	\$ 35,067,730
Developer reimbursements	(2,765,158)
Developer funded adjustments	299,346
Repayment of operating advances	(154,000)
Due to developer, end of year	<u><u>\$ 32,447,918</u></u>

**Note 7 – Long-Term Debt**

Long-term debt is comprised of the following:

Bonds payable	<u><u>\$ 35,220,000</u></u>
Due within one year	<u><u>\$ 590,000</u></u>

**Missouri City Management District No. 1**  
**Notes to Financial Statements**  
**December 31, 2024**

The District's bonds payable at December 31, 2024, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2021 Road	\$ 3,710,000	\$ 4,000,000	2.00% - 3.00%	September 1, 2022/2046	March 1, September 1	September 1, 2027
2022	9,620,000	9,825,000	4.625% - 7.125%	September 1, 2024/2048	March 1, September 1	September 1, 2028
2023	11,760,000	12,000,000	4.50% - 7.00%	September 1, 2024/2048	March 1, September 1	September 1, 2029
2024	10,130,000	10,130,000	4.00% - 6.50%	September 1, 2026/2049	March 1, September 1	September 1, 2030
	<u>\$ 35,220,000</u>					

Payments of principal and interest on all series of bonds are to be provided from taxes levied on all properties within the District. Investment income realized by the Debt Service Fund from investment of idle funds will be used to pay outstanding bond principal and interest. The District is in compliance with the terms of its bond resolutions.

At December 31, 2024, the District had \$138,076,000 unlimited tax bonds authorized, but unissued for the purpose of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the district and the refunding of such bonds; \$33,227,000 for park and recreational facilities and the refunding of such bonds; and \$91,775,000 for road improvements and the refunding of such bonds.

On December 17, 2024, the District issued its \$10,130,000 Series 2024 Unlimited Tax Bonds at a net effective interest rate of 4.307521%. Proceeds of the bonds were used (1) to reimburse developers for the following: the construction of capital assets within the District; engineering and other costs associated with the construction of capital assets; the acquisition of land for certain District facilities; and operating advances; and (2) to pay developer interest at the net effective interest rate of the bonds.

The change in the District's long-term debt during the year is as follows:

Bonds payable, beginning of year	\$ 25,640,000
Bonds issued	10,130,000
Bonds retired	(550,000)
Bonds payable, end of year	<u>\$ 35,220,000</u>

**Missouri City Management District No. 1**  
**Notes to Financial Statements**  
**December 31, 2024**

As of December 31, 2024, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2025	\$ 590,000	\$ 1,466,906	\$ 2,056,906
2026	845,000	1,540,606	2,385,606
2027	890,000	1,488,050	2,378,050
2028	930,000	1,432,650	2,362,650
2029	980,000	1,374,737	2,354,737
2030	1,025,000	1,320,256	2,345,256
2031	1,075,000	1,271,325	2,346,325
2032	1,125,000	1,227,187	2,352,187
2033	1,180,000	1,180,969	2,360,969
2034	1,235,000	1,132,444	2,367,444
2035	1,295,000	1,081,419	2,376,419
2036	1,355,000	1,027,882	2,382,882
2037	1,430,000	971,594	2,401,594
2038	1,500,000	912,207	2,412,207
2039	1,570,000	849,844	2,419,844
2040	1,645,000	784,506	2,429,506
2041	1,720,000	715,581	2,435,581
2042	1,805,000	643,468	2,448,468
2043	1,890,000	567,250	2,457,250
2044	1,990,000	486,582	2,476,582
2045	2,085,000	401,638	2,486,638
2046	2,180,000	311,740	2,491,740
2047	2,040,000	217,683	2,257,683
2048	2,140,000	125,538	2,265,538
2049	700,000	28,875	728,875
	<u>\$ 35,220,000</u>	<u>\$ 22,560,937</u>	<u>\$ 57,780,937</u>

**Note 8 – Property Taxes**

On May 5, 2018, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing general operations limited to \$1.50 per \$100 of assessed value and a road maintenance tax limited to \$0.25 per \$100 of assessed value. The District’s bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

All property values and exempt status, if any, are determined by the Fort Bend Central 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.

Property taxes are collected based on rates adopted in the year of the levy. The District’s 2024 fiscal year was financed through the 2023 tax levy, pursuant to which the District levied property taxes of

**Missouri City Management District No. 1**  
**Notes to Financial Statements**  
**December 31, 2024**

\$0.90 per \$100 of assessed value, of which \$0.40 was allocated to maintenance and operations, \$0.03 was allocated to road debt service and \$0.47 was allocated to water, sewer and drainage debt service. The resulting tax levy was \$3,273,197 on the adjusted taxable value of \$363,688,534.

Property taxes levied each October are intended to finance the next fiscal year and are, therefore, not considered available for the District's use during the current fiscal year. Consequently, 2024 levy collections in the amount of \$389,652 have been included with deferred property taxes and are recorded as deferred inflows of resources on the *Governmental Funds Balance Sheet*. On the government-wide *Statement of Net Position*, the full 2024 tax levy of \$3,898,805 is reported as deferred inflows. These amounts will be recognized as revenue in 2025.

Property taxes receivable, at December 31, 2024, consisted of the following:

Current year taxes receivable	\$ 3,509,153
Prior years taxes receivable	24,568
	<hr/> 3,533,721
Penalty and interest receivable	6,551
Total property taxes receivable	<hr/> <u>\$ 3,540,272</u>

**Note 9 – Transfers to Other Governments**

In accordance with an agreement between the District and the City of Missouri City (the "City"), the District transfers all of its water, sewer, drainage (other than detention facilities) and road facilities to the City (see Note 10). Accordingly, the District does not record these capital assets in the *Statement of Net Position*, but instead reports the completed projects as transfers to other governments on the *Statement of Activities*. The estimated cost of each project is trued-up when the developers are subsequently reimbursed. For the year ended December 31, 2024, the District reported transfers to other governments in the amount of \$244,261 for developer reimbursements for projects completed in previous fiscal years.

**Note 10 – Utility Agreement with the City of Missouri City**

On February 15, 2016, as amended December 17, 2018, the District entered into a Utility and Road Agreement with the City of Missouri City (the "City") for construction and extension of water distribution lines, sanitary sewer collection systems, drainage facilities (other than detention facilities) and road improvements to serve the District. Under the agreement, the District is responsible for the construction of a regional lift station and force main to serve the land within the District. As the system is acquired or constructed, the District shall transfer the system to the City but will reserve a security interest in the system and provide service to all users in the District. The term of the agreement is thirty years.

Water and sewer rates charged by the City to users in the District, shall be the same rates charged to similar users within the City. All revenue derived from these charges belongs to the City.

Public roads constructed by the District will be conveyed to the City, the County, or the State upon completion. The District may construct and maintain park and recreation facilities which will be maintained by the District, another District, or a property owner's association, unless otherwise agreed

***Missouri City Management District No. 1***  
***Notes to Financial Statements***  
***December 31, 2024***

to by the City. The District agrees to make binding arrangements to have the park and recreational facilities maintained by an entity other than the City prior to the City's dissolution of the District.

**Note 11 – 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.



## **Required Supplementary Information**

**Missouri City Management District No. 1**  
**Required Supplementary Information - Budgetary Comparison Schedule - General Fund**  
**For the Year Ended December 31, 2024**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>Revenues</b>			
Property taxes	\$ 1,421,135	\$ 1,448,543	\$ 27,408
Miscellaneous		118,233	118,233
Investment earnings	16,818	76,287	59,469
Total Revenues	<u>1,437,953</u>	<u>1,643,063</u>	<u>205,110</u>
<b>Expenditures</b>			
Operating and administrative			
Professional fees	140,500	147,274	(6,774)
Contracted services	95,050	98,646	(3,596)
Repairs and maintenance	168,500	177,710	(9,210)
Utilities	23,000	25,723	(2,723)
Administrative	53,700	53,193	507
Other	8,000	11,275	(3,275)
Capital outlay	50,000	118,233	(68,233)
Total Expenditures	<u>538,750</u>	<u>632,054</u>	<u>(93,304)</u>
<b>Revenues Over Expenditures</b>	899,203	1,011,009	111,806
<b>Fund Balance</b>			
Beginning of the year	<u>484,578</u>	<u>484,578</u>	
<b>End of the year</b>	<u>\$ 1,383,781</u>	<u>\$ 1,495,587</u>	<u>\$ 111,806</u>

***Missouri City Management District No. 1***  
***Notes to Required Supplementary Information***  
***December 31, 2024***

**Budgets and Budgetary Accounting**

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

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## **Texas Supplementary Information**

**Missouri City Management District No. 1**  
**TSI-1. Services and Rates**  
**December 31, 2024**

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 type="checkbox"/> Flood Control	<input type="checkbox"/> Irrigation
<input checked="" type="checkbox"/> Parks / Recreation	<input type="checkbox"/> Fire Protection	<input checked="" type="checkbox"/> Roads	<input type="checkbox"/> Security
<input type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)			
<input checked="" type="checkbox"/> Other (Specify): <u>Water and sewer service is provided by the City of Missouri City</u>			

2. Retail Service Providers

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.

***Missouri City Management District No. 1***  
***TSI-1. Services and Rates***  
***December 31, 2024***

3. Total Water Consumption during the fiscal year (rounded to the nearest thousand):

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

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

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

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

County(ies) in which the District is located: Fort Bend County

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

City(ies) in which the District is located: City of Missouri City

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

Entirely ☐ Partly ☐ Not at all ☒

ETJs in which the District is located: \_\_\_\_\_

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

If Yes, by whom? City of Missouri City

See accompanying auditor's report.

***Missouri City Management District No. 1***  
***TSI-2. General Fund Expenditures***  
***For the Year Ended December 31, 2024***

Professional fees	
Legal	\$ 75,389
Audit	16,500
Engineering	55,385
	<u>147,274</u>
Contracted services	
Bookkeeping	28,146
Operator	64,800
Tax assessor collector	5,700
	<u>98,646</u>
Repairs and maintenance	<u>177,710</u>
Utilities	<u>25,723</u>
Administrative	
Directors fees	20,111
Printing and office supplies	4,626
Insurance	12,036
Other	16,420
	<u>53,193</u>
Other	<u>11,275</u>
Capital outlay	<u>118,233</u>
Total expenditures	<u><u>\$ 632,054</u></u>

See accompanying auditor's report.



*Missouri City Management District No. 1*  
*TSI-3. Investments*  
*December 31, 2024*

<u>Fund</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>
General			
TexPool	Variable	N/A	\$ 1,385,595
Debt Service			
TexPool	Variable	N/A	1,897,614
Capital Projects			
TexPool	Variable	N/A	<u>6,584,016</u>
Total - All Funds			<u><u>\$ 9,867,225</u></u>

See accompanying auditor's report.

**Missouri City Management District No. 1**  
**TSI-4. Taxes Levied and Receivable**  
**December 31, 2024**

	Maintenance Taxes	Road Debt Service Taxes	WSD Debt Service Taxes	Totals
Taxes Receivable, Beginning of Year	\$ 1,247,983	\$ 95,071	\$ 1,463,931	\$ 2,806,985
Adjustments to Prior Year Tax Levy	(1,986)	(195)	(2,257)	(4,438)
Adjusted Receivable	1,245,997	94,876	1,461,674	2,802,547
2024 Original Tax Levy	1,775,482	259,827	1,862,090	3,897,399
Adjustments	641	94	671	1,406
Adjusted Tax Levy	1,776,123	259,921	1,862,761	3,898,805
Total to be accounted for	3,022,120	354,797	3,324,435	6,701,352
Tax collections:				
Current year	177,508	25,977	186,167	389,652
Prior years	1,234,787	93,018	1,450,174	2,777,979
Total Collections	1,412,295	118,995	1,636,341	3,167,631
Taxes Receivable, End of Year	\$ 1,609,825	\$ 235,802	\$ 1,688,094	\$ 3,533,721
Taxes Receivable, By Years				
2024	\$ 1,598,615	\$ 233,944	\$ 1,676,594	\$ 3,509,153
2023	7,595	570	8,925	17,090
2022	3,615	1,288	2,575	7,478
Taxes Receivable, End of Year	\$ 1,609,825	\$ 235,802	\$ 1,688,094	\$ 3,533,721
	2024	2023	2022	2021
Property Valuations:				
Land	\$ 66,825,048	\$ 47,475,117	\$ 38,681,390	\$ 22,414,480
Improvements	382,362,588	326,947,402	157,252,388	50,008,026
Personal Property	1,045,541	1,212,268	1,460,460	982,760
Exemptions	(17,032,627)	(11,946,253)	(5,993,893)	(1,737,107)
Total Property Valuations	\$ 433,200,550	\$ 363,688,534	\$ 191,400,345	\$ 71,668,159
Tax Rates per \$100 Valuation:				
Maintenance tax rates	\$ 0.41	\$ 0.40	\$ 0.435	\$ 0.57
Road debt service taxes	0.06	0.03	0.155	0.33
Debt service tax rates	0.43	0.47	0.310	
Total Tax Rates per \$100 Valuation	\$ 0.90	\$ 0.90	\$ 0.900	\$ 0.90
Adjusted Tax Levy:	\$ 3,898,805	\$ 3,273,197	\$ 1,722,603	\$ 645,013
Percentage of Taxes Collected to Taxes Levied **	9.99%	99.48%	99.57%	100.00%

\* Maximum Maintenance Tax Rate Approved by Voters: \$1.50 on May 5, 2018

\* Maximum Road Maintenance Tax Rate Approved by Voters: \$0.25 on May 5, 2018

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

See accompanying auditor's report.

***Missouri City Management District No. 1***  
***TSI-5. Long-Term Debt Service Requirements***  
***Series 2021 Road--by Years***  
***December 31, 2024***

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2025	\$ 110,000	\$ 94,544	\$ 204,544
2026	115,000	92,344	207,344
2027	120,000	90,044	210,044
2028	125,000	87,644	212,644
2029	130,000	85,144	215,144
2030	135,000	82,544	217,544
2031	140,000	79,506	219,506
2032	145,000	76,356	221,356
2033	150,000	73,094	223,094
2034	155,000	69,719	224,719
2035	160,000	66,038	226,038
2036	165,000	62,238	227,238
2037	175,000	58,113	233,113
2038	180,000	53,738	233,738
2039	185,000	49,238	234,238
2040	195,000	44,613	239,613
2041	200,000	39,250	239,250
2042	210,000	33,750	243,750
2043	215,000	27,450	242,450
2044	225,000	21,000	246,000
2045	235,000	14,250	249,250
2046	240,000	7,195	247,195
	<u>\$ 3,710,000</u>	<u>\$ 1,307,812</u>	<u>\$ 5,017,812</u>

See accompanying auditor's report.

***Missouri City Management District No. 1***  
***TSI-5. Long-Term Debt Service Requirements***  
***Series 2022--by Years***  
***December 31, 2024***

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2025	\$ 215,000	\$ 468,175	\$ 683,175
2026	225,000	452,856	677,856
2027	240,000	436,825	676,825
2028	250,000	419,725	669,725
2029	265,000	401,912	666,912
2030	275,000	389,656	664,656
2031	290,000	376,938	666,938
2032	305,000	363,525	668,525
2033	320,000	349,419	669,419
2034	335,000	334,619	669,619
2035	350,000	319,125	669,125
2036	370,000	302,938	672,938
2037	390,000	285,825	675,825
2038	410,000	267,788	677,788
2039	430,000	248,825	678,825
2040	450,000	228,937	678,937
2041	470,000	208,125	678,125
2042	495,000	186,387	681,387
2043	520,000	163,494	683,494
2044	545,000	139,444	684,444
2045	575,000	114,237	689,237
2046	600,000	87,644	687,644
2047	630,000	59,894	689,894
2048	665,000	30,756	695,756
	<u>\$ 9,620,000</u>	<u>\$ 6,637,069</u>	<u>\$ 16,257,069</u>

See accompanying auditor's report.

***Missouri City Management District No. 1***  
***TSI-5. Long-Term Debt Service Requirements***  
***Series 2023--by Years***  
***December 31, 2024***

Due During Fiscal Years Ending	Principal Due September 1	Interest Due March 1, September 1	Total
2025	\$ 265,000	\$ 574,881	\$ 839,881
2026	280,000	556,331	836,331
2027	290,000	536,731	826,731
2028	305,000	516,431	821,431
2029	320,000	495,081	815,081
2030	340,000	472,681	812,681
2031	355,000	457,381	812,381
2032	370,000	441,406	811,406
2033	390,000	424,756	814,756
2034	410,000	407,206	817,206
2035	430,000	388,756	818,756
2036	450,000	369,406	819,406
2037	475,000	349,156	824,156
2038	500,000	327,781	827,781
2039	525,000	305,281	830,281
2040	550,000	281,656	831,656
2041	575,000	256,906	831,906
2042	605,000	231,031	836,031
2043	635,000	203,806	838,806
2044	670,000	174,438	844,438
2045	700,000	143,451	843,451
2046	735,000	110,201	845,201
2047	775,000	75,289	850,289
2048	810,000	38,476	848,476
	<u>\$ 11,760,000</u>	<u>\$ 8,138,519</u>	<u>\$ 19,898,519</u>

See accompanying auditor's report.

***Missouri City Management District No. 1***  
***TSI-5. Long-Term Debt Service Requirements***  
***Series 2024--by Years***  
***December 31, 2024***

Due During Fiscal Years Ending	Principal Due September 1	Interest Due March 1, September 1	Total
2025	\$ -	\$ 329,306	\$ 329,306
2026	225,000	439,075	664,075
2027	240,000	424,450	664,450
2028	250,000	408,850	658,850
2029	265,000	392,600	657,600
2030	275,000	375,375	650,375
2031	290,000	357,500	647,500
2032	305,000	345,900	650,900
2033	320,000	333,700	653,700
2034	335,000	320,900	655,900
2035	355,000	307,500	662,500
2036	370,000	293,300	663,300
2037	390,000	278,500	668,500
2038	410,000	262,900	672,900
2039	430,000	246,500	676,500
2040	450,000	229,300	679,300
2041	475,000	211,300	686,300
2042	495,000	192,300	687,300
2043	520,000	172,500	692,500
2044	550,000	151,700	701,700
2045	575,000	129,700	704,700
2046	605,000	106,700	711,700
2047	635,000	82,500	717,500
2048	665,000	56,306	721,306
2049	700,000	28,875	728,875
	<u>\$ 10,130,000</u>	<u>\$ 6,477,537</u>	<u>\$ 16,607,537</u>

See accompanying auditor's report.

***Missouri City Management District No. 1***  
***TSI-5. Long-Term Debt Service Requirements***  
***All Bonded Debt Series--by Years***  
***December 31, 2024***

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2025	\$ 590,000	\$ 1,466,906	\$ 2,056,906
2026	845,000	1,540,606	2,385,606
2027	890,000	1,488,050	2,378,050
2028	930,000	1,432,650	2,362,650
2029	980,000	1,374,737	2,354,737
2030	1,025,000	1,320,256	2,345,256
2031	1,075,000	1,271,325	2,346,325
2032	1,125,000	1,227,187	2,352,187
2033	1,180,000	1,180,969	2,360,969
2034	1,235,000	1,132,444	2,367,444
2035	1,295,000	1,081,419	2,376,419
2036	1,355,000	1,027,882	2,382,882
2037	1,430,000	971,594	2,401,594
2038	1,500,000	912,207	2,412,207
2039	1,570,000	849,844	2,419,844
2040	1,645,000	784,506	2,429,506
2041	1,720,000	715,581	2,435,581
2042	1,805,000	643,468	2,448,468
2043	1,890,000	567,250	2,457,250
2044	1,990,000	486,582	2,476,582
2045	2,085,000	401,638	2,486,638
2046	2,180,000	311,740	2,491,740
2047	2,040,000	217,683	2,257,683
2048	2,140,000	125,538	2,265,538
2049	700,000	28,875	728,875
	<u>\$ 35,220,000</u>	<u>\$ 22,560,937</u>	<u>\$ 57,780,937</u>

See accompanying auditor's report.

**Missouri City Management District No. 1**  
**TSI-6. Change in Long-Term Bonded Debt**  
**December 31, 2024**

	Bond Issue		
	Series 2021 Road	Series 2022	Series 2023
Interest rate	2.00% - 3.00%	4.625% - 7.125%	4.50% - 7.00%
Dates interest payable	3/1; 9/1	3/1 ; 9/1	3/1 ; 9/1
Maturity dates	9/1/22 - 9/1/46	9/1/24 - 9/1/48	9/1/24 - 9/1/48
Beginning bonds outstanding	\$ 3,815,000	\$ 9,825,000	\$ 12,000,000
Bonds issued			
Bonds retired	(105,000)	(205,000)	(240,000)
Ending bonds outstanding	\$ 3,710,000	\$ 9,620,000	\$ 11,760,000
Interest paid during fiscal year	\$ 96,644	\$ 482,781	\$ 443,761
Paying agent's name and city	Bank of New York Mellon Trust Company, N.A., Dallas, Texas		
All other Series	Bank of New York Mellon Trust Company, N.A., Houston, Texas		
Series 2024			

	Water, Sewer and Drainage Bonds	Other Bonds	Refunding Bonds
Bond Authority:			
Amount Authorized by Voters	\$ 170,031,000	\$ 33,227,000	\$ 95,775,000
Amount Issued	(31,955,000)		(4,000,000)
Remaining To Be Issued	\$ 138,076,000	\$ 33,227,000	\$ 91,775,000

All bonds are secured with tax revenues. Bonds may also be secured with other revenues in combination with taxes.

Debt Service Fund cash and investments balance as of December 31, 2024: \$ 2,348,849

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 2,311,237

See accompanying auditor's report.



<u>Bond Issue</u>	
<u>Series 2024</u>	<u>Totals</u>
4.00% - 6.50%	
3/1 ; 9/1	
9/1/26-9/1/49	
\$ -	\$ 25,640,000
10,130,000	10,130,000
	<u>(550,000)</u>
<u>\$ 10,130,000</u>	<u>\$ 35,220,000</u>
<u>\$ -</u>	<u>\$ 1,023,186</u>

**Missouri City Management District No. 1**

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

	Amounts				
	2024	2023	2022	2021	2020
Revenues					
Property taxes	\$ 1,448,543	\$ 830,322	\$ 408,301	\$ 148,379	\$ 63,759
Penalties and interest					64
Miscellaneous	118,233	2,325	5,000		161
Investment earnings	76,287	22,836	2,642	204	1,847
Total Revenues	1,643,063	855,483	415,943	148,583	65,831
Expenditures					
Operating and administrative					
Professional fees	147,274	135,362	147,654	120,697	126,626
Contracted services	98,646	91,727	55,980	22,743	22,232
Repairs and maintenance	177,710	160,159	218,020	89,744	
Utilities	25,723	21,684	20,401	16,499	1,398
Administrative	53,193	45,390	24,070	16,335	17,514
Other	11,275	9,142	12,421	1,270	413
Capital outlay	118,233			1,143,573	3,327,195
Total Expenditures	632,054	463,464	478,546	1,410,861	3,495,378
Revenues Over (Under) Expenditures	\$ 1,011,009	\$ 392,019	\$ (62,603)	\$ (1,262,278)	\$ (3,429,547)

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues				
2024	2023	2022	2021	2020
88%	97%	98%	100%	97%
				*
7%	*	1%		*
5%	3%	1%	*	3%
100%	100%	100%	100%	100%
9%	16%	35%	81%	192%
6%	11%	13%	15%	34%
11%	19%	52%	60%	
2%	3%	5%	11%	2%
3%	5%	6%	11%	27%
1%	1%	3%	1%	1%
7%			770%	5054%
39%	55%	114%	949%	5310%
61%	45%	(14%)	(849%)	(5210%)

**Missouri City Management District No. 1**

**TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund  
For the Last Four Fiscal Years**

	Amounts			
	2024	2023	2022	2021
Revenues				
Property taxes	\$ 1,810,129	\$ 892,244	\$ 242,681	\$ -
Penalties and interest	24,919	15,401	4,799	1,242
Investment earnings	121,753	54,150	2,944	34
Total Revenues	1,956,801	961,795	250,424	1,276
Expenditures				
Tax collection services	60,605	46,159	31,243	17,014
Debt service				
Principal	550,000	105,000	80,000	
Interest and fees	995,927	434,168	104,996	
Total Expenditures	1,606,532	585,327	216,239	17,014
Revenues Over (Under) Expenditures	\$ 350,269	\$ 376,468	\$ 34,185	\$ (15,738)

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues			
2024	2023	2022	2021
93%	92%	97%	
1%	2%	2%	97%
6%	6%	1%	3%
100%	100%	100%	100%
3%	5%	12%	1333%
28%	11%	32%	
51%	45%	42%	
82%	61%	86%	1333%
18%	39%	14%	(1233%)

**Missouri City Management District No. 1**  
**TSI-8. Board Members, Key Personnel and Consultants**  
**For the Year Ended December 31, 2024**

Complete District Mailing Address: 3200 Southwest Freeway, Ste. 2600  
District Business Telephone Number: (713) 860-6400  
Submission Date of the most recent District Registration Form  
(TWC Sections 36.054 and 49.054): April 22, 2024  
Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200  
(Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
<b>Board Members</b>				
Anthony C. Francis	06/23 - 06/27	\$ 3,094	\$ 1,489	President
Adrienne Barker	06/23 - 06/27	2,431	216	Vice President
Wilfred Green	06/21 - 06/25	3,315	1,495	Secretary
Todd Burrer	06/23 - 06/27	884	335	Assistant Secretary
David A. Jackson	01/23 - 06/25	3,315	1,795	Director
Karen Travelstead	06/21 - 06/25	3,757	1,607	Director
Stacy Fields	04/24 - 06/27	3,315	1,576	Director
<b>Consultants</b>				
Allen Boone Humphries Robinson LLP	2016	<u>Amounts Paid</u>		Attorney
<i>General legal fees</i>		\$ 90,328		
<i>Bond counsel</i>		252,100		
Artesian Financial Services	2022	38,743		Bookkeeper
B&A Municipal Tax Service, LLC	2018	23,112		Tax Collector
Fort Bend Cental Appraisal District	Legislation	21,146		Property Valuation
Perdue, Brandon, Fielder, Collins & Mott, LLP	2019	7,893		Delinquent Tax Attorney
Quiddity Engineering, LLC	2016	122,128		Engineer
McGrath & Co., PLLC	Annual	29,250		Auditor
Post Oak Municipal Advisors LLC	2018	176,718		Financial Advisor

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

See accompanying auditor's report.

**APPENDIX B**

**SPECIMEN MUNICIPAL BOND INSURANCE POLICY**



## MUNICIPAL BOND INSURANCE POLICY

ISSUER: [NAME OF ISSUER]

Policy No: \_\_\_\_\_

MEMBER: [NAME OF MEMBER]

BONDS: \$ \_\_\_\_\_ in aggregate principal  
amount of [NAME OF TRANSACTION]  
[and maturing on]

Effective Date: \_\_\_\_\_

Risk Premium: \$ \_\_\_\_\_  
Member Surplus Contribution: \$ \_\_\_\_\_  
Total Insurance Payment: \$ \_\_\_\_\_

BUILD AMERICA MUTUAL ASSURANCE COMPANY ("BAM"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") for the Bonds named above (as set forth in the documentation providing for the issuance and securing of the Bonds), for the benefit of the Owners or, at the election of BAM, directly to each Owner, subject only to the terms of this Policy (which includes each endorsement hereto), that portion of the principal of and interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

On the later of the day on which such principal and interest becomes Due for Payment or the first Business Day following the Business Day on which BAM shall have received Notice of Nonpayment, BAM will disburse (but without duplication in the case of duplicate claims for the same Nonpayment) to or for the benefit of each Owner of the Bonds, the face amount of principal of and interest on the Bonds that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by BAM, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of such principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall thereupon vest in BAM. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day; otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by BAM is incomplete, it shall be deemed not to have been received by BAM for purposes of the preceding sentence, and BAM shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, any of whom may submit an amended Notice of Nonpayment. Upon disbursement under this Policy in respect of a Bond and to the extent of such payment, BAM shall become the owner of such Bond, any appurtenant coupon to such Bond and right to receipt of payment of principal of or interest on such Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under such Bond. Payment by BAM either to the Trustee or Paying Agent for the benefit of the Owners, or directly to the Owners, on account of any Nonpayment shall discharge the obligation of BAM under this Policy with respect to said Nonpayment.

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent (as defined herein) are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity (unless BAM shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration) and (b) when referring to interest on a Bond, payable on the stated date for payment of interest. "Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment made to an Owner by or on behalf of the Issuer of principal or interest that is Due for Payment, which payment has been recovered from such Owner pursuant to the United States Bankruptcy Code in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means delivery to BAM of a notice of claim and certificate, by certified mail, email or telecopy as set forth on the attached Schedule or other acceptable electronic delivery, in a form satisfactory to BAM, from and signed by an Owner, the Trustee or the Paying Agent, which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount, (d) payment instructions and (e) the date such claimed amount becomes or became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the Issuer, the Member or any other person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.



BAM may appoint a fiscal agent (the "Insurer's Fiscal Agent") for purposes of this Policy by giving written notice to the Trustee, the Paying Agent, the Member and the Issuer specifying the name and notice address of the Insurer's Fiscal Agent. From and after the date of receipt of such notice by the Trustee, the Paying Agent, the Member or the Issuer (a) copies of all notices required to be delivered to BAM pursuant to this Policy shall be simultaneously delivered to the Insurer's Fiscal Agent and to BAM and shall not be deemed received until received by both and (b) all payments required to be made by BAM under this Policy may be made directly by BAM or by the Insurer's Fiscal Agent on behalf of BAM. The Insurer's Fiscal Agent is the agent of BAM only, and the Insurer's Fiscal Agent shall in no event be liable to the Trustee, Paying Agent or any Owner for any act of the Insurer's Fiscal Agent or any failure of BAM to deposit or cause to be deposited sufficient funds to make payments due under this Policy.

To the fullest extent permitted by applicable law, BAM agrees not to assert, and hereby waives, only for the benefit of each Owner, all rights (whether by counterclaim, setoff or otherwise) and defenses (including, without limitation, the defense of fraud), whether acquired by subrogation, assignment or otherwise, to the extent that such rights and defenses may be available to BAM to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy. This Policy may not be canceled or revoked.

This Policy sets forth in full the undertaking of BAM and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW. THIS POLICY IS ISSUED WITHOUT CONTINGENT MUTUAL LIABILITY FOR ASSESSMENT.

In witness whereof, BUILD AMERICA MUTUAL ASSURANCE COMPANY has caused this Policy to be executed on its behalf by its Authorized Officer.

BUILD AMERICA MUTUAL ASSURANCE COMPANY

By: \_\_\_\_\_  
Authorized Officer

**Notices (Unless Otherwise Specified by BAM)**

Email:

[claims@buildamerica.com](mailto:claims@buildamerica.com)

Address:

200 Liberty Street, 27th floor  
New York, New York 10281

Telecopy:

212-962-1524 (attention: Claims)

SPECIMEN