

**EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 5**  
**(Montgomery County, Texas)**

**PRELIMINARY OFFICIAL STATEMENT**  
**DATED: JULY 17, 2025**

**\$8,450,000**  
**UNLIMITED TAX CONTRACT REVENUE BONDS**  
**SERIES 2025**

**BIDS TO BE SUBMITTED BY: 9:15 A.M., CENTRAL TIME**  
**TUESDAY, AUGUST 12, 2025**



**Financial Advisor**

**PRELIMINARY OFFICIAL STATEMENT DATED JULY 17, 2025**

*This Preliminary Official Statement is subject to completion and amendment, as provided in the Official Notice of Sale, and is intended for the solicitation of initial bids to purchase the Bonds (herein defined). Upon the sale of the Bonds, the Official Statement will be completed and delivered to the Initial Purchaser (herein defined).*

**IN THE OPINION OF BOND COUNSEL (HEREIN DEFINED), INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES UNDER EXISTING LAW 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 FOR THE PURPOSE OF DETERMINING THE ALTERNATIVE MINIMUM TAX IMPOSED ON CORPORATIONS. SEE “LEGAL MATTERS” FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.**

The Bonds will be designated as “qualified tax-exempt obligations” for financial institutions. See “TAX MATTERS – Qualified Tax-Exempt Obligations.”

**NEW ISSUE – Book-Entry-Only**

**Moody’s Investors Service, Inc. (Underlying) ..... “Baa2”**

**\$8,450,000**

**EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 5**

(A Political Subdivision of the State of Texas Located within Montgomery County)

**UNLIMITED TAX CONTRACT REVENUE BONDS**

**SERIES 2025**

**Dated Date: August 1, 2025**

**Interest Accrues From: Date of Delivery**

**Due: December 1, as shown on inside cover**

East Montgomery County Municipal Utility District No. 5 (“MUD 5,” the “District,” or “Master District”) has agreed to assume the responsibility of becoming the coordinating district for provision of regional water, wastewater, and drainage facilities and service to customers within MUD 5, East Montgomery County Municipal Utility District No. 6 (“MUD 6”), and East Montgomery County Municipal Utility District No. 7 (“MUD 7”) (collectively referred to herein as the “Participants” or the “Tavola MUDs”) in order to encourage the regionalization and to avoid duplication of such facilities in the area.

The \$8,450,000 Unlimited Tax Contract Revenue Bonds, Series 2025 (the “Bonds”), are special limited obligations of the Master District payable solely from and to the extent of payments required to be made to the Master District by the Participants (the “Pledged Contract Payments”) within the Service Area (herein defined) from proceeds of an unlimited annual ad valorem contract tax levied by each Participant for debt service as set forth in the “Contract for Financing, Operation and Maintenance of Regional Water, Sanitary Sewer and Drainage Facilities” entered into between the Master District and each Participant with identical terms (collectively, the “Master District Contract”) as described under “SUMMARY OF CERTAIN DOCUMENTS – Master District Contract.” The Bonds are limited obligations of the Master District payable solely from the Pledged Contract Payments pursuant to the Indenture (hereinafter defined) and are not obligations of the State of Texas; the City of Houston, Texas; Montgomery County, Texas; or any other entity other than the Master District. See “THE BONDS – Source of Payment.”

The Bonds will be initially registered and delivered only to 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 Zions Bancorporation, National Association, Houston, Texas (the “Paying Agent/Registrar”), 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. See “THE BONDS – Book-Entry-Only System.”

Principal of the Bonds is payable to the registered owner(s) of the Bonds (the “Bondholder(s)”) at the principal payment office of the Paying Agent/Registrar upon surrender of the Bonds for payment at maturity or upon prior redemption. The Bonds are dated August 1, 2025 (the “Dated Date”), and interest on the Bonds accrues from the date of delivery, which is expected to be on August 28, 2025 (the “Date of Delivery”), and is payable on June 1, 2026, and each December 1 and June 1 thereafter to the person in whose name the Bonds are registered as of the 15th day of the calendar month next preceding each interest payment date. Unless otherwise agreed between the Paying Agent/Registrar and a Bondholder, such interest is payable by check mailed to such persons or by other means acceptable to such persons and the Paying Agent/Registrar. The Bonds are issuable in principal denominations of \$5,000 or any integral multiple thereof in fully registered form only.

**See “MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS” on inside cover page.**

The Bonds constitute the ninth series of unlimited tax contract revenue bonds issued by the Master District. Voters within the boundaries of the Participants have authorized a total of \$225,000,000 principal amount of unlimited tax contract revenue bonds. Following the issuance of the Bonds, \$158,130,000 of authorized unlimited tax contract revenue bonds will remain unissued. See “THE BONDS – Authority for Issuance.” The Bonds, when issued, will constitute valid and legally binding special limited obligations of the Master District. See “THE BONDS – Source of Payment.”

The Bonds are offered when, as and if issued by the District and accepted by the initial purchaser of the Bonds (the “Initial Purchaser”), subject among other things to the approval of the initial Bonds by the Attorney General of Texas and the approval of certain legal matters by Coats Rose, P.C., Houston, Texas, Bond Counsel. Certain legal matters will be passed upon for the District by Orrick, Herrington & Sutcliffe LLP, Houston, Texas, Disclosure Counsel. The Bonds in definitive form are expected to be available for delivery on or about August 28, 2025. See “LEGAL MATTERS.”

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

Maturity (December 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP Number (b)	Maturity (December 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP Number (b)
2026	\$ 50,000	—	—	—	2039 (c)	\$ 350,000	—	—	—
2027	170,000	—	—	—	2040 (c)	365,000	—	—	—
2028	175,000	—	—	—	2041 (c)	380,000	—	—	—
2029	190,000	—	—	—	2042 (c)	400,000	—	—	—
2030	205,000	—	—	—	2043 (c)	420,000	—	—	—
2031 (c)	220,000	—	—	—	2044 (c)	435,000	—	—	—
2032 (c)	235,000	—	—	—	2045 (c)	450,000	—	—	—
2033 (c)	255,000	—	—	—	2046 (c)	475,000	—	—	—
2034 (c)	275,000	—	—	—	2047 (c)	500,000	—	—	—
2035 (c)	295,000	—	—	—	2048 (c)	520,000	—	—	—
2036 (c)	305,000	—	—	—	2049 (c)	550,000	—	—	—
2037 (c)	320,000	—	—	—	2050 (c)	575,000	—	—	—
2038 (c)	335,000	—	—	—					

- (a) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Initial Purchaser. Initial reoffering yields represent the initial offering price, which may be changed for subsequent purchasers. The initial yield indicated above represents the lower of the yields resulting when priced to maturity or to the first call date.
- (b) CUSIP numbers will be assigned to the Bonds by CUSIP Global Services, managed by FactSet Research Systems, Inc. on behalf of the American Bankers Association and are included solely for the convenience of the owners of the Bonds.
- (c) Bonds maturing on December 1, 2031, and thereafter, shall be subject to redemption and payment at the option of the District, in whole or from time to time in part on December 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. See "THE BONDS – Redemption Provisions."

## USE OF INFORMATION IN OFFICIAL STATEMENT

*For purposes of compliance with Rule 15c2-12 of the United States Securities and Exchange Commission ("SEC"), as amended, and in effect on the date of this Preliminary Official Statement, this document constitutes an "official statement" of the District with respect to the Bonds that has been deemed "final" by the District as of its date except for the omission of no more than information permitted by SEC Rule 15c2-12.*

*This document, when further supplemented by adding additional information specifying the interest rates and certain other information relating to the Bonds, shall constitute a "final official statement" of the District with respect to the Bonds, as such term is defined in SEC Rule 15c2-12.*

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 representations must not be relied upon as having been authorized by the District or the Initial Purchaser.

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 Bond Counsel, for further information.

The Financial Advisor (herein defined) has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in the Official Statement in accordance with, and as part of, its responsibility 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.

This Official Statement does not constitute, and is not to be used in connection with, 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.

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. 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 such 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 "OFFICIAL STATEMENT – Updating of Official Statement" and "CONTINUING DISCLOSURE OF INFORMATION."

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 final official statement for any purposes.

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

### **Award of the Bonds**

After requesting competitive bids for the Bonds, the District has accepted the bid resulting in the lowest net effective interest rate to the District, which was tendered by \_\_\_\_\_ (the "Initial Purchaser") to purchase the Bonds bearing the interest rates shown under "MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS" at a price of \_\_\_\_\_% of the par value thereof plus accrued interest to the date of delivery, which resulted in a net effective interest rate of \_\_\_\_\_%, as calculated pursuant to Chapter 1204 of the Texas Government Code.

### **Prices and Marketability**

Subject to certain restrictions described in the Official Notice of Sale, the District has no control over the reoffering yields or prices of the Bonds or 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 prices of the Bonds may be greater than the difference between the bid and asked prices 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.

The delivery of the Bonds is conditioned upon the receipt by the District of a certificate executed and delivered by the Initial Purchaser on or before the date of delivery of the Bonds stating the prices at which a substantial amount of the Bonds of each maturity has been sold to the public. For this purpose, the term "public" shall not include any person who is a bondhouse, broker or similar person acting in the capacity of underwriter or wholesaler. Otherwise, subject to certain restrictions described in the Official Notice of Sale, the District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds. Information concerning reoffering yields or prices is the responsibility of the Initial Purchaser.

The prices and other terms with respect to the offering and sale of the Bonds may be changed from time-to-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 THIS OFFERING, THE INITIAL PURCHASER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

### **Securities Laws**

No registration statement relating to the Bonds has been filed with the SEC under the Securities Act of 1933, as amended, in reliance upon 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 acts of any other jurisdictions. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any 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 should not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions.

### **Delivery of Official Statements**

The District shall furnish to the Initial Purchaser (and to each participating underwriter of the Bonds, within the meaning of SEC Rule 15c2-12(a), designated by the Initial Purchaser), within eight (8) business days after the sale date, the aggregate number of Official Statements agreed upon between the District and the Initial Purchaser. The District also shall furnish to the Initial Purchaser a like number of any supplements or amendments approved and authorized for distribution by the District for dissemination to potential underwriters of the Bonds, as well as such additional copies of the Official Statement or any such supplements or amendments as the Initial Purchaser may reasonably request prior to the 90th day after the end of the underwriting period described in SEC Rule 15c2-12(f)(2). The District shall pay the expense of preparing the number of copies of the Official Statement agreed upon between the District and the Initial Purchaser and an equal number of any supplements or amendments issued on or before the delivery date, but the Initial Purchaser shall pay for all other copies of the Official Statement or any supplement or amendment thereto.

## **MUNICIPAL BOND INSURANCE**

The District has made an application to Build America Mutual Assurance Company and Assured Guaranty Inc. for a commitment for municipal bond guaranty insurance on the Bonds. If qualified and the Initial Purchaser elects to purchase municipal bond insurance, the payment of all costs associated with the insurance, including the premium charged by the insurance company, and fees charged by rating companies, other than Moody's Investors Service, Inc. ("Moody's"), will be the obligation of the Initial Purchaser. The District will pay the rating fees charged by Moody's.

#### **RATING**

Moody's has assigned an underlying credit rating of "Baa2" to the Bonds. The District will pay the fee charged by Moody's for the underlying credit rating. An explanation of the rating may be obtained from Moody's, 7 World Trade Center at 250 Greenwich Street, New York, New York 10007. Furthermore, a security rating is not a recommendation to buy, sell or hold securities. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by Moody's, if in their judgment, circumstances so warrant. Any such revisions or withdrawal of the rating may have an adverse effect on the market price of the Bonds.

The District is not aware of any rating assigned the Bonds other than the rating of Moody's.

*[Remainder of page left blank intentionally]*

## OFFICIAL STATEMENT SUMMARY

The following material is a summary of certain information contained herein and is qualified in its entirety by the more detailed information and financial statements appearing elsewhere in this Official Statement. The summary should not be detached and should be used in conjunction with the more complete information contained herein. A full review should be made of this entire Official Statement and of the documents summarized or described herein.

### THE BONDS

The Issuer .....	East Montgomery County Municipal Utility District No. 5 ("MUD 5," the "District," or the "Master District"), a political subdivision of the State of Texas, is located in Montgomery County, Texas. See "THE DISTRICT."
The Issue .....	The \$8,450,000 Unlimited Tax Contract Revenue Bonds, Series 2025 (the "Bonds"), are dated August 1, 2025 (the "Dated Date"), and interest on the Bonds accrues from the date of delivery, which is expected to be on August 28, 2025 (the "Date of Delivery"), and is payable June 1, 2026, and each December 1 and June 1 thereafter until the earlier of stated maturity or redemption. The Bonds mature on December 1 in the years and in the principal amounts as set forth on the inside cover page hereof. See "THE BONDS – General."
Redemption Provisions .....	Bonds maturing on or after December 1, 2031, are subject to redemption, in whole or from time to time in part, on December 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. See "THE BONDS – Redemption Provisions."
Book-Entry-Only System.....	The Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York ("DTC"), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in principal denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the Beneficial Owners (herein defined) thereof. Principal of and interest on the Bonds will be payable by Zions Bancorporation, National Association, Houston, Texas (the "Paying Agent/Registrar"), to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the Beneficial Owners of the Bonds. See "THE BONDS – Book-Entry-Only System."
Authority for Issuance.....	The Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, (ii) various elections held within the District and the other Participants (herein defined), (iii) a bond order (the "Bond Order") adopted by the Board of Directors of the District (the "Board"), (iv) a trust indenture (the "Indenture") between the Master District and Zions Bancorporation, National Association, Houston, Texas (the "Trustee"), and (v) an order of the Texas Commission on Environmental Quality (the "TCEQ"). See "THE DISTRICT – General" and "THE BONDS – Authority for Issuance."
Source of Payment .....	Principal of and interest on the Bonds are payable from and secured by an unconditional obligation made severally by MUD 5, East Montgomery County Municipal Utility District No. 6 ("MUD 6"), and East Montgomery County Municipal Utility District No. 7 ("MUD 7") (the "Participants" collectively or "Participant" individually) pursuant to the Master District Contract entered into between the Master District and each Participant to make certain debt service payments on the Bonds (collectively the "Pledged Contract Payments"). By execution of the Master District Contract, each Participant has agreed to pay a pro rata share of debt service on the Bonds based upon the certified assessed valuation of such Participant as a percentage of the total assessed valuation of all taxable property located within boundaries of all Participants (the "Service Area"). Participants are obligated to make such Pledged Contract Payments from the proceeds of an annual unlimited ad valorem contract tax levied by such Participant on land



within its boundaries for debt service requirements (the “Contract Tax”). No Participant is liable for the payments due by any other Participant. The Bonds are further secured by a Debt Service Fund (herein defined) held by the Trustee (herein defined) pursuant to the terms of the Indenture. THE BONDS ARE SPECIAL LIMITED OBLIGATIONS OF THE MASTER DISTRICT, PAYABLE SOLELY FROM CERTAIN PLEDGED CONTRACT PAYMENTS OF EACH PARTICIPANT AND CERTAIN FUNDS HELD BY THE TRUSTEE UNDER THE INDENTURE, AND ARE NOT OBLIGATIONS OF THE CITY OF HOUSTON, TEXAS; MONTGOMERY COUNTY, TEXAS; OR ANY OTHER POLITICAL SUBDIVISION OR AGENCY. See “THE BONDS – Source of Payment” and “SUMMARY OF CERTAIN DOCUMENTS – Master District Contract.”

Payment Record.....	The District has never defaulted on the timely payment of principal and interest on its bonded indebtedness. See “THE BONDS – Source of Payment.”
Outstanding Bonds .....	The District has previously issued eight (8) series of bonds, each being unlimited tax contract revenue bonds issued by the District in its capacity as the Master District, as follows: \$6,675,000 Unlimited Tax Contract Revenue Bonds, Series 2016; \$2,900,000 Unlimited Tax Contract Revenue Bonds, Series 2017; \$4,800,000 Unlimited Tax Contract Revenue Bonds, Series 2018; \$4,975,000 Unlimited Tax Contract Revenue Bonds, Series 2019; \$4,190,000 Unlimited Tax Contract Revenue Bonds, Series 2021; \$4,855,000 Unlimited Tax Contract Revenue Bonds, Series 2022; and \$13,350,000 Unlimited Tax Contract Revenue Bonds, Series 2023, and \$16,675,000 Unlimited Tax Contract Revenue Bonds, Series 2024. As of the Date of Delivery, \$54,295,000 principal amount of such eight (8) series of bonds remains outstanding (the “Outstanding Bonds”). See “THE BONDS – Outstanding Bonds.”
Principal Use of Proceeds .....	Proceeds from sale of the Bonds will be used to reimburse the Developer (herein defined) for a portion of the construction costs set out herein under “THE BONDS – Use and Distribution of Bond Proceeds.” Proceeds of the Bonds will also be used to: pay six (6) months of capitalized interest on the Bonds, pay developer interest, and pay costs of issuance associated with the Bonds. See “THE BONDS – Use and Distribution of Bond Proceeds” for further information.
Qualified Tax-Exempt Obligations .....	The Bonds will be designated “qualified tax-exempt obligations” for financial institutions. See “QUALIFIED TAX-EXEMPT OBLIGATIONS.”
Municipal Bond Insurance.....	The District has made an application to Build America Mutual Assurance Company and Assured Guaranty Inc. for a commitment for municipal bond guaranty insurance on the Bonds. If qualified and the Initial Purchaser elects to purchase municipal bond insurance, the payment of all costs associated with the insurance, including the premium charged by the insurance company, and fees charged by rating companies, other than Moody’s Investors Service, Inc. (“Moody’s”), will be the obligation of the Initial Purchaser. The District will pay the rating fees charged by Moody’s. See “MUNICIPAL BOND INSURANCE.”
Rating .....	Moody’s has assigned an underlying rating of “Baa2” to the Bonds. See “RATING.”
Bond Counsel .....	Coats Rose, P.C., Houston, Texas. See “LEGAL MATTERS.”
Financial Advisor.....	Robert W. Baird & Co. Incorporated, Houston, Texas.
Disclosure Counsel.....	Orrick, Herrington & Sutcliffe LLP, Houston, Texas.

#### THE DISTRICT

Tavola.....	The District is one of the three municipal utility districts that make up the master-planned development known as Tavola. Tavola consists of approximately 1,500 total acres located in Montgomery County, Texas, approximately 30 miles northeast of the City of Houston, Texas, and approximately three miles north of the City of New Caney, Texas. Tavola
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includes the District, MUD 6, and MUD 7. Currently, all development in Tavola is located within MUD 5, MUD 6, and MUD 7. See "TAVOLA."

Development.....To date, approximately 516 total acres are within the District. In MUD 5, approximately 225 acres have been developed into West Sections 1-10 (1,050 lots). As of July 15, 2025, single-family development in MUD 5 includes 927 completed and occupied homes; 0 completed and unoccupied homes; 68 homes under construction; and 55 vacant, developed lots. In MUD 6, of the approximately 554 total acres of land located within MUD 6, approximately 368 acres (1,247 lots) within MUD 6 have been developed with water distribution, sanitary sewer and storm drainage facilities to serve the single-family residential subdivisions of Tavola, Sections 2-19, 22-24, 26-27, and 38-40. As of July 15, 2025, single-family development in MUD 6 has been completed and includes 1,247 completed and occupied homes. In MUD 7, of the approximately 494 total acres of land located within MUD 7, approximately 353 acres (1,326 lots) within MUD 7 have been developed with water distribution, sanitary sewer and storm drainage facilities to serve the single-family residential subdivisions of Tavola, Sections 20, 21, 25, 28 - 37 and 41 - 47. As of July 15, 2025, single-family development in MUD 7 has been completed and includes 1,326 completed and occupied homes. See "TAVOLA."

Developer.....Land within Tavola is being developed by Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership d/b/a Friendswood Development Company (the "Developer"). See "THE DEVELOPER" and "TAVOLA."

Homebuilders within the Service Area .....Homebuilders who are active in the Service Area include Perry Homes, Lennar Homes, M/I Homes, Lakewood Homes, Westin Homes and Rausch Coleman Homes. Prices of new homes being constructed in the Service Area range from \$200,000-\$440,000. See "TAVOLA - Homebuilders within the Service Area."

#### **INVESTMENT CONSIDERATIONS**

THE BONDS ARE SUBJECT TO CERTAIN INVESTMENT CONSIDERATIONS. PROSPECTIVE PURCHASERS SHOULD REVIEW THIS ENTIRE OFFICIAL STATEMENT, INCLUDING PARTICULARLY THE SECTION OF THIS OFFICIAL STATEMENT ENTITLED "INVESTMENT CONSIDERATIONS," BEFORE MAKING AN INVESTMENT DECISION.

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**SELECTED FINANCIAL INFORMATION**  
**(UNAUDITED)**

Values of the Participants:

	2025 Taxable Assessed Value (a, b)	Percent of Total	June 15, 2025 Estimate of Value (c)	Percent of Total
MUD 5	\$ 115,692,419	12.83%	\$ 213,433,188	21.30%
MUD 6	421,968,789	46.81	423,904,498	42.30
MUD 7	363,831,964	40.36	364,754,305	36.40
Total	\$ 901,493,172	100.00%	\$ 1,002,091,991	100.00%

Direct Debt:

The Outstanding Bonds (as of delivery of the Bonds).....	\$ 54,295,000
The Bonds .....	\$ 8,450,000
Total .....	\$ 62,745,000

Estimated Overlapping Debt .....	<u>\$191,960,068</u> (b, d)
Total Direct and Estimated Overlapping Debt .....	\$254,705,068

Direct Debt Ratios:

As a percentage of the 2025 Taxable Assessed Valuation of the Participants .....	6.96% (b)
As a percentage of the Estimated Valuation of the Participants as of June 15, 2025 .....	6.26%

Direct and Estimated Overlapping Debt Ratios:

As a percentage of the 2025 Taxable Assessed Valuation of the Participants .....	28.25% (b)
As a percentage of the Estimated Valuation of the Participants as of June 15, 2025 .....	25.42%

Debt Service Fund Balance (as of July 17, 2025) .....	\$ 2,381,718 (e)
General Fund Balance (as of July 17, 2025) .....	\$ 125,626
Capital Projects Fund Balance (as of July 17, 2025) .....	\$ 2,239,598

2024 Tax Rate per \$100 of Assessed Value of Participants	MUD 5	MUD 6	MUD 7
Utility Debt Service .....	\$0.310	\$0.340	\$0.470
Road Debt Service .....	0.000	0.270	0.200
Contract Tax.....	0.470	0.450	0.460
Maintenance.....	<u>0.520</u>	<u>0.110</u>	<u>0.170</u>
Total .....	\$1.300	\$1.170	\$1.300

- (a) Represents the taxable assessed valuation as of January 1, 2025, of all taxable property located within the District, as provided by the Montgomery Central Appraisal District (the "Appraisal District"). In MUD 5, such amount includes \$110,997,166 of certified assessed valuation plus the \$4,695,253 of uncertified value. In MUD 6, such amount includes \$364,891,579 of certified assessed valuation plus the \$57,077,210 of uncertified value. In MUD 7, such amount includes \$337,114,391 of certified assessed valuation plus the \$26,717,573 of uncertified value. The uncertified portion is the estimated minimum amount of assessed valuation that will ultimately be approved by the Appraisal Review Board, upon which the District will levy its tax. See "TAXING PROCEDURES" and "TAX DATA."
- (b) The value represented above understates the value of the Service Area for the 2025 tax year. In particular, in MUD 5, the 2025 value above (\$115,692,419) includes land value for 1,050 developed lots but value for improvements on only 466 of such 1,050 lots. According to the District's tax assessor, there are approximately 288 homes either complete or under construction that are missing from the District's 2025 certified value. The Appraisal District has been notified of the error; however, the timing of the correction is unknown. Please note that future supplemental rolls will include the revised value. Additionally, the corresponding debt ratios and calculations herein are overstated, whereas the estimated overlapping debt amounts are understated, due to the error as described above. See "DISTRICT DEBT – Estimated Overlapping Debt Statement."
- (c) Provided by the Appraisal District for informational purposes only, this amount is an estimate of the taxable value of all taxable property as of June 15, 2025, and includes an estimate of additional taxable value resulting from additional taxable improvements constructed from January 1, 2025, through June 15, 2025. No taxes will be levied on this estimated value. See "TAX DATA" and "TAXING PROCEDURES."
- (d) Such amount includes the MUD 5 \$4,500,000 Unlimited Tax Bonds, Series 2025, which is expected to close on or about August 28, 2025. See "DISTRICT DEBT – Direct and Estimated Overlapping Debt Statement."
- (e) Neither Texas law, the Bond Order (herein defined) nor the Indenture (herein defined) requires that the Master District maintain any particular sum in the Debt Service Fund. In addition, six (6) months of capitalized interest on the Bonds will be deposited into the Debt Service Fund upon delivery of the Bonds.

## SELECTED FINANCIAL INFORMATION

### (UNAUDITED)

Combined Estimated Average Annual Debt Service Requirement (2025–2050) .....	\$ 3,817,964 (a)
Combined Estimated Maximum Annual Debt Service Requirement (2043) .....	\$ 4,338,631 (a)
Contract Tax Rate per \$100 of Taxable Assessed Valuation Required to Pay Estimated Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2025–2050) at 95% Tax Collections	
Based on the 2025 Taxable Assessed Valuation of the Participants .....	\$0.45 (b)
Based on the Estimated Valuation of the Participants as of June 15, 2025 .....	\$0.41
Contract Tax Rate per \$100 of Taxable Assessed Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2043) at 95% Tax Collections	
Based on the 2025 Taxable Assessed Valuation of the Participants .....	\$0.51 (b)
Based on the Estimated Valuation of the Participants as of June 15, 2025 .....	\$0.46

Status of Development in Service Area as of July 15, 2025:

Participant	Total Acreage	Homes Completed (c)	Homes Under Construction	Developed Vacant Lots
MUD 5 .....	516.81	927	68	55
MUD 6 .....	554.22	1,247	0	0
MUD 7 .....	493.49	1,326	0	0
Total .....	1,564.52	3,500	68	55

- (a) Requirement of debt service on the Outstanding Bonds and the Bonds. See “DISTRICT DEBT – Debt Service Requirement Schedule.”
- (b) The value represented above understates the value of the Service Area for the 2025 tax year. In particular, in MUD 5, the 2025 value above (\$115,692,419) includes land value for 1,050 developed lots but value for improvements on only 466 of such 1,050 lots. According to the District’s tax assessor, there are approximately 288 homes either complete or under construction that are missing from the District’s 2025 certified value. The Appraisal District has been notified of the error; however, the timing of the correction is unknown. Please note that future supplemental rolls will include the revised value. Additionally, the corresponding debt ratios and calculations herein are overstated, whereas the estimated overlapping debt amounts are understated, due to the error as described above. See “DISTRICT DEBT – Estimated Overlapping Debt Statement.”
- (c) Approximately 3,500 homes are occupied.

## INTRODUCTION

This Official Statement of East Montgomery County Municipal Utility District No. 5 (the “District,” “Master District,” or “MUD 5”) is provided to furnish information with respect to the issuance by the District of its \$8,450,000 Unlimited Tax Contract Revenue Bonds, Series 2025 (the “Bonds”).

The Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, (ii) various elections held within the District and the other Participants (herein defined), (iii) a bond order (the “Bond Order”) adopted by the Board of Directors of the District (the “Board”), (iv) a trust indenture (the “Indenture”) between the Master District and Zions Bancorporation, National Association, Houston, Texas (the “Trustee” and “Paying Agent/Registrar”), and (v) an order of the Texas Commission on Environmental Quality (the “TCEQ”).

Certain capitalized terms used in this Official Statement have the same meanings assigned to such terms in the Bond Order and the Indenture, except as otherwise indicated herein.

This Official Statement also includes information about the Master District and certain reports and other statistical data. The summaries and references to all documents, statutes, reports and other instruments referred to herein do not purport to be complete, comprehensive or definitive and each summary and reference is qualified in its entirety by reference to each such document, statute, report, or instrument.

## THE BONDS

### General

The following is a description of certain terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Order and the Indenture. A copy of the Bond Order and the Indenture may be obtained from the Master District upon request to Bond Counsel. The Bond Order and the Indenture authorize the issuance and sale of the Bonds and prescribes the terms, conditions and provisions for the payment of the principal of and interest on the Bonds by the Master District.

The Bonds are dated August 1, 2025 (the “Dated Date”), and interest on the Bonds accrues from the date of delivery, which is expected to be on August 28, 2025 (the “Date of Delivery”), and is payable June 1, 2026, and each December 1 and June 1 thereafter until the earlier of stated maturity or redemption. Interest on the Bonds will be payable June 1, 2026, and semiannually thereafter on each December 1 and June 1 until maturity or redemption. Bonds maturing on or after December 1, 2031, are subject to redemption prior to maturity at the option of the Master District, in whole or from time to time in part, on December 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. If less than all the Bonds are redeemed at any time, the particular maturities of Bonds to be redeemed shall be selected by the Master District. If less than all of the Bonds of a particular maturity are redeemed, the Paying Agent/Registrar shall select the particular Bonds to be redeemed by such random method as it deems fair and appropriate.

The Bonds will be issued only in fully registered form in any integral multiples of \$5,000 of principal amount for any one maturity and will be initially registered and delivered only to The Depository Trust Company, New York, New York (“DTC”), in its nominee name of Cede & Co., pursuant to the book-entry-only system described herein. No physical delivery of the Bonds will be made to the owners thereof. Initially, principal of and interest on the Bonds will be payable by Zions Bancorporation, National Association, Houston, Texas (the “Paying Agent/Registrar”), to Cede & Co., as registered owner. DTC will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the beneficial owners of the Bonds. See “Book-Entry-Only System” below.

In the event the Book-Entry-Only System is discontinued and physical bond certificates issued, interest on the Bonds shall be payable by check mailed by the Paying Agent/Registrar on or before each interest payment date, to the Registered Owners as shown on the bond register (the “Register”) kept by the Paying Agent/Registrar at the close of business on the 15th calendar day of the month immediately preceding each interest payment date to the address of such Registered Owner as shown on the Register, or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and the Registered Owner at the risk and expense of such Registered Owner.

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 without additional interest and with the same force and effect as if made on the specified date for such payment.

### Book-Entry-Only System

*This section describes how ownership of the Bonds are to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and credited by DTC while the Bonds are registered in its nominee name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District believes the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.*

*The District cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the United States Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.*

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 required by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each of the Bonds, each in the aggregate principal amount of such issue, 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 3.5 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 Standard & Poor's rating 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 purchase 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 effect 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.

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

Redemption proceeds, principal, and interest 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 Issuer or 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 securities 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, Paying Agent/Registrar or the Master District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Master District or 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 Master 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 Master 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 the section concerning DTC and DTC's book-entry system has been obtained from sources that the Master District believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.

#### *Use of Certain Terms in Other Sections of this Official Statement*

In reading this Official Statement it should be understood that while the Bonds are in the book-entry form, references in other sections of this Official Statement to registered owners should be read to include the person for which the Participant acquires an interest in the Bonds, but (i) all rights of ownership must be exercised through DTC and the book-entry system, and (ii) except as described above, notices that are to be given to registered owners under the Bond Order will be given only to DTC.

#### **Registration, Transfer and Exchange**

In the event the Book-Entry-Only System should be discontinued, the Bonds may be transferred and exchanged on the registration books of the Paying Agent/Registrar only upon presentation and surrender thereof to the Paying Agent/Registrar or its corporate trust office and such transfer or exchange shall be without expenses or service charge to the registered owner, except for any tax or other governmental charges required to be paid with respect to such registration, exchange and transfer. A Bond may be assigned by the execution of an assignment form on the Bonds or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. A new Bond or Bonds will be delivered by the Paying Agent/Registrar, in lieu of the Bonds being transferred or exchanged, at the principal payment office of the Paying Agent/Registrar, or sent by the United States mail, first class, postage prepaid, to the new registered owner or his designee. To the extent possible, new Bonds issued in an exchange or transfer of the Bonds will be delivered to the registered owner or assignee of the registered owner in not more than three business days after the receipt of the Bonds to be cancelled, and the written instrument of transfer or request for exchange duly executed by the registered owner or his duly authorized agent, in form satisfactory to the Paying Agent/Registrar. New Bonds registered and delivered in an exchange or transfer shall be in any integral multiple of \$5,000 of principal amount for any one maturity and for a like aggregate principal amount as the Bond or Bonds surrendered for exchange or transfer. See "Book-Entry-Only System" herein defined for a description of the system to be utilized initially in regard to ownership and transferability of the Bonds.

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

In the event the Book-Entry-Only System should be discontinued, the Master District has agreed to replace mutilated, destroyed, lost or stolen Bonds upon surrender of the mutilated Bonds to the Paying Agent/Registrar, or receipt of satisfactory evidence of such destruction, loss or theft, and receipt by the Master District and the Paying Agent/Registrar of security or indemnity which they determine to be sufficient to hold them harmless. The Master District may require payment of taxes, governmental charges and other expenses in connection with any such replacement.

#### **Authority for Issuance**

At separate elections held within the boundaries of each Participant on May 12, 2007, the voters of each Participant approved the Master District Contract, thereby, authorizing the levy and collection of the Contract Tax and the issuance of the Bonds and future unlimited tax contract revenue bonds necessary to fund the Master District Facilities. See "Issuance of Additional Debt" below.

A TCEQ order has authorized the Master District to sell the Bonds subject to certain restrictions, including the use of Bond proceeds as summarized in "– Use and Distribution of Bond Proceeds" below and recommended, among other things, the levy of a Contract Tax by each Participant for the payment of debt service on the Bonds of at least \$0.40 per \$100 assessed valuation in the initial year of issuance of the Bonds.

The Bonds are issued pursuant to (i) Article XVI, Section 59 of the Texas Constitution, and the general laws of the State of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, (ii) various elections held within the District and the other Participants, (iii) the Bond Order, (iv) the Indenture, and (v) 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, the sufficiency of the Pledged Revenues (hereinafter defined) to pay principal and interest on the Bonds or upon the adequacy of the information contained in this Official Statement.

### **Outstanding Bonds**

The District has previously issued eight (8) series of bonds, each being unlimited tax contract revenue bonds issued by the District in its capacity as the Master District, as follows: \$6,675,000 Unlimited Tax Contract Revenue Bonds, Series 2016; \$2,900,000 Unlimited Tax Contract Revenue Bonds, Series 2017; \$4,800,000 Unlimited Tax Contract Revenue Bonds, Series 2018; \$4,975,000 Unlimited Tax Contract Revenue Bonds, Series 2019; \$4,190,000 Unlimited Tax Contract Revenue Bonds, Series 2021; \$4,855,000 Unlimited Tax Contract Revenue Bonds, Series 2022; \$13,350,000 Unlimited Tax Contract Revenue Bonds, Series 2023, and \$16,675,000 Unlimited Tax Contract Revenue Bonds, Series 2024. As of the Date of Delivery, \$54,295,000 principal amount of such eight (8) series of bonds remains outstanding (the "Outstanding Bonds").

### **Source of Payment**

The Bonds are payable solely from and to the extent that certain payments required by the Master District Contract are made by the Trustee for the purpose of paying the debt service on the Bonds. The Master District Contract provides that all Participants shall pay a pro rata share of debt service on the Master District bonds, including the Outstanding Bonds, the Bonds, and any future unlimited tax contract revenue bonds, based upon each Participant's certified assessed valuation as a percentage of the total assessed valuation of the Service Area. The debt service requirements shall be calculated to include the charges and expenses of paying agents, registrars and trustees utilized in connection with the Bonds and any bonds of the District subsequently issued, the principal, interest and redemption requirements of the Bonds and any bonds of the Master District subsequently issued and all amounts required to establish and maintain funds established under the Bond Order or the Indenture. Each Participant is obligated to pay its pro rata share of the annual debt service on the Bonds from the proceeds of an annual ad valorem contract tax which is not limited as to rate or amount, or from any other legally available funds of each Participant. Each Participant's pro rata share of debt service requirements will be calculated annually by the Master District; however, the levy of a contract tax for the purpose of paying debt service on the Bonds and any bonds of the Master District subsequently issued is the sole responsibility of each Participant. See "SUMMARY OF CERTAIN DOCUMENTS."

The Bonds are secured by the Indenture entered into by the Master District and the Trustee. Pursuant to the Indenture, the Master District has assigned to the Trustee all of the Master District's right, title and interest in and to the Pledged Contract Payments required by the Master District Contract. See "SUMMARY OF CERTAIN DOCUMENTS – Indenture."

### **Pledged Contract Payments by the Participants**

Principal of and interest on the Bonds, the Outstanding Bonds, and any bonds of the Master District subsequently issued are payable from and secured by an unconditional obligation to make certain payments that are to be made severally by the Participants pursuant to the Master District Contract for the purpose of paying their pro rata shares of debt service requirements which includes principal of and interest on the Bonds, the Outstanding Bonds, and any additional bonds, and fees and charges due the Trustee and the Paying Agent/Registrar (the "Pledged Contract Payments"). By execution of the Master District Contract, the Participants have each agreed to pay such pro rata share of debt service on the Bonds based upon the certified assessed valuation of each Participant as a percentage of the total assessed valuation of the Service Area. Participants are obligated to make such debt service requirement payments from the proceeds of the Contract Tax levied by such Participant or other monies legally available to the Participant. No Participant is liable for the payments due by any other Participant.

The Bonds are limited obligations of the Master District, payable solely from the Pledged Contract Payments and certain funds held by the Trustee under the Indenture (i.e., all monies paid into the Debt Service Fund for the Bonds, including capitalized interest), and are not obligations of the State of Texas; Montgomery County, Texas; the City; or any entity other than the Master District. See "SUMMARY OF CERTAIN DOCUMENTS – Master District Contract." The Master District shall calculate on or before September 1 of each year, or as soon thereafter as practical, the amount of Pledged Contract Payments due from each Participant in the following calendar year. The Pledged Contract Payments shall be billed to each Participant by the Master District on or before September 1 of the year prior to the year in which such Pledged Contract Payments become due, or as soon thereafter as practical. Such Pledged Contract Payments shall be due and payable from each Participant directly to the Trustee semiannually on or before November 15 and May 15 of each year.



### **Unconditional Obligation to Pay**

All charges imposed by the Master District to pay debt service on the Bonds will be made by the Participants without set-off, counterclaim, abatement, suspension, or diminution, nor will any Participant have any right to terminate the Master District Contract nor be entitled to the abatement of any such payment or any reduction thereof nor will the obligations of the Participants be otherwise affected for any reason, including without limitation acts or conditions of the Master District that might be considered failure of consideration, eviction or constructive eviction, destruction or damage to the Master District Facilities, failure of the Master District to perform and observe any agreement, whether expressed or implied, or any duty, liability or obligation arising out of or connected with the Master District Contract. All sums required to be paid by the Participants to the Master District for such purposes will continue to be payable in all events and the obligations of the Participants will continue unaffected, unless the requirement to pay is reduced or terminated pursuant to an express provision of the Master District Contract. If any Participant disputes the amount to be paid to the Master District, the Participant shall nonetheless promptly make payments as billed by the Master District, and if it is subsequently determined by agreement, arbitration, regulatory decision, or court decision that such disputed payment should have been less, the Master District will then make proper adjustments to all Participants so that the appropriate Participant will receive credit for its over payments. See "SUMMARY OF CERTAIN DOCUMENTS – Master District Contract."

### **Funds**

Pursuant to the Indenture, a Debt Service Fund has been created as a trust fund for the benefit of the Registered Owners. The proceeds from Pledged Contract Payments collected for and on account of the Bonds authorized by the Bond Order shall be deposited and collected, in the Debt Service Fund. See "SUMMARY OF CERTAIN DOCUMENTS – Indenture."

### **Record Date for Interest Payment**

Interest on the Bonds will be paid to the registered owner appearing on the registration and transfer books of the Paying Agent/Registrar at the close of business on the "Record Date" (the fifteenth calendar day of the month next preceding each interest payment date) and shall be paid by the Paying Agent/Registrar (i) by check sent United States mail, first class postage prepaid, to the address of the registered owner recorded in the registration and transfer books of the Paying Agent/Registrar or (ii) by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. If the date for the payment of the principal or interest on the Bonds shall be a Saturday, Sunday, a legal holiday, or a day when banking institutions in the city where the principal payment office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day when banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

In the event of non-payment of interest on a scheduled payment date and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar when funds for the payment of such interest have been received. Notice of the Special Record Date and of the scheduled payment date of the past due interest ("Special Payment Date" which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each registered owner of a Bond appearing in the registration and transfer books of the Paying Agent/Registrar at the close of business on the last business day next preceding the date of mailing such notice.

### **Redemption Provisions**

The District reserves the right, at its option, to redeem the Bonds maturing on and after December 1, 2031, prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of \$5,000, on December 1, 2030, or any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. If fewer than all of the Bonds are to be redeemed, the particular maturity or maturities and the amounts thereof to be redeemed shall be determined by the District. If fewer than all of the Bonds of the same maturity are to be redeemed, the particular Bonds shall be selected by DTC in accordance with its procedures. See "Book-Entry-Only System" above. Notice of each exercise of the reserved right of optional redemption shall be given by the Paying Agent/Registrar at least thirty (30) calendar days prior to the redemption date, in the manner specified in the Bond Order.

By the date fixed for redemption, due provision shall be made with the Paying Agent/Registrar for payment of the principal 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 which would otherwise accrue after the redemption date on any Bond or portion thereof called for redemption shall terminate on the date fixed for redemption.

## **Annexation**

Under existing Texas law, since the Master District lies wholly within the extraterritorial jurisdiction of the City, the Master District must conform to a City consent ordinance. Generally, the Master District may be annexed by the City without the Master District's consent, and the City cannot annex territory within the Master District unless it annexes the entire Master District; however, under legislation effective December 1, 2017, the City may not annex the Master District unless (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50 percent of the land in the area, a petition has been signed by more than 50 percent of the landowners consenting to the annexation. If the Master District is annexed, the City will assume the Master District's assets and obligations (including the Bonds) and dissolve the Master District. Annexation of territory by the City is a policy-making matter within the discretion of the Mayor and City Council of the City, and therefore, the Master District makes no representation that the City will ever annex the Master District and assume its debt. Moreover, no representation is made concerning the ability of the City to make debt service payments should annexation occur.

## **Consolidation**

A municipal utility district (such as the Master District) has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its assets, such as cash and the utility system, with the water and wastewater system of municipal utility districts with which it is consolidating as well as its liabilities (which would include the Bonds). No representation is made concerning the likelihood of consolidation.

## **Defeasance**

The Bond Order and the Indenture provide that the Master 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 the Trustee or any place of payment (paying agent) of the Bonds or other obligations of the Master 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 noncallable 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 Master 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 which 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 Master 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 Master 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.

## **Issuance of Additional Debt**

The Master District may issue additional unlimited tax contract revenue bonds necessary to provide those improvements and facilities pursuant to the terms of the Master District Contract, with the approval of the TCEQ, and upon the issuance of such bonds, the Participants would be responsible for the debt service on such bonds. See "Source of Payment" above and "INVESTMENT CONSIDERATIONS – Future Debt." The Bond Order imposes no limitation on the amount of additional unlimited tax contract revenue bonds which may be issued by the Master District. Any additional unlimited tax contract revenue bonds issued by the Master District will be on a parity with the Bonds.

The issuance of additional obligations may increase the Master District's and the Participants' tax rate and adversely affect the security for, and the investment quality and value of, the Bonds. The Master District does not employ any formula with respect to assessed valuations, tax collections, or otherwise to limit the amount of parity bonds which it may issue. The

issuance of additional bonds for the construction of additional Master District Facilities is subject to approval by the TCEQ pursuant to issuance guidelines established by it. See "INVESTMENT CONSIDERATIONS – Future Debt."

After the issuance of the Bonds, the District, in its capacity as the Master District, will have \$158,130,000 unlimited tax contract revenue bonds remaining authorized but unissued for financing the Master District Facilities. Additional unlimited tax bonds may hereafter be approved by both the Board and voters of the District. The District also has the right to issue certain other additional bonds, special project bonds, and other obligations described in the Bond Order. MUD 5 has \$231,204,262 in authorized but unissued bonds for providing waterworks, wastewater, and drainage facilities to areas within the boundaries of the District, \$114,029,430 in authorized but unissued bonds for providing road facilities to areas within the boundaries of the District, \$24,600,000 in authorized but unissued bonds for the construction and acquisition of parks and recreational facilities to areas within the boundaries of the District, and collectively \$386,333,692 for the refunding of such bonds for providing waterworks, wastewater, and drainage facilities to areas within the boundaries of the District, for providing road facilities to areas within the boundaries of the District, and for the construction and acquisition of parks and recreational facilities to areas within the boundaries of the District. Such bonds authorized but unissued for providing waterworks, wastewater, and drainage facilities to areas within the boundaries of the District includes the MUD 5 \$4,500,000 Unlimited Tax Bonds, Series 2025, which is expected to close on or about August 28, 2025. See "APPENDIX A" for a description of authorized but unissued unlimited tax bonds of MUD 5, MUD 6, and MUD 7.

### **Specific Tax Covenants**

The Master District has additionally covenanted and represented in the Bond Order that it:

- (1) will not use, permit the use of, or omit to use proceeds of the sale of the Bonds, amounts derived from the investment thereof, or funds held in the Debt Service Fund (the "Proceeds") or any other amounts (or any property acquired, constructed, or improved with the Proceeds) in a manner which, if made or omitted, respectively, would cause interest on any Bond to become includable in the gross income, as defined in Section 61 of the Internal Revenue Code of 1986, as amended (the "Code"), of the owners of the Bonds for federal income tax purposes;
- (2) will not, at any time prior to the maturity of the Bonds, either (a) use or permit the use of Proceeds or any property acquired, constructed or improved with the Proceeds in any trade or business carried on by any person or entity other than a state or local government (or in any activity of any person other than a natural person) or (b) directly or indirectly impose or accept any charge or other payment for the use of the Proceeds or any property acquired, constructed or improved with the Proceeds in any trade or business carried on by any person other than a state or local government (or any activity of any person other than a natural person), unless in each case such use is merely as a member of the general public or said charge or payment consists of taxes of general application within the Master District or interest earned on certain investments acquired with the Proceeds pending application for their intended purposes;
- (3) will not use the Proceeds to make or finance loans to any person or entity other than a state or local government, excluding loans consisting of temporary investment of the Proceeds pending application for their intended purposes but including any transaction which constructively transfers ownership of property financed with Proceeds for federal income tax purposes;
- (4) will not, except during certain temporary periods described in the Bond Order, at any time prior to the maturity of the Bonds, directly or indirectly invest the Proceeds in taxable investments (or use such proceeds to replace money if so invested), if as a result of such investment the yield of all such taxable investments acquired with the Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the yield of the Bonds;
- (5) will not (a) use any money to pay principal of or interest on the Bonds, or pledge (or permit to be pledged) or otherwise restrict any money, funds, or investments so as to give reasonable assurance of their availability for such purpose, except in each case amounts deposited to the Debt Service Fund, or (b) apply any proceeds from the sale of the Bonds or income from the investment thereof, directly or indirectly, to pay principal of or interest on any other indebtedness of the Master District, any other governmental entity which is included within the Master District, or any corporate or other instrumentality of the Master District or any such governmental entity;
- (6) will not cause the Bonds to be treated as "federally guaranteed" obligations for purposes of Section 149(b) of the Code or "hedge bonds" within the meaning of Section 149(g) of the Code; and
- (7) will file with the Secretary of the Treasury of the United States, not later than the 15th date of the second calendar month after the close of the calendar quarter in which the Bonds were issued, an information report in compliance with the Code.

The Master District may omit to comply with any of the foregoing covenants if it obtains an opinion of nationally recognized bond counsel that such omission would not adversely affect the excludability from gross income for federal income tax purposes of interest on any Bond.

## **Amendments to the Bond Order**

The Master District may, without the consent of or notice to any Registered Owners, amend the Bond Order in any manner not detrimental to the interests of the Registered Owners, including the curing of any ambiguity, inconsistency or formal defect or omission therein. In addition, the Master District may, with the written consent of the Registered Owners of a majority in aggregate principal amount of the Bonds then outstanding affected thereby, amend, add to or rescind any of the provisions of the Bond Order, provided that, without the consent of the Registered Owners of all of the Bonds affected, and provided that it has not failed to make a timely payment of principal of or interest on the Bonds, no such amendment, addition or rescission may (1) change the date specified as the date on which the principal of or any installment of interest on any Bond is due and payable, reduce the principal amount thereof, the redemption price thereof, or the rate of interest thereon, change the place or places at, or the coin or currency in which any Bond or the interest thereon is payable, or in any other way modify the terms or sources of payment of the principal of or interest on the Bonds, (2) give any preference to any Bond over any other Bond, or (3) modify any of the provisions of the Bond Order relating to the amendment thereof, except to increase any percentage provided thereby or to provide that certain other provisions of the Bond Order cannot be modified or waived without the consent of the holder of each Bond affected thereby. In addition, a state, consistent with federal law, may, in the exercise of its police power, make such modifications in the terms and conditions of contractual covenants relating to the payment of indebtedness of a political subdivision as are reasonable and necessary for attainment of an important public purpose. See "SUMMARY OF CERTAIN DOCUMENTS – Indenture" for a discussion on amendments to the Indenture.

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

If the Master 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 Order and the Indenture, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Order and the Indenture, 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 Order and the Indenture. Except for mandamus, the Bond Order 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. Based on recent Texas court decisions, it is unclear whether Section 49.066 Texas Water Code, effectively waives governmental immunity of a municipal utility district for suits for money damages. Even if such a judgment against the Master District were obtained, it could not be enforced by direct levy and execution against the Service Area's property. Further, the Registered Owners cannot themselves foreclose on property within the Service Area 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 Master District.

Subject to the requirements of Texas law discussed below, a political subdivision such as the Master 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 Master 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 Master District must obtain the approval of the TCEQ as a condition to seeking relief under the Federal Bankruptcy Code. The TCEQ 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.

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.

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

Section 49.186 of the Texas Water Code is applicable to the District and provides:

(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 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.

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## Use and Distribution of Bond Proceeds

The construction costs below were compiled by the Master District's Engineer (herein defined) and were submitted to the TCEQ in the Master District's TCEQ Bond Application Report. Non-construction costs are based upon either contract amounts, or estimates of various costs by the Engineer and the Financial Advisor. The actual amounts to be reimbursed by the Master District and the non-construction costs will be finalized after the sale of the Bonds and completion of agreed-upon procedures by the Master District's auditor. The surplus funds may be expended for any lawful purpose for which surplus construction funds may be used, if approved by the TCEQ, where required.

	District's Share
<b><u>Construction Costs</u></b>	
A. Developer Contribution Items	
1. Via Principale Parkway Section 3 – W, WW, & D	\$ 603,161
2. Tavola Phase 8 – Clearing and Grubbing	435,020
3. Tavola Phase 9 – Clearing and Grubbing	524,028
4. Tavola Phase 10 – Clearing and Grubbing	343,444
5. West Tavola Phase 1 – Clearing and Grubbing	345,595
6. West Tavola Phase 2 – Clearing and Grubbing	1,025,399
7. West Tavola Phase 3 – Clearing and Grubbing	530,682
8. Engineering and Material Testing (Items No. 1-7)	440,448
9. Stormwater Pollution Prevention (Items No. 1, 2, and 4-7)	213,208
Total Developer Contribution Items	<u>\$ 4,460,985</u>
B. District Items	
1. Tavola WWTP No. 1 – Phase 4	\$ 904,860
2. Tavola WWTP No. 2 – Phase 2	851,000
3. Engineering and Material Testing (Items No. 1 and 2)	378,196
4. Stormwater Pollution Prevention (Items No. 1 and 2)	52,676
5. Engineering and Material Testing for Tavola WWTP No. 2 –Phase 1	16,240
Total District Items	<u>\$ 2,202,972</u>
NET CONSTRUCTION COSTS (78.86% of BIR)	<u>\$ 6,663,957</u>
<b><u>Non-Construction Costs</u></b>	
A. Legal Fees	\$ 184,000
B. Fiscal Agent Fees	169,000
C. Interest	
1. Capitalized Interest (6 Months at 5.50%)	211,250
2. Developer Interest	838,853
D. Bond Discount (3.00%)	253,500
E. Bond Issuance Expenses	34,865
F. Bond Application Report	65,000
G. Attorney General Fee (0.10% or a maximum of \$9,500)	8,450
H. TCEQ Bond Issuance Fee (0.25%)	21,125
Total Non-Construction Costs (17.25% of BIR)	<u>\$ 1,786,043</u>
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$ 8,450,000</b>

In the instance that approved estimated amounts exceed the actual costs, the difference comprises a surplus which may be expended for uses approved by the TCEQ. In the instance that actual costs exceed previously approved estimated amounts and contingencies, additional TCEQ approval and the issuance of additional bonds may be required. However, the Master District cannot and does not guarantee the sufficiency of such funds for such purposes.

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## **INVESTMENT CONSIDERATIONS**

### **General**

The Bonds are limited obligations of the Master District and are not obligations of the State of Texas; Montgomery County, Texas; the City of Houston, Texas (the "City"); or any entity other than the Master District. The Bonds are payable solely from and to the extent of the Pledged Contract Payments (as defined herein). The obligations of the Participants (as defined herein) to make Pledged Contract Payments are several, not joint, obligations pro-rated among the Participants based upon the proportion of the assessed valuation of property within their respective boundaries to the total assessed valuation of the Service Area (as defined herein). No Participant is obligated to pay the Pledged Contract Payments allocated to any other Participant. The security for payment of the principal of and interest on the Bonds, therefore, depends on the ability of each Participant to collect annual ad valorem taxes (without legal limit as to rate or amount) levied on taxable property within its boundaries sufficient to pay its Pledged Contract Payments. Taxes collected by each Participant are allocated between Pledged Contract Payments which are the source of payment of the Bonds and other ad valorem taxes levied by such Participant without priority of taxes levied for one purpose over taxes levied for any other purpose.

The collection by each Participant of delinquent taxes owed to it and the enforcement by the registered owners of the Bonds (the "Registered Owners") of the Participant's obligation to collect sufficient taxes, if required, may be a costly and lengthy process. The Master District does not make any representations that continued development of taxable property within the Service Area will accumulate or maintain taxable values sufficient to justify continued payment of taxes by property owners or that there will be a market for the property, if such property is foreclosed upon by a Participant for nonpayment of taxes. The Master District makes no representations that over the life of the Bonds the property within the Service Area will maintain a value sufficient to justify continued payment of taxes by the property owners. The potential increase in taxable valuation of property in the Service Area is directly related to the economics of the commercial and residential industry, not only due to general economic conditions, but also due to the particular factors discussed below. See "Registered Owners' Remedies and Bankruptcy Limitations" below, "THE BONDS – Source of Payment," and "APPENDIX A – CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS."

### **Contract Tax**

The District, in its capacity as the Master District, is responsible for constructing or otherwise obtaining the regional water supply and regional wastewater treatment, as well as the regional water distribution and wastewater collection trunklines and drainage and detention facilities necessary to serve Tavola (collectively, the "Master District Facilities" as further defined in "THE SYSTEM – The Master District"). By execution of the "Contract for Financing, Operation and Maintenance of Regional Water, Sanitary Sewer and Drainage Facilities," as amended (the "Master District Contract"), the Master District, East Montgomery County Municipal Utility District No. 6 ("MUD 6"), and East Montgomery County Municipal Utility District No. 7 ("MUD 7") (MUD 5, MUD 6, and MUD 7 being referred to herein individually as a "Participant" or "Tavola MUD" and collectively as the "Participants" or "Tavola MUDs") are obligated to pay a pro rata share of debt service on bonds to be issued by the Master District to finance the Master District Facilities (the "Contract Revenue Bonds") based upon the certified assessed valuation of each Participant. Each Participant is obligated to pay its pro rata share of debt service on the Contract Revenue Bonds, including the Bonds, from the proceeds of ad valorem taxes levied by such district for such purpose (the "Contract Tax") or from any other lawful source of district income.

The Bonds are the ninth series of unlimited tax contract revenue bonds to be issued by the Master District. The Master District is authorized to issue unlimited tax contract revenue bonds in an amount necessary to finance the Master District Facilities to serve the entire master-planned development of Tavola, without additional voter approval. The District cannot represent whether any of the development planned or occurring in the area within the Tavola MUDs served by the Master District Facilities (the "Service Area") will be successful. The levy of a Contract Tax to substantially higher levels could have an adverse impact upon future development and upon development and home sales within the Service Area, including the District, and the ability of each Tavola MUD to collect, and the willingness of owners of property located within the Service Area to pay ad valorem taxes (including the Contract Tax). See "THE SYSTEM" and "SUMMARY OF CERTAIN DOCUMENTS."

### **Overlapping Debt and Tax Rates**

The Master District and each Participant may each independently issue additional debt that may change the Participants' projected tax rates in the future. See "DISTRICT DEBT – Direct and Estimated Overlapping Debt Statement." Owners of taxable property in the Service Area are responsible for the payment of ad valorem taxes levied by each Participant, as applicable, for payment of Pledged Contract Payments. In addition, owners of property located in the Service Area are responsible for the payment of ad valorem taxes levied by a Participant, as applicable, for the payment of debt service on unlimited tax bonds issued by the Participant and are also responsible for the payment of ad valorem taxes levied by a Participant, as applicable, for the purpose of paying the Participant's operation and maintenance costs. See "APPENDIX A" attached hereto for information related to indebtedness and taxation requirements of each Participant.

In addition, property located within the Service Area is subject to taxation by various other governmental entities. See "TAX DATA – Estimated Overlapping Taxes."

## Factors Affecting Taxable Values and Tax Payments

**Economic Factors:** The rate of development of the Service Area is directly related to the vitality of the residential housing industry in the Houston metropolitan area. New residential housing construction can be significantly affected by factors such as interest rates, construction costs, and consumer demand. Decreased levels of home construction activity would restrict the growth of property values in the Service Area. The Master District cannot predict the pace or magnitude of any future development or home construction in the Service Area. See “TAVOLA – Status of Development within the Service Area.”

**Principal Landowner/Developer:** There is no commitment by or legal requirement of the Developer (as defined herein), or any other landowner in the Service Area to proceed at any particular rate or according to any specified plan with the development of land in the Service Area, or of any homebuilder to proceed at any particular pace with the construction of homes in the Service Area. Moreover, there is no restriction on any landowner’s right to sell its land. Therefore, the Master District can make no representation about the probability of future development, if any, or the rate of future home construction activity in the Service Area. Failure to construct taxable improvements on developed lots would restrict the rate of growth of taxable values in the Service Area and result in higher tax rates. See “TAVOLA – Status of Development within the Service Area.”

**Maximum Impact on District Tax Rates:** Assuming no further development or home construction, the value of the land, improvements, and other taxable property currently within the Service Area will be the major determinant of the ability or willingness of property owners to pay their taxes. The taxable assessed valuation as of January 1, 2025, of all taxable property located within the Service Area is \$901,493,172 and the estimate of valuation as of June 15, 2025, of all taxable property located within the Service Area is \$1,002,091,991. After issuance of the Bonds, the combined estimated maximum annual debt service requirement of the Outstanding Bonds and the Bonds (2043) will be \$4,338,631 and the combined estimated average annual debt service requirement of the Outstanding Bonds and the Bonds (2025–2050) will be \$3,817,964.

Assuming no increase to nor decrease from the taxable assessed valuation as of January 1, 2025, a tax rate of each Participant of \$0.51 and \$0.45 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to pay the combined estimated maximum annual debt service requirement and the combined estimated average annual debt service requirement, respectively.

Assuming no increase to nor decrease from the estimate of valuation as of June 15, 2025, a tax rate of each Participant of \$0.46 and \$0.41 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to pay the combined estimated maximum annual debt service requirement and the combined estimated average annual debt service requirement, respectively.

In 2024, the District levied a total tax rate of \$1.300 per \$100 of assessed valuation composed of the following: a maintenance tax rate of \$0.520 and a contract tax rate of \$0.470 and a tax for payment of debt service in the amount of \$0.310. In 2024, MUD 6 levied a total tax of \$1.170 per \$100 of assessed valuation composed of the following: a maintenance tax of \$0.110, a contract tax of \$0.450, and a tax for payment of debt service in the amount of \$0.61. In 2024, MUD 7 levied a total tax of \$1.300 per \$100 of assessed valuation composed of the following: a maintenance tax of \$0.170, a contract tax of \$0.460, and a tax for payment of debt service in the amount of \$0.670.

## Tax Collections and Foreclosure Remedies

The Master District’s ability to make debt service payments on the Bonds may be adversely affected by difficulties experienced by each Participant in collecting ad valorem taxes. Under Texas law, the levy of ad valorem taxes by a Participant constitutes a lien in favor of the Participant 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 judicial foreclosure. The Participant’s ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time consuming and expensive collection procedures; (b) a bankruptcy court’s stay of tax collection proceedings against a taxpayer; or (c) market conditions affecting the marketability of taxable property within the Service Area and limiting the proceeds from a foreclosure sale of such property.

Moreover, the proceeds of any sale of property within the Service Area available to pay debt service on the Bonds may be limited by the existence of other tax liens on the property (see “TAX DATA – Estimated Overlapping Taxes”), by the current aggregate tax rate being levied against the property, and by other factors (including the taxpayers’ right to redeem property after foreclosure). Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the Service Area pursuant to the Federal Bankruptcy Code could stay any attempt by such Participant to collect delinquent ad valorem taxes assessed against such taxpayer. See “TAXING PROCEDURES.”



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

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners have a right to seek a writ of mandamus requiring each Participant to levy sufficient taxes each year to make the District's portion of such debt service payments and to enforce the Master District's rights under the Master District Contract to require each Tavola MUD to levy sufficient taxes each year to make its portion of such debt service payments. Except for mandamus, the Bond Order 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. Although the Registered Owners could obtain a judgment against the Master District and the Participants, such a judgment could not be enforced by a direct levy and execution against property in the Service Area. Further, the Registered Owners cannot themselves foreclose on property within the Service Area or sell property within the Service Area in order to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may be limited further by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the Master District and the Participants. In this regard, should the Master District or any Participant file a petition for protection from creditors under federal bankruptcy laws, the remedy of mandamus or the right of a Participant to seek judicial foreclosure of its tax lien would be automatically stayed and could not be pursued unless authorized by a federal bankruptcy judge.

## **Future Debt**

Pursuant to the Master District Contract, the Master District may sell additional unlimited tax contract revenue bonds in an amount necessary to provide the facilities intended to be provided by the Master District on parity with the Bonds. The Master District anticipates that it will continue to issue unlimited tax contract revenue bonds in installments over the next several years. After the sale of the Bonds, the Master District will still owe approximately \$3,000,000 to the Developer for the Master District Facilities. Each future issue of bonds is intended to be sold at the earliest practicable date consistent with the maintenance of a reasonable tax rate in the Service Area (assuming projected increases in the value of taxable property made at the time of issuance of bonds are accurate). The Master District does not employ any formula with respect to assessed valuations, tax collections or otherwise to limit the amount of parity bonds which it may issue. The issuance of additional bonds is subject to approval by the TCEQ pursuant to its rules regarding issuance and feasibility of bonds. See "TAVOLA – Status of Development within the Service Area."

After the issuance of the Bonds, the District, in its capacity as the Master District, will have \$158,130,000 unlimited tax contract revenue bonds remaining authorized but unissued for financing the Master District Facilities. MUD 5 has \$231,204,262 in authorized but unissued bonds for providing waterworks, wastewater, and drainage facilities to areas within the boundaries of the District, \$114,029,430 in authorized but unissued bonds for providing road facilities to areas within the boundaries of the District, \$24,600,000 in authorized but unissued bonds for the construction and acquisition of parks and recreational facilities to areas within the boundaries of the District, and collectively \$386,333,692 for the refunding of such bonds for providing waterworks, wastewater, and drainage facilities to areas within the boundaries of the District, for providing road facilities to areas within the boundaries of the District, and for the construction and acquisition of parks and recreational facilities to areas within the boundaries of the District. Such bonds authorized but unissued for providing waterworks, wastewater, and drainage facilities to areas within the boundaries of the District includes the MUD 5 \$4,500,000 Unlimited Tax Bonds, Series 2025, which is expected to close on or about August 28, 2025. See "APPENDIX A" for a description of authorized but unissued unlimited tax bonds of MUD 5, MUD 6, and MUD 7.

## **Lone Star Groundwater Conservation District**

On October 10, 2017, the Lone Star Groundwater Conservation District (the "Conservation District") Board of Directors approved new recommendations for future increases in groundwater pumping in Montgomery County based upon the results of a three-year scientific study. The Conservation District commissioned its "Strategic Water Resources Planning Study" in October 2014 to evaluate the impacts to local aquifers of its 2016 groundwater pumping reductions, to evaluate whether and how additional groundwater supplies could be safely developed in the county, and to develop other related information and recommendations for use in the next five-year cycle of joint planning for establishing goals for future aquifer conditions in a multi-county region of the Gulf Coast known as Groundwater Management Area 14 ("GMA 14"). As part of the study, the Conservation District surveyed all of the large water well permit holders in the county to determine how much additional declines in the water levels of the aquifers that they could tolerate in their water wells. The new recommended planning goal for the aquifers in Montgomery County would allow groundwater pumping to increase from the current goal of 64,000 acre-feet per year to 100,000 acre-feet per year. The study found that increased pumping would result in greater declines in water levels in the aquifers over the 50-year planning period than under the current goal, but that the survey results supported the board making such a policy decision because of the limited number of well owners who may have to lower their wells to accommodate the water-level declines.

The Conservation District Board of Directors' decision was unanimous to approve the increased groundwater pumping levels and resulting aquifer conditions included in what is referred to as groundwater availability model "Run D" in the Final Report for Task 3 of the study as the Board's recommended model scenario. The board of directors also approved a

recommendation that the Conservation District's general manager and technical consultants present the results of the study, including the board's new recommendation for Run D, to the other groundwater conservation district representatives of GMA 14, with a request that Run D be considered in the new round of joint planning for the aquifers as either an amendment to the current desired future conditions for the aquifers or as a new proposal. By law, GMA 14 must adopt desired future conditions for the aquifers at least once every five years, with the current five-year cycle ending no later than January 5, 2022. However, GMA 14 can adopt new or amended desired future conditions for the aquifers earlier than those deadlines. In order to be finally approved, any new proposal or amendment must go through a lengthy technical evaluation and public hearings process prescribed by law and must receive an affirmative vote of at least four out of the five-member groundwater conservation districts in GMA 14.

In 2015, dissatisfied with the production limits the Conservation District created through the rulemaking authority delegated to it by the Texas Legislature, a group of large water producers filed suit claiming that the rules the Conservation District created imposing per-producer yearly production limits on their production of groundwater were invalid because they purported to regulate the production of groundwater in ways the Texas Legislature never authorized. On October 2, 2018, the 284th District Court of Montgomery County, ruled that, as a matter of law, the core groundwater regulation, which the Conservation District imposed on large groundwater producers, is outside of the Conservation District's authority under the Texas Water Code and is not valid. Under the ruling, the Conservation District could appeal directly to the Beaumont Court of Appeals for review of the decision. However, at the Conservation District board meeting held on January 23, 2019, the board announced that they unanimously agreed on a settlement offer with the large water producers, but the specifics of the settlement will not be made public until all parties have reviewed and signed it. As a result of the District Court's ruling on October 2, 2018, the District adopted new groundwater regulations on September 8, 2020, that repeal, supersede and replace all previously adopted rules and regulatory plans of the District.

### **San Jacinto River Authority GRP Agreement**

In response to the Conservation District requirements, the San Jacinto River Authority ("SJRA") expressed a willingness to assume responsibility to construct and operate a surface water treatment plant at or near Lake Conroe, a large manmade lake in the County, and a water transmission system to major populated areas of the County, thus enabling the entire County to comply with the Conservation District requirements.

SJRA offered to enter into a contract for groundwater reduction planning, alternative water supply, and related goods and services (the "GRP Contract") with all large water users in Montgomery County to achieve the goals for reduction of groundwater pumpage for the entire County. Approximately 149 larger volume water users in the County, including the Master District, approved and entered into the GRP Contract (collectively the "GRP Affiliates") and are in compliance with SJRA and Conservation District requirements applicable to groundwater pumpage from the Master District's well.

Pursuant to the GRP Contract, SJRA will develop, implement and enforce a groundwater reduction plan ("GRP") covering all GRP Affiliates to achieve and maintain compliance with the Conservation District requirements. The initial focus of the GRP will be the design and construction of a surface water treatment and transmission system (the "Project") to be owned and operated by SJRA for the benefit of all GRP Affiliates.

The SJRA will design, permit, finance, construct, own, operate, and maintain the Project, and the Project will be constructed in phases. A group compliance approach will be utilized. Certain large volume GRP Affiliates may be wholly-converted to treated surface water, while other users may continue to use groundwater. This approach is expected to minimize overall Project cost, equalize costs for GRP Affiliates, and avoid geographic advantages and disadvantages.

All GRP Affiliates will pay a monthly groundwater pumpage fee for groundwater pumped from wells. The pumpage fee shall be set so that GRP Affiliates are neither benefitted nor penalized for utilizing groundwater and allowances will be made for GRP Participant costs of operating and maintaining their wells.

GRP Affiliates that receive treated surface water from the Project will pay the prevailing rate for water. Such rate will be set so the GRP Affiliates are neither benefitted nor penalized for being required to take water from the Project under the GRP and allowances will be made for GRP Participant costs of operating on-site water facilities, as well as operating and maintaining their wells. The pumpage fees and water service fees received from the Project will be comparable so that all GRP Affiliates will be paying equivalent charges without preference for customers within or outside the areas converted to surface water.

SJRA has and will issue bonds to finance the capital costs of the Project, and groundwater pumpage fees and water service fees will be used to cover costs of debt service on such bonds. SJRA has created a new, separate, non-treated surface water system for substantially all of Montgomery County. The direct costs to SJRA's groundwater reduction plan division for the first phase of such conversion to surface water sources are currently estimated to be approximately \$500,000,000, which will be paid for through pumpage fees charged to the participants. The SJRA pumpage fees are currently \$2.67 per 1,000 gallons of water pumped from wells and the Master District will pay the pumpage fees based upon the amount of water it pumps each month.

The Master District passes these pumpage fees and Conservation District fees on to each of the Tavola MUDs, which in turn pass these costs to their customers.

### **Marketability**

The Master District has no understanding (other than the initial reoffering yields) with the initial purchaser of the Bonds (the “Initial Purchaser”) regarding the reoffering yields or prices of the Bonds and has no control over the trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made for the Bonds. If there is a secondary market, the difference between the bid and asked price of the Bonds may be greater than the bid and asked spread of other bonds generally bought, sold, or traded in the secondary market. See “SALE AND DISTRIBUTION OF THE BONDS.”

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

The Bond Order contains covenants by the Master District intended to preserve the exclusion from gross income of interest on the Bonds. Failure of the Master District to comply with such covenants 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.”

### **Specific Flood Type Risks**

The Participants may be subject to the following types of flood risks:

***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 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 drainage systems downstream.

### **Potential Impact of Natural Disaster**

The District is located approximately 60 miles from the Texas Gulf Coast and, as it has in the past, could be impacted by high winds, heavy rains, and flooding caused by hurricane, tornado, tropical storm, or other adverse weather event. In the event that a natural disaster should damage or destroy improvements and personal property in the District, the assessed value of such taxable properties could be substantially reduced, resulting in a decrease in the taxable assessed value in the District or an increase in the District’s tax rates. See “TAXING PROCEDURES – Valuation of Property for Taxation.”

There can be no assurance that a casualty loss to taxable property within the District will be covered by insurance (certain casualties, including flood, are usually excepted unless specific insurance is purchased), that any insurance company will fulfill its obligation to provide insurance proceeds, or that insurance proceeds will be used to rebuild, repair, or replace any taxable properties in the District that were damaged. Even if insurance proceeds are available and damaged properties are rebuilt, there could be a lengthy period in which assessed values in the District are adversely affected.

### **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 three 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, effective November 7, 2022. The “severe” nonattainment area classification 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 attainment deadline for the HGB Area under the 2008 Ozone Standard is July 20, 2027, with an attainment year of 2026.

The HGB Area is currently designated as a “severe” nonattainment area under the 2015 Ozone Standard, effective November 7, 2022. For purposes of the 2015 Ozone Standard, the HGB Area consists of only six counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, and Montgomery Counties. The attainment deadline for the HGB Area under the 2015 Ozone Standard is August 3, 2027, with an attainment year of 2026.

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.

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 January 24, 2019. 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.

#### **Approval of the Bonds**

The Attorney General of Texas must approve the legality of the Bonds prior to their delivery. The Attorney General of Texas, however, does not pass upon or guarantee the safety of the Bonds as an investment or the adequacy or accuracy of the information contained in this Official Statement.

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

The recent fluctuations in oil prices in the U.S. and globally, which at times have led to the lowest such prices in three decades, may lead to adverse conditions in the oil and gas industry, including but not limited to reduced revenues, declines in capital and operating expenditures, business failures, and layoffs of workers. 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 or homebuilding activity within the Service Area. As previously stated, the Bonds are secured by an unlimited ad valorem tax, and a reduction in property values may require an increase in the ad valorem tax rate required to pay the Bonds as well as the Participant's share of operations and maintenance expenses payable from ad valorem taxes.

#### **Extreme Weather Events**

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

On August 25, 2017, Hurricane Harvey made landfall on the Texas Gulf Coast. The Houston area, including Montgomery County, Texas, sustained widespread rain damage and flooding as a result of Hurricane Harvey's landfall, and historic levels of rainfall during the succeeding four days.

According to the Engineer, the Master District Facilities sustained no damage as a result of Hurricane Harvey, and there was no interruption of water and sewer service. Furthermore, according to the Engineer, there were no structures in the Service Area that experienced flooding or structural damage. The Service Area cannot predict the effect that additional extreme weather events may have upon the Service Area and the Gulf Coast. Additional extreme weather events have the potential to cause damage within the Service Area and along the Gulf Coast generally that could have a negative effect on taxable assessed valuations in the Service Area and the economy of the Service Area and the region. See "TAXING PROCEDURES – Valuation of Property for Taxation."

If a future weather event or natural disaster significantly damaged taxable property within the Service Area, the assessed value of property within the Service Area could be substantially reduced, which could result in a decrease in tax revenues

and/or necessitate an increase in the Participant's tax rate. Further, there can be no assurance that a casualty loss to taxable property within the Service Area 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 Service Area. Even if insurance proceeds are available and improvements are rebuilt, there could be a lengthy period in which assessed values within the Service Area could be adversely affected.

### **National Weather Service Atlas 14 Rainfall Study**

The National Weather Service recently completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States ("Atlas 14"). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in interim floodplain regulations applying to a larger number of properties and consequently leaving less developable property within the District. Such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

### **Competitive Nature of Houston Residential Housing Market**

*Competition:* The demand for and construction of taxable improvements in the District could be affected by competition from other developments near the District. In addition to competition for new single-family home sales from other developments, there are numerous previously-owned single-family homes in more established commercial centers and neighborhoods closer to the City of Houston, Texas that are for sale. Such existing developments could represent additional competition for new development proposed to be constructed within the District. The competitive position of the Developer or the principal landowners in the sale of land, and the sale or leasing of residences is affected by most of the factors discussed in this section. Such a competitive position is directly related to the growth and maintenance of taxable values in the District and tax revenues to be received by the District. The District can give no assurance that building and marketing programs in the District by the Developer will be implemented or, if implemented, will be successful.

*Location and Access:* The District is located approximately 30 miles northeast from the central business district of the City of Houston, Texas. Many of the single-family developments with which the District competes are in a more developed state and have lower taxes. As a result, particularly during times of increased competition, the Developer within the District may be at a competitive disadvantage to the developers in other single-family projects located closer to major urban centers or in a more developed state. See "THE DISTRICT" and "DEVELOPMENT WITHIN THE DISTRICT."

### **2025 Legislative Session**

The 89th Regular Legislative Session convened on January 14, 2025, and concluded on June 2, 2025. The Legislature meets in regular session in odd numbered years for 140 days. When the Legislature is not in session, the Governor of Texas (the "Governor") may call one or more special sessions, at the Governor's discretion, each lasting no more than 30 days, and for which the Governor sets the agenda. During this time, the Legislature may enact laws that materially change current laws affecting ad valorem tax matters, including rollback elections for maintenance tax increases, and other matters which could adversely affect the marketability or market value of the Bonds. On June 23, 2025, the Governor called a special session to begin on July 21, 2025, which will end no later than August 20, 2025. The agenda released by the Governor for the special session includes, in part, "[l]egislation reducing the property tax burden on Texans and legislation imposing spending limits on entities authorized to impose property taxes." The District can make no representations or predictions regarding any actions the Texas Legislature may take or the effect of any such actions.

### **Changes in 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 income tax purposes. Any proposed legislation, whether or not enacted, may 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 proposed, pending or future legislation.

### **Bond Insurance Risk Factors**

*The District has applied for a bond insurance policy to guarantee the scheduled payment of principal and interest on the Bonds. The purchase of such insurance, if available, will be at the option and expense of the Initial Purchaser. If an insurance policy is purchased, the following are risk factors relating to bond insurance.*

In the event of default of the payment of principal or interest with respect to the Bonds when all or some becomes due, any owner of the Bonds shall have a claim under the applicable bond insurance policy (the "Policy") for such payments. However, in the event of any acceleration of the due date of such principal by reason of mandatory or optional redemption or acceleration resulting from default or otherwise, other than any advancement of maturity pursuant to a mandatory

sinking fund payment, the payments are to be made in such amounts and at such times as such payments would have been due had there not been any such acceleration. The Policy does not insure against redemption premium, if any. The payment of principal and interest in connection with mandatory or optional prepayment of the Bonds by the issuer which is recovered by the issuer from the bond owner as a voidable preference under applicable bankruptcy law is covered by the insurance policy; however, such payments will be made by the provider of the Policy (the "Bond Insurer") at such time and in such amounts as would have been due absent such prepayment by the District unless the Bond Insurer chooses to pay such amounts at an earlier date.

Under most circumstances, default of payment of principal and interest does not obligate acceleration of the obligations of the Bond Insurer without appropriate consent. The Bond Insurer may direct and must consent to any remedies and the Bond Insurer's consent may be required in connection with amendments to any applicable bond documents.

In the event the Bond Insurer is unable to make payment of principal and interest as such payments become due under the Policy, the Bonds are payable solely from the moneys received pursuant to the applicable bond documents. In the event the Bond Insurer becomes obligated to make payments with respect to the Bonds, no assurance is given that such event will not adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

The long-term ratings on the Bonds are dependent in part on the financial strength of the Bond Insurer and its claim paying ability. The Bond 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 Bond Insurer and of the ratings on the Bonds insured by the Bond 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 INSURANCE" and "RATING."

The obligations of the Bond Insurer are contractual obligations and in an event of default by the Bond 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 have made independent investigation into the claims paying ability of the Bond Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Bond Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal of and interest on the Bonds and the claims paying ability of the Bond Insurer, particularly over the life of the investment. See "MUNICIPAL BOND INSURANCE" herein for further information provided by the Bond Insurer and the Policy, which includes further instructions for obtaining current financial information concerning the Bond Insurer.

## **SUMMARY OF CERTAIN DOCUMENTS**

### **Master District Contract**

Each of the Participants has executed the Master District Contract, as amended, with the Master District and obtained approval of the Master District Contract from the voters of each Participant at elections held separately within the boundaries of each Participant. The Master District Contract provides that all Participants shall pay a pro rata share, based upon each Participant's assessed valuation as a percentage of the total certified assessed valuation in the Service Area, of debt service on the Master District bonds, including the Bonds, and any future unlimited tax contract revenue bonds. Each Participant is obligated to pay its pro rata share of the annual debt service payments from the proceeds of an annual ad valorem Contract Tax which is not limited as to rate or amount which includes the charges and expenses of paying agents, registrars, and trustees utilized in connection with the Bonds, the principal, interest and redemption requirements of the Bonds and all amounts required to establish and maintain funds established under the Bond Order or Indenture (the "Pledged Contract Payments"). Each Participant's pro rata share of debt service requirements will be calculated annually by the Master District; however, the levy of a Contract Tax or other available means of payment is the sole responsibility of each Participant for the purpose of paying its pro rata share of debt service on the Bonds. The Master District Facilities have been, and are expected to be, constructed with funds provided by the Developer and proceeds from the Bonds and future unlimited tax contract revenue bonds issued by the Master District, which will also be used to reimburse the Developer for such facilities. The Master District Contract also provides for duties of the parties; establishment and maintenance of funds; assignment; arbitration; amendments; force majeure; and other provisions.

It is anticipated that the Master District Facilities will be acquired or constructed in stages to meet the needs of a continually expanding population within the Service Area. In the event that the Master District fails to meet its obligations to provide Master District Facilities as required by the Master District Contract, each Participant has the right, pursuant to the Master District Contract, to design, acquire, construct, or expand the Master District Facilities needed to provide service to each Participant, and convey such Master District Facilities to the Master District in consideration of payment by the Master District of the actual reasonable necessary capital costs expended by each Participant for such Master District Facilities. See "INVESTMENT CONSIDERATIONS – Future Debt" and "APPENDIX A" for information concerning each Participant's authorized but unissued unlimited tax bond authority.

All sums payable by each Participant to the Master District pursuant to the Master District Contract are to be paid without set off, counterclaim, abatement, suspension, or diminution. If any Participant fails to pay its share of these costs in a timely

manner, the Master District Contract provides that the Master District shall be entitled to cancel, in whole or in part, any reservation or allocation of capacity in the Master District's Facilities by such Participant in addition to the Master District's other remedies under the Master District Contract. See "THE BONDS – Source of Payment" and "– Unconditional Obligation to Pay." Under certain conditions, the Master District may extend the Service Area and provide services to other parties who will become Participants and agree to assume their pro rata share of the bonded indebtedness of the Master District Facilities in the same manner as the existing Participants.

### **Indenture**

The Bonds are further secured by the Indenture from the Master District to Zions Bancorporation, National Association, Houston, Texas (or a successor to) as Trustee. Pursuant to the Indenture, the Master District has assigned to the Trustee all of the Master District's right, title and interest in and to the Pledged Contract Payments under the Master District Contract. Such Pledged Contract Payments, together with all amounts from time to time on deposit in the Debt Service Fund maintained by the Trustee pursuant to the Indenture, together with any other security from time to time thereafter granted to the Trustee shall constitute the "Pledged Revenues" held by the Trustee under the Indenture.

Pursuant to the Indenture, the Trustee is to maintain the Debt Service Fund as trust funds to be held in trust solely for the benefit of the Registered Owners of the Bonds. The Master District has covenanted in the Indenture that it will cause to be charged to each Participant, and collected and deposited into the Debt Service Fund, Pledged Contract Payments in amounts sufficient, together with other Pledged Revenues, to provide for the payment of all interest due on the Bonds on or before each interest payment date and all principal payments on the Bonds on each principal payment date. The Debt Service Fund are to be invested only in investments authorized by the laws of the State of Texas but must be invested in a manner such that the money required to be expended from any fund will be available at the proper time or times.

The Indenture provides that an "Event of Default" shall be either of the following occurrences:

- (a) Failure to pay when due the principal of or interest on any Bond; or
- (b) Failure to deposit to the Debt Service Fund money sufficient to pay any principal of or interest on any Bond no later than the date when it becomes due and payable.

Upon the occurrence of an Event of Default, the Trustee is required to give notice thereof to the Registered Owners and, subject to the other provisions of the Indenture, may proceed to protect and enforce its rights and the rights of the Registered Owners of the Bonds by suit, action or proceeding at equity or at law or otherwise, whether for the specific performance of any covenant or agreement contained in the Indenture, Bond Order or Bonds or in aid of the execution of any power granted in the Indenture or for the enforcement of any of the legal, equitable or other remedy as the Trustee, being advised by counsel, shall deem most effectual to protect and enforce any of the rights of the Trustee or such Registered Owner, including, without limitation, requesting a writ of mandamus issued by a court of competent jurisdiction compelling the directors and other officers of the Master District and/or the Participants to make such payment (but only from and to the extent of the sources provided in the Indenture) or to observe and perform its other covenants, obligations and agreements in the Indenture. The Indenture provides that the Trustee may seek the appointment of receivers, may act without possession of the Bonds, may act as attorney in fact for the Registered Owners, that no remedy is exclusive and that the delay or omission in the exercise of any right or remedy shall not constitute a waiver.

The Indenture does not provide for any acceleration of maturity of the Bonds or provide for the foreclosure upon any property or assets of the Master District or the Participants, other than applying the Pledged Revenues as defined in the Indenture in the manner provided in the Indenture.

The Indenture imposes certain limitations on Registered Owners of Bonds to institute suits, actions or proceedings at law or in equity for the appointment of a receiver or other remedy unless and until the Trustee shall have received the written request of the Registered Owners of not less than 25% of all Bonds and any additional bonds from time to time outstanding and secured by the Indenture and the Trustee shall have refused or neglected to institute such suit, action or proceeding for a period of 10 days after having been furnished reasonable indemnity.

Notwithstanding the foregoing, Registered Owners of more than 50% of the aggregate principal amount of the Bonds and any additional bonds from time to time issued and outstanding shall have the right, by written instrument delivered to the Trustee, to direct the time, method and place of conducting all proceedings to be taken in connection with the enforcement of the terms and conditions of the Indenture.

Without the consent of the Registered Owners, the Master District and the Trustee may from time to time enter into one or more indentures supplemental to the Indenture, which shall form a part of the Indenture, for any one or more of the following purposes:

- (1) to cure any ambiguity, inconsistency or formal defect or omission in the Indenture;



- (2) to grant to or confer upon the Trustee for the benefit of the Registered Owners any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Registered Owners of the Bonds or the Trustee or either of them;
- (3) to subject to the lien of the Indenture additional revenues, properties or collateral;
- (4) to modify, amend or supplement the Indenture or any supplemental indenture in such manner as to provide further assurances that interest on the Bonds will, to the greatest extent legally possible, be excludable from gross income for federal income tax purposes;
- (5) to obtain bond insurance or a rating for the Bonds;
- (6) to permit any unlimited tax contract revenue bonds to be issued in book entry-only-form; and
- (7) to permit the assumption of the Master District's obligations under the Indenture by any other entity that may become the legal successor to the Master District;

provided, however, that no provision in such supplemental indenture shall be inconsistent with the Indenture or shall impair in any manner the rights of the Registered Owners.

Except as provided in the preceding paragraph, any modification, change or amendment of the Indenture may be made only by a supplemental indenture adopted and executed by the Master District and the Trustee with the consent of the owners of not less than a majority of the aggregate principal amount of the bonds then outstanding. However, without the consent of the holders of each outstanding Bond, no modification, change, or amendment to the Indenture shall:

- (1) extend the time of payment of the principal thereof or interest thereon, or reduce the principal amount thereof or premium, if any, thereon, or the rate of interest thereon, or make the principal thereof or premium, if any, or interest thereon payable in any coin or currency other than that provided in the Indenture, or deprive such Registered Owner of the lien on the revenues pledged under the Indenture; or
- (2) change or amend the Indenture to permit the creation of any lien on the revenues pledged therein equal or prior to the lien thereof, or reduce the aggregate principal amount of Bonds.

The Trustee may be removed at any time by an instrument or concurrent instruments in writing, signed by the owners of a majority in principal amount of the Bonds then outstanding and delivered to the Trustee, with notice thereof given to the Master District.

The Trustee may at any time resign and be discharged from the trusts created by giving written notice to the Master District and by providing written notice to the Registered Owners of its intended resignation at least sixty (60) days in advance thereof. Such notice shall specify the date on which such resignation shall take effect and shall be sent by first-class mail, postage prepaid to each Registered Owner. Resignation by the Trustee shall not take effect unless and until a successor to such Trustee shall have been appointed.

In case the Trustee shall resign, or shall be removed or dissolved, or shall be in the course of dissolution or liquidation, or shall otherwise become incapable of acting, or in case the Trustee shall be taken under control of any public officer or officers or a receiver appointed by a court, a successor may be appointed by the Registered Owners of a majority in principal amount of the Bonds then outstanding, by an instrument or concurrent instruments in writing, signed by such owners or their duly authorized representatives delivered to the Trustee, with notice thereof given to the Master District; provided however, that in any of the events above mentioned, the Master District may nevertheless appoint a temporary Trustee to fill such vacancy until a successor shall be appointed by the Registered Owners in the manner above provided, and any such temporary Trustee so appointed by the Master District shall immediately and without further act be automatically succeeded by the successor to the Trustee appointed by the Registered Owners. The Master District shall provide written notice to the Registered Owners of the appointment of any successor Trustee, whether temporary or permanent, in the manner provided in the Indenture for providing notice of the resignation of the Trustee. Any successor Trustee or temporary Trustee shall be a trust company or bank in good standing located in or incorporated under the laws of the State of Texas duly authorized to exercise trust powers and subject to examination by federal or state authority, having a reported capital and surplus of not less than \$50,000,000.

In the event that no appointment of a successor Trustee is made by the Registered Owners or by the Master District pursuant to the Indenture for a period of ninety (90) days from the receipt of notice of such resignation or removal, the Registered Owner of any Bond or the retiring Trustee may apply to any court of competent jurisdiction for the appointment of a successor Trustee, and such court may thereupon, after such notice as it shall deem proper, if any, appoint a successor Trustee.

## DISTRICT DEBT

### General

The following tables and calculations relate to the Bonds. The Tavola MUDs and various other political subdivisions of government which overlap all or a portion of the Service Area are empowered to incur debt to be raised by taxation against all or a portion of the property within the Service Area.

### Assessed Valuation of the Participants

(UNAUDITED)

Values of the Participants:

	2025 Taxable Assessed Value (a)	Percent of Total	June 15, 2025 Estimate of Value (c)	Percent of Total
MUD 5	\$ 115,692,419 (b)	12.83%	\$ 213,433,188	21.30%
MUD 6	421,968,789	46.81	423,904,498	42.30
MUD 7	363,831,964	40.36	364,754,305	36.40
Total	\$ 901,493,172	100.00%	\$ 1,002,091,991	100.00%

Direct Debt:

The Outstanding Bonds (as of delivery of the Bonds).....	\$ 54,295,000
The Bonds .....	<u>\$ 8,450,000</u>
Total .....	\$ 62,745,000

Estimated Overlapping Debt .....	<u>\$191,960,068</u> (b, d)
Total Direct and Estimated Overlapping Debt .....	\$254,705,068

Direct Debt Ratios:

As a percentage of the 2025 Taxable Assessed Valuation of the Participants .....	6.96% (b)
As a percentage of the Estimated Valuation of the Participants as of June 15, 2025 .....	6.26%

Direct and Estimated Overlapping Debt Ratios:

As a percentage of the 2025 Taxable Assessed Valuation of the Participants .....	28.25% (b)
As a percentage of the Estimated Valuation of the Participants as of June 15, 2025 .....	25.42%

Debt Service Fund Balance (as of July 17, 2025) .....	\$ 2,381,718 (e)
General Fund Balance (as of July 17, 2025) .....	\$ 125,626
Capital Projects Fund Balance (as of July 17, 2025) .....	\$ 2,239,598

2024 Tax Rate per \$100 of Assessed Value of Participants	MUD 5	MUD 6	MUD 7
Utility Debt Service .....	\$0.310	\$0.340	\$0.470
Road Debt Service .....	0.000	0.270	0.200
Contract Tax.....	0.470	0.450	0.460
Maintenance.....	<u>0.520</u>	<u>0.110</u>	<u>0.170</u>
Total .....	\$1.300	\$1.170	\$1.300

*[Remainder of page left blank intentionally]*

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- (a) Represents the taxable assessed valuation as of January 1, 2025, of all taxable property located within the District, as provided by the Montgomery Central Appraisal District (the "Appraisal District"). In MUD 5, such amount includes \$110,997,166 of certified assessed valuation plus the \$4,695,253 of uncertified value. In MUD 6, such amount includes \$364,891,579 of certified assessed valuation plus the \$57,077,210 of uncertified value. In MUD 7, such amount includes \$337,114,391 of certified assessed valuation plus the \$26,717,573 of uncertified value. The uncertified portion is the estimated minimum amount of assessed valuation that will ultimately be approved by the Appraisal Review Board, upon which the District will levy its tax. See "TAXING PROCEDURES" and "TAX DATA."
  - (b) The value represented above understates the value of the Service Area for the 2025 tax year. In particular, in MUD 5, the 2025 value above (\$115,692,419) includes land value for 1,050 developed lots but value for improvements on only 466 of such 1,050 lots. According to the District's tax assessor, there are approximately 288 homes either complete or under construction that are missing from the District's 2025 certified value. The Appraisal District has been notified of the error; however, the timing of the correction is unknown. Please note that future supplemental rolls will include the revised value. Additionally, the corresponding debt ratios and calculations herein are overstated, whereas the estimated overlapping debt amounts are understated, due to the error as described above. See "DISTRICT DEBT – Estimated Overlapping Debt Statement."
  - (c) Provided by the Appraisal District for informational purposes only, this amount is an estimate of the taxable value of all taxable property as of June 15, 2025, and includes an estimate of additional taxable value resulting from additional taxable improvements constructed from June 15, 2025, through June 15, 2025. No taxes will be levied on this estimated value. See "TAX DATA" and "TAXING PROCEDURES."
  - (d) Such amount includes the MUD 5 \$4,500,000 Unlimited Tax Bonds, Series 2025, which is expected to close on or about August 28, 2025. See "DISTRICT DEBT – Direct and Estimated Overlapping Debt Statement."
  - (e) Neither Texas law, the Bond Order (herein defined) nor the Indenture (herein defined) requires that the Master District maintain any particular sum in the Debt Service Fund. In addition, six (6) months of capitalized interest on the Bonds will be deposited into the Debt Service Fund upon delivery of the Bonds.

## SELECTED FINANCIAL INFORMATION

### (UNAUDITED)

Estimated Average Annual Debt Service Requirement (2025–2050) .....	\$ 3,817,964 (a)
Estimated Maximum Annual Debt Service Requirement (2043) .....	\$ 4,338,631 (a)

Contract Tax Rate per \$100 of Taxable Assessed Valuation Required to Pay Estimated Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2025–2050) at 95% Tax Collections

Based on the 2025 Taxable Assessed Valuation of the Participants .....	\$0.45 (b)
Based on the Estimated Valuation of the Participants as of June 15, 2025 .....	\$0.41

Contract Tax Rate per \$100 of Taxable Assessed Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2043) at 95% Tax Collections

Based on the 2025 Taxable Assessed Valuation of the Participants .....	\$0.51 (b)
Based on the Estimated Valuation of the Participants as of June 15, 2025 .....	\$0.46

Status of Development in Service Area as of July 15, 2025:

Participant	Total Acreage	Homes Completed (c)	Homes Under Construction	Developed Vacant Lots
MUD 5 .....	516.81	927	68	55
MUD 6 .....	554.22	1,247	0	0
MUD 7 .....	493.49	1,326	0	0
Total .....	1,564.52	3,500	68	55

- (a) Requirement of debt service on the Outstanding Bonds and the Bonds. See “DISTRICT DEBT – Debt Service Requirement Schedule.”
- (b) The value represented above understates the value of the Service Area for the 2025 tax year. In particular, in MUD 5, the 2025 value above (\$115,692,419) includes land value for 1,050 developed lots but value for improvements on only 466 of such 1,050 lots. According to the District’s tax assessor, there are approximately 288 homes either complete or under construction that are missing from the District’s 2025 certified value. The Appraisal District has been notified of the error; however, the timing of the correction is unknown. Please note that future supplemental rolls will include the revised value. Additionally, the corresponding debt ratios and calculations herein are overstated, whereas the estimated overlapping debt amounts are understated, due to the error as described above. See “DISTRICT DEBT – Estimated Overlapping Debt Statement.”
- (c) Approximately 3,500 homes are occupied.

## Direct and Estimated Overlapping Debt Statement

Other governmental entities whose boundaries overlap the Service Area have outstanding bonds payable from ad valorem taxes. The following statement of direct and estimated overlapping ad valorem tax debt was developed from information contained in "Texas Municipal Reports," published by the Municipal Advisory Council of Texas, or other available information. Except for the amount relating to the Participants, the Master District has not independently verified the accuracy or completeness of such information, and no person is entitled to rely upon such information as being accurate or complete. Furthermore, certain of the entities listed below may have issued additional bonds since the dates stated in this table, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot presently be determined. Political subdivisions overlapping the Service Area are authorized by Texas law to levy and collect ad valorem taxes for operation, maintenance and/or general revenue purposes in addition to taxes for payment of their debt, and some are presently levying and collecting such taxes.

Taxing Jurisdiction	Outstanding Debt June 30, 2025	Overlapping	
		Percent	Amount
Montgomery County	\$ 391,910,000	0.71%	\$ 2,793,920
New Caney Independent School District	893,050,000	9.79	87,393,150
Lone Star College System	439,870,000	0.27	1,197,999
East Montgomery County MUD No. 5 (a)	16,500,000	100.00	16,500,000
East Montgomery County MUD No. 6	44,070,000	100.00	44,070,000
East Montgomery County MUD No. 7	40,005,000	100.00	<u>40,005,000</u>
Total Estimated Overlapping Debt (b) .....			\$ 191,960,068
The Master District (c) .....			<u>\$ 62,745,000</u>
Total Direct & Estimated Overlapping Debt (c) .....			<u>\$ 254,705,068</u>

(a) The outstanding debt for MUD 5 noted above represents the MUD 5 \$4,500,000 Unlimited Tax Bonds, Series 2025, which is expected to close on or about August 28, 2025.

(b) The estimated overlapping debt amount shown above is understated due to the 2025 taxable assessed value of the District being as understated. See "SELECTED FINANCIAL INFORMATION" and "DISTRICT DEBT" under footnote (b) for additional information.

(c) Includes the Bonds and the Outstanding Bonds.

## Debt Ratios

### Direct Debt Ratios (a):

As a percentage of the 2025 Taxable Assessed Valuation of the Participants .....	6.96%
As a percentage of the Estimated Valuation of the Participants as of June 15, 2025 .....	6.26%

### Direct and Estimated Overlapping Debt Ratios (a):

As a percentage of the 2025 Taxable Assessed Valuation of the Participants .....	28.25% (b)
As a percentage of the Estimated Valuation of the Participants as of June 15, 2025 .....	25.42%

(a) Includes the Bonds and the Outstanding Bonds.

(b) The value represented above understates the value of the Service Area for the 2025 tax year. In particular, in MUD 5, the 2025 value above (\$115,692,419) includes land value for 1,050 developed lots but value for improvements on only 466 of such 1,050 lots. According to the District's tax assessor, there are approximately 288 homes either complete or under construction that are missing from the District's 2025 certified value. The Appraisal District has been notified of the error; however, the timing of the correction is unknown. Please note that future supplemental rolls will include the revised value. Additionally, the corresponding debt ratios and calculations herein are overstated, whereas the estimated overlapping debt amounts are understated, due to the error as described above. See "DISTRICT DEBT – Estimated Overlapping Debt Statement."

### Debt Service Requirement Schedule

The following schedule sets forth the debt service requirements of the Outstanding Bonds and the principal and estimated interest requirements of the Bonds, assuming an interest rate of 5.00%.

Calendar Year	Outstanding Debt Service	Plus: The Bonds			Total Debt Service
		Principal	Interest	Debt Service	
2025	\$ 2,549,618	\$ -	\$ -	\$ -	\$ 2,549,618
2026	3,754,615	50,000	530,472	580,472	4,335,087
2027	3,747,820	170,000	420,000	590,000	4,337,820
2028	3,747,568	175,000	411,500	586,500	4,334,068
2029	3,742,741	190,000	402,750	592,750	4,335,491
2030	3,737,504	205,000	393,250	598,250	4,335,754
2031	3,732,904	220,000	383,000	603,000	4,335,904
2032	3,729,581	235,000	372,000	607,000	4,336,581
2033	3,721,750	255,000	360,250	615,250	4,337,000
2034	3,715,488	275,000	347,500	622,500	4,337,988
2035	3,709,675	295,000	333,750	628,750	4,338,425
2036	3,712,413	305,000	319,000	624,000	4,336,413
2037	3,710,406	320,000	303,750	623,750	4,334,156
2038	3,714,413	335,000	287,750	622,750	4,337,163
2039	3,712,719	350,000	271,000	621,000	4,333,719
2040	3,716,400	365,000	253,500	618,500	4,334,900
2041	3,720,513	380,000	235,250	615,250	4,335,763
2042	3,719,794	400,000	216,250	616,250	4,336,044
2043	3,722,381	420,000	196,250	616,250	4,338,631
2044	3,724,856	435,000	175,250	610,250	4,335,106
2045	2,721,800	450,000	153,500	603,500	3,325,300
2046	2,447,494	475,000	131,000	606,000	3,053,494
2047	2,147,000	500,000	107,250	607,250	2,754,250
2048	2,160,450	520,000	82,250	602,250	2,762,700
2049	1,225,700	550,000	56,250	606,250	1,831,950
2050	-	575,000	28,750	603,750	603,750
Total	\$ 84,045,600	\$ 8,450,000	\$ 6,771,472	\$ 15,221,472	\$ 99,267,072

Combined Estimated Average Annual Debt Service Requirement (2025–2050) ..... \$3,817,964

Combined Estimated Maximum Annual Debt Service Requirement (2043) ..... \$4,338,631

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## **TAXING PROCEDURES**

### **Authority to Levy Taxes**

Each Participant is authorized to levy a continuing, direct annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within its boundaries in sufficient amount to pay the principal and interest on any bonds issued by it, its pro rata share of interest on the Bonds, and any additional bonds payable from taxes which the Master District may hereafter issue, and to pay the expenses of assessing and collecting such taxes. Voters within each Participant have also authorized the levy of a maintenance tax not to exceed \$1.50 per \$100 valuation.

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

The Texas Tax Code (the "Tax Code"), specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Tax Code are complex and are not fully summarized herein. The 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 of appraising property for all taxing units within Montgomery County, including the Participants. Such appraisal values will be subject to review and change by the Montgomery County Appraisal Review Board (the "Appraisal Review Board"). The appraisal roll, as approved by the Appraisal Review Board, will be used by the Participants in establishing its tax rolls and tax rate.

The Tax Code requires each appraisal district, by May 15 of each year, or as soon thereafter as practicable, to prepare appraisal records of property as of January 1 of each year based upon market value. The chief appraiser must give written notice before May 15, or as soon thereafter as practicable, to each property owner whose property value is appraised higher than the value in the prior tax year or the value rendered by the property owner, or whose property was not on the appraisal roll the preceding year, or whose property was reappraised in the current tax year. Notice must also be given if ownership of the property changed during the preceding year. The Appraisal Review Board has the ultimate responsibility for determining the value of all taxable property within the Participants; however, any property owner who has timely filed notice with the Appraisal Review Board may appeal a final determination by the Appraisal Review Board by filing suit in a Texas district court. Prior to such appeal or any tax delinquency date, however, the property owner must pay the tax due on the value of that portion of the property involved that is not in dispute or the amount of tax imposed in the prior year, whichever is greater, or the amount of tax due under the order from which the appeal is taken. 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. In addition, taxing units, such as the Participants, are entitled to challenge certain matters before the Appraisal Review Board, including the level of appraisals of a certain category of property, the exclusion of property from the appraisal records of the granting in whole or in part of certain exemptions. A taxing unit may not, however, challenge the valuation of individual properties.

Although the Participants have the responsibility for establishing tax rates and levying and collecting its taxes each year, under the Tax Code, the Participants do not establish appraisal standards or determine the frequency of revaluation or reappraisal. The Appraisal District is governed by a board of directors elected by the governing bodies of the county and all cities, towns, school districts and, if entitled to vote, the conservation and reclamation districts that participate in the Appraisal District. The Tax Code requires each appraisal district to implement a plan for periodic reappraisal of property to update appraised values. Such plan must provide for reappraisal of all real property in the appraisal district at least once every three years. It is not known what frequency of future reappraisals will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis.

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

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 Service Area are subject to taxation by the applicable Tavola MUD. 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; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually-owned automobiles. In addition, the applicable Tavola MUD may by its own action exempt residential homesteads of persons 65 years or older and certain disabled persons, to the extent deemed advisable by the Board of Directors of the applicable Tavola MUD. The applicable Tavola MUD may be required to offer such exemptions if a majority of voters approve same at an election. The Tavola MUD would be required to call an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. Each Tavola MUD is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair its obligation to pay tax supported debt incurred prior to adoption of the exemption by such district.

For the 2025 tax year, MUD 6 and MUD 7 granted an exemption of \$10,000 of assessed value for residential homesteads of persons 65 years or older. Furthermore, each Tavola MUD must grant exemptions to disabled veterans or the surviving spouse or children of a deceased veteran who died while on active duty in the armed forces, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of 100% is entitled to an exemption for the full value of the veteran's residence homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse. 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. Surviving spouses of a deceased veteran who has received a disability rating of 100% are entitled to receive a residential homestead exemption equal to the exemption received by the deceased spouse until such surviving spouse remarries. In addition, a partially disabled veteran or the surviving spouse of a partially disabled veteran is 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 at no cost by a charitable organization. This exemption also applies to a residence homestead that was donated by a charitable organization at some cost to such veterans. The surviving spouse of a member of the armed forces who was killed in action is entitled to an exemption of the total appraised value of the surviving spouse's residence homestead if the surviving spouse has not remarried since the service member's death and said property was the service member's residence homestead at the time of death. Such exemption may be transferred to a subsequent residence homestead of the surviving spouse, if the surviving spouse has not remarried, in an amount equal to the exemption received on the prior residence in the last year in which such exemption was received. The surviving spouse of a first responder who is killed or fatally injured in the line of duty is entitled to an exemption of the total appraised value of the surviving spouse's residence homestead if the surviving spouse has not remarried since the first responder's death, and said property was the first responder's residence homestead at the time of death. Such exemption would be transferred to a subsequent residence homestead of the surviving spouse, if the surviving spouse has not remarried, in an amount equal to the exemption received on the prior residence in the last year in which such exemption was received.

**Residential Homestead Exemptions:** The Tax Code authorizes the governing body of each political subdivision in the State to exempt up to twenty percent (20%) of the appraised market 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 by May 1. None of the Tavola MUDs has ever adopted a homestead exemption. See "TAX DATA."

**Freeport Goods and Goods-in-Transit Exemption:** 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 2013 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 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. Each of the Tavola MUDs has taken official action to allow taxation of all such goods-in-transit personal property for all prior and subsequent years.

## **Tax Abatement**

Montgomery County may designate all or part of the area within the Service Area as a reinvestment zone. Thereafter, the Montgomery County and the applicable Tavola MUD, 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 a Tavola MUD, 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. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions. At this time, Montgomery County has not designated any of the area within the Service Area as a reinvestment zone.

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

Generally, property in the Service Area must be appraised by the Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the Participant Districts in establishing its tax rolls and tax rate. Assessments under the Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Tax Code. Nevertheless, certain land may be appraised at less than market value, as such is defined in the Tax Code. The Texas Constitution limits increases in the appraised value of residence homesteads to 10 percent annually regardless of the market value of the property.

The 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 fair market value. The 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 of such property would bring if sold as a unit to a purchaser who would continue the business. Provisions of the 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 Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by one political subdivision while claiming it for 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 years for agricultural use and taxes for the previous five years for 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 the Appraisal District at least once every three 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 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% 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 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.

During the 2nd Special Session, convened on June 27, 2023, the Texas Legislature passed Senate Bill 2 ("SB 2"), which, among other things, includes provisions that prohibit an appraisal district from increasing the appraised value of real property during the 2024 tax year on non-homestead properties (the "Subjected Property") whose appraised values are not more than \$5,000,000 (the "Maximum Property Value") to an amount not to exceed the lesser of: (1) the market value of the Subjected Property for the most recent tax year that the market value was determined by the appraisal office or (2) the sum of: (a) 20 percent of the appraised value of the Subjected Property for the preceding tax year; (b) the appraised value of the Subjected Property for the preceding tax year; and (c) the market value of all new improvements to the Subjected Property. After the 2024 tax year, through December 31, 2026, the Maximum Property Value may be increased or decreased by the product of the preceding state fiscal year's increase or decrease in consumer price index, as applicable, to the Maximum Property Value. SB 2 was signed into law by the Governor of Texas (the "Governor") on July 22, 2023. The provisions described hereinabove took effect January 1, 2024, after the constitutional amendment proposed by H.J.R. 2, 88th Legislature, 2nd Called Session, 2023, was approved by voters at an election held on November 7, 2023.

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

Certain qualified taxpayers, including owners of residential homesteads, located within a natural disaster area and whose property has been damaged as a direct result of the disaster 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.

### **Agricultural, Open Space, Timberland and Inventory Deferment**

The Property Tax Code permits land designated for agricultural use (including wildlife management), open space, or timberland to be appraised at its value based on the land's capacity to produce agriculture or timber products rather than at its fair 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. Landowners wishing to avail themselves of any of such designations must apply for the designation, and the Appraisal District 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 and not as to others. If a claimant receives the 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 such taxes for a period of three (3) years to five (5) years for agricultural use, timberland or open space land prior to the loss of the designation.

### **Participant and Taxpayer Remedies**

Under certain circumstances, taxpayers and taxing units, including the Tavola MUDs, may appeal orders of the Appraisal Review Board by filing a timely petition for review in district court. In such event, the property value in question may 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 Tax Code.

The Tax Code sets forth notice and hearing procedures for certain tax rate increases by the Tavola MUDs and provides for taxpayer referenda which could result in the repeal of certain tax increases. The Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals that are higher than renditions and appraisals of property not previously on an appraisal roll.

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

Each Tavola MUD 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, after the legally required notice has been given to owners of property within the Tavola MUD, based upon: a) the valuation of property within the Participant 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. Personal property incurs an additional 20% penalty on or after April 1 of the year in which the taxes became delinquent and real property incurs such additional penalty on July 1 of the year in which the taxes become delinquent. For those taxes billed at a later date and that become delinquent on or after June 1, they will also incur an additional penalty for collection costs of an amount established by the Tavola MUD and a delinquent tax attorney. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The 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, may be rejected.

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

Chapter 49, 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 Unit." 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 are 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.

### *Special Taxing Unit*

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, are required to hold a rollback 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 Texas Tax Code, are required to hold a rollback 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 are 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 a rollback election is called and passes, the total tax rate for Developing District 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 the District's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board of Directors on an annual basis in September or October of each year. The Participants have each determined it is a Developing District for the 2024 tax year. The District cannot give any assurances as to what its, or the other Participants, classification will be at any point in time or whether the Participants' future tax rates will result in a total tax rate that will reclassify each Participant into a new classification and new election calculation.

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

Taxes levied by a Tavola MUD are a personal obligation of the owner of the property as of January 1 of the year in which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the state and each taxing unit, including the Tavola MUD, having the power to tax the property. The Tavola MUD's tax lien is on a parity with the tax liens of other such taxing units. A tax lien on real property takes priority over the claims 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 Tavola MUD is determined by 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 Tavola MUD may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the Tavola MUD 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 two (2) years for residential and agricultural property and six months for commercial property and all other types of property after the purchaser's deed at the foreclosure sale is filed in the county records.

## **TAX DATA**

### **General**

Taxable property within the Service Area is subject to the assessment, levy and collection by the applicable Tavola MUD of a continuing direct, annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay its Pro-Rata Share

of the principal of and interest on the Bonds (and any future tax-supported bonds which may be issued from time to time as authorized). Taxes are levied by each Tavola MUD each year against such Participant's assessed valuation as of January 1 of that year. Taxes become due October 1 of such year, or when billed, and generally become delinquent after January 31 of the following year. The Board of MUD 5 covenants in the Bond Order to assess and levy an ad valorem tax sufficient to produce funds to pay its pro rata portion of the principal and interest on the Bonds. Pursuant to the requirements of the Master District Contract, MUD 6 and MUD 7 are likewise required to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay its pro-rata portion of the principal of and interest on the Bonds. The actual rate of such taxes will be determined from year to year as a function of the Participant's tax base, its debt service requirements, and available funds. In addition, each Participant has the power and authority to assess, levy, and collect ad valorem taxes, not to exceed \$1.50 per \$100 of assessed valuation, for operation and maintenance purposes. In 2024, MUD 5 levied a total tax rate of \$1.300 per \$100 of assessed valuation composed of the following: a maintenance tax of \$0.520 and a contract tax of \$0.470 plus at utility debt service rate of \$0.310. In 2024, MUD 6 levied a total tax of \$1.170 per \$100 of assessed valuation composed of the following: a maintenance tax of \$0.110, a contract tax of \$0.450, a tax for payment of utility debt service of \$0.340, and a tax for payment of road debt service of \$0.270. In 2024, MUD 7 levied a total tax of \$1.300 per \$100 of assessed valuation composed of the following: a maintenance tax of \$0.170, a contract tax of \$0.460, a tax for payment of utility debt service of \$0.470, and a tax for payment of road debt service of \$0.200.

### **Debt Service Tax**

Each Participant, including the Master District, has the statutory authority to issue unlimited tax bonds for the purpose of providing water distribution, wastewater collection, and storm drainage facilities to the land within its boundaries. Such bonds, if issued, will be served by a continuing, annual ad valorem tax adequate to provide funds to pay the principal of and interest on such bonds. Such tax is in addition to the contract tax. See "APPENDIX A" for information related to each Participant's historical tax data and authorized but unissued unlimited tax bonds.

### **Maintenance Tax**

The boards of directors of each Participant has the statutory authority to levy and collect an annual ad valorem tax for maintenance purposes, including, but not limited to, funds for planning, constructing, maintaining, repairing and operating all necessary land, plants, works, facilities, improvements, appliances and equipment, if such maintenance tax is authorized by a vote of the Participant's electors. Such tax would be in addition to the contract tax and taxes levied for paying principal of and interest on any tax bonds which may be issued in the future by the Participant. At an election held on May 12, 2007, voters within each Participant District authorized a maintenance tax not to exceed \$1.50 per \$100 assessed valuation.

### **Tax Rate Limitations of Participants**

Debt Service:	Unlimited (no legal limit as to rate or amount).
Maintenance:	\$1.50 per \$100 Assessed Taxable Valuation.
Contract Tax:	Unlimited (no legal limit as to rate or amount).

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## Assessed Taxable Valuation Summary

The following represents the type of property comprising the 2025 tax rolls as certified by the Appraisal District.

Type of Property	MUD 5 Taxable Assessed Valuation (a, b)	MUD 6 Taxable Assessed Valuation (a)	MUD 7 Taxable Assessed Valuation (a)
Land	\$ 48,859,897	\$ 84,511,938	\$ 70,156,329
Improvements	71,032,584	376,226,591	311,626,266
Personal Property	677,597	4,584,563	6,158,432
Exemptions	(4,877,659)	(43,354,303)	(24,109,063)
Total	\$ 115,692,419	\$ 421,968,789	\$ 363,831,964

- (a) Represents the taxable assessed valuation as of January 1, 2025, of all taxable property located within the District, as provided by the Montgomery Central Appraisal District (the "Appraisal District"). In MUD 5, such amount includes \$110,997,166 of certified assessed valuation plus the \$4,695,253 of uncertified value. In MUD 6, such amount includes \$364,891,579 of certified assessed valuation plus the \$57,077,210 of uncertified value. In MUD 7, such amount includes \$337,114,391 of certified assessed valuation plus the \$26,717,573 of uncertified value. The uncertified portion is the estimated minimum amount of assessed valuation that will ultimately be approved by the Appraisal Review Board, upon which the District will levy its tax. See "TAXING PROCEDURES" and "TAX DATA."
- (b) The value represented above understates the value of the Service Area for the 2025 tax year. In particular, in MUD 5, the 2025 value above (\$115,692,419) includes land value for 1,050 developed lots but value for improvements on only 466 of such 1,050 lots. According to the District's tax assessor, there are approximately 288 homes either complete or under construction that are missing from the District's 2025 certified value. The Appraisal District has been notified of the error; however, the timing of the correction is unknown. Please note that future supplemental rolls will include the revised value. Additionally, the corresponding debt ratios and calculations herein are overstated, whereas the estimated overlapping debt amounts are understated, due to the error as described above. See "DISTRICT DEBT – Estimated Overlapping Debt Statement."

## Principal Taxpayers

The following are the principal taxpayers within the Service Area as shown on the combined certified appraisal rolls of the Participants for the 2025 tax year. See "APPENDIX A" for the principal taxpayers within the boundaries of each Participant.

Taxpayer	Types of Property	Taxable Value 2025 Tax Roll
Upward America Central Property Owner	Land & Improvements	\$ 46,384,498
DRP TX 3 LLC	Land & Improvements	3,640,838
Lennar Homes of Texas Land & Construction Ltd (a)	Land & Improvements	3,093,418
FKH SFR Propco K LP	Land & Improvements	3,066,589
Entergy Texas Inc.	Land & Improvements	2,853,610
McLean SFR Investment LLC	Land & Improvements	1,923,000
Hudson SFR Property Holdings II	Land & Improvements	1,244,473
SFR JV HD 2024 1 Borrower LLC	Land & Improvements	1,118,000
FKH SFR N LP	Land & Improvements	1,024,764
D&C Real Properties LLC	Land & Improvements	946,614
Total of Principal Taxpayers		\$ 65,295,804
Principal Taxpayers Percent of Total of Service Area		7.24%

- (a) See "THE DEVELOPER."

## Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of taxable assessed valuation that would be required to meet certain debt service requirements on the Outstanding Bonds and the Bonds if no growth occurs in the tax base of the Tavola MUDs beyond the taxable assessed valuation as of January 1, 2025 (\$901,493,172), and the June 15, 2025, estimated valuation (\$1,002,091,991). The calculations assume collection of 95% of taxes levied, the sale of the Bonds but not the sale of any additional bonds.

Combined Estimated Average Annual Debt Service Requirement (2025–2050)	\$3,817,964
Contract Tax Rate of \$0.45 on the 2025 Taxable Assessed Valuation of the Participants	\$3,853,883(b)
Contract Tax Rate of \$0.41 on the June 15, 2025, Estimated Valuation of the Participants	\$3,903,148
Combined Estimated Maximum Annual Debt Service Requirement (2043)	\$4,338,631
Contract Tax Rate of \$0.51 on the 2025 Taxable Assessed Valuation of the Participants	\$4,367,734(b)
Contract Tax Rate of \$0.46 on the June 15, 2025, Estimated Valuation of the Participants	\$4,379,142

- (b) The value represented above understates the value of the Service Area for the 2025 tax year. In particular, in MUD 5, the 2025 value above (\$115,692,419) includes land value for 1,050 developed lots but value for improvements on only 466 of such 1,050 lots. According to the District's tax assessor, there are approximately 288 homes either complete or under construction that are missing from the District's 2025 certified value. The Appraisal District has been notified of the error; however, the timing of the correction is unknown. Please note that future supplemental rolls will include the revised value. Additionally, the corresponding debt ratios and calculations herein are overstated, whereas the estimated overlapping debt amounts are understated, due to the error as described above. See "DISTRICT DEBT – Estimated Overlapping Debt Statement."

### Estimated Overlapping Taxes

Property within the Service Area is subject to taxation by several taxing authorities in addition to the Participants. Under Texas law, if ad valorem taxes levied by a taxing authority become delinquent, a lien is created upon the property which has been taxed. A tax lien on property in favor of a Participant is on a parity with tax liens of other taxing jurisdictions. In addition to ad valorem taxes required to make debt service payments on bonds of the Master District and of such other jurisdictions (see "DISTRICT DEBT – Direct and Estimated Overlapping Debt Statement"), certain taxing jurisdictions are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative and/or general revenue purposes. Set forth below is an estimation of all taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civic association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. The following chart includes the 2024 taxes per \$100 of assessed valuation levied by all such taxing jurisdictions. No prediction can be made of the tax rates that will be levied in future years by the respective taxing jurisdictions.

Taxing Jurisdiction	2024 Tax Rate
The Participants (a)	\$1.300000
Montgomery County	0.379000
Montgomery County Hospital District	0.049700
Montgomery County Emergency Services District No. 7	0.097500
New Caney Independent School District	1.255200
Lone Star College System	0.107600
Total Tax Rate	\$3.189000

- (a) Represents the highest total tax rate levied by a Participant.

## THE DISTRICT

### General

The District was created by the Texas Legislature, and by a confirmation election held within the District on May 12, 2007, and operates under Chapters 49 and 54 of the Texas Water Code and other general laws of the State of Texas applicable to municipal utility districts.

The District is empowered, among other things, to purchase, construct, operate, and maintain all works, improvements, facilities, and plants necessary for the supply of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water within its boundaries. In addition, the District, acting as the Master District provides regional water, sanitary sewer, drainage, and roads.

The District also is authorized to construct, develop and maintain park and recreational facilities using operating revenues or by issuing bonds payable from taxes, and, under certain limited circumstances, with TCEQ approval, to construct roads. In addition, the District is authorized, upon TCEQ and voter approval, to establish, operate, and maintain a fire department, independently or with one or more other conservation and reclamation districts, and provide such facilities and services to the customers of the District.

### Description

The total acreage of the District is 516.8 acres. The District is located in Montgomery County, Texas, approximately 30 miles north-northeast of the central business district of the City. The District is immediately west of U.S. Highway 59 and borders Caney Creek on its southern boundary. The District is located within the extraterritorial jurisdiction of the City.

## The Participants

MUD 5, MUD 6 and MUD 7 were created by the Texas Legislature and were confirmed at elections held on May 12, 2007. The Participants are vested with all of the rights, privileges, authority and functions conferred by the laws of the State of Texas applicable to municipal utility districts, including without limitation, those conferred by Chapters 49 and 54, Texas Water Code, as amended. The Participants are empowered to contract with the Master District for the joint construction, financing, ownership, and operation of any works, improvements, facilities, plants, equipment, and appliances necessary for the supply of water; the collection, transportation and treatment of wastewater; and the control and diversion of storm water, among other things. The Participants are subject to the continuing supervision of the TCEQ. The Participants are located within the ETJ of the City.

## The Service Area

Pursuant to the Master District Contract, the Master District is obligated to provide certain regional water supply facilities and transmission lines, wastewater treatment facilities and conveyance lines and stormwater drainage and detention facilities to serve the land in MUD 5, MUD 6, and MUD 7, which districts serve the master-planned community of Tavola.

The Service Area contains approximately 1,564.5 acres, including a total of approximately 516.8 acres in MUD 5. The Service Area is located in Montgomery County, Texas, approximately two (2) miles northeast of New Caney, Texas, and 30 miles north-northeast of downtown area of the City. The Service Area is bisected by U.S. Highway 59. The Service Area is located wholly within the extraterritorial jurisdiction of the City. The Service Area lies wholly within the New Caney Independent School District.

## Management of the District

The District is governed by the Board consisting of five (5) directors, who have control over and management supervision of all affairs of the District. All of the Directors own property in the District. One of the directors lives in the District. The directors serve four-year staggered terms. Elections are held in odd-numbered years in May. The current members and officers of the Board are listed below:

Name	Title	Term Expires May
John Patterson	President	2029
Jeff Campbell	Vice President	2029
Charles L. Prause	Secretary	2027
Lauren Furlow	Assistant Secretary	2027
Nancy Walker	Assistant Secretary	2027

## Investment Policy

The District has adopted an Investment Policy (the "Investment Policy") as required by the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Act"). The District's goal is to preserve principal and maintain liquidity in a diversified portfolio while securing a competitive yield on its portfolio. Funds of the District are to be invested only in accordance with the Investment Policy. The Investment Policy states that the funds of the District may be invested in short term obligations of the U.S. or its agencies or instrumentalities, in certificates of deposits insured by the Federal Deposit Insurance Corporation ("FDIC") and secured by collateral authorized by the Act, and in TexPool and TexStar, which are public funds investment pools rated in the highest rating category by a nationally recognized rating service. The District does not currently own, nor does it anticipate, the inclusion of long-term securities or derivative products in the portfolio.

## Consultants

Although the District does not have a general manager or any other full-time employees, it has contracted for utility system operating, bookkeeping, tax assessing and collecting, auditing, engineering, and legal services as follows:

*Tax Assessor/Collector:* The tax assessor/collector for the District is Assessments of the Southwest, Inc.

*Bookkeeper:* The District's bookkeeper is L&S District Services, LLC.

*Auditor:* The financial statements of the District as of May 31, 2024, and for the year then ended, included in this offering document, have been audited by Forvis Mazars, LLP, independent auditors, as stated in their report appearing herein.

*Utility System Operator:* The District's water and sewer system is operated by H2O Innovation ("H2O Innovation").

*Engineer:* The District's engineer is LJA Engineering, Inc. (the "Engineer" or "Master District Engineer"). Such firm acts as engineer for many residential and commercial developments in Texas.

*General & Bond Counsel:* The District has engaged Coats Rose, P.C., Houston, Texas, as general counsel to the District and as bond counsel (“Bond Counsel”) in connection with the issuance of the Bonds. The fees to be paid Bond Counsel in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds. See “LEGAL MATTERS.”

*Disclosure Counsel:* Orrick, Herrington & Sutcliffe LLP, Houston, Texas, 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.

*Financial Advisor:* Robert W. Baird & Co. Incorporated is employed as Financial Advisor to the District in connection with the issuance of the Bonds. The Financial Advisor’s fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. The Financial Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information in this Official Statement.

## **TAVOLA**

Tavola is an approximately 1,565-acre master planned community being developed by the Developer in Montgomery County, Texas, approximately 30 miles due north-northeast of the central business district of the City and approximately two (2) miles northeast of the City of New Caney, Texas. According to representatives of the Developer, Tavola will eventually include approximately 4,200 single-family lots. Three municipal utility districts have been created to encompass the land within Tavola, including the District, MUD 6, and MUD 7. The District acts as the “Master District” and provides the water supply and wastewater treatment facilities, trunk water and sanitary sewer lines and stormwater and detention facilities to serve Tavola.

In MUD 5, approximately 225 acres have been developed into Tavola West Sections 1-10 (1,050 lots). As of July 15, 2025, single-family development in MUD 5 included 927 completed and occupied homes; 0 completed and unoccupied homes; 68 homes under construction; and 55 vacant, developed lots.

In MUD 6, of the approximately 554 total acres of land located within MUD 6, approximately 368 acres (1,247 lots) within MUD 6 have been developed with water distribution, sanitary sewer and storm drainage facilities to serve the single-family residential subdivisions of Tavola, Sections 2–19, 22–24, 26–27, and 38–40. As of July 15, 2025, single-family development in MUD 6 included 1,247 completed and occupied homes; 0 completed and unoccupied homes; 0 homes under construction; and 0 vacant, developed lots.

In MUD 7, of the approximately 494 total acres of land located within MUD 7, approximately 353 acres (1,326 lots) within the District have been developed with water distribution, sanitary sewer and storm drainage facilities to serve the single-family residential subdivisions of Tavola, Sections 20, 21, 25, 28 – 37 and 41 – 47. As of July 15, 2025, single-family development in MUD 7 included 1,326 completed and occupied homes; 0 completed and unoccupied homes; 0 homes under construction; and 0 vacant, developed lots.

Tavola Elementary school has been constructed on 14.03 acres in MUD 6.

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### Status of Development within the Service Area

The following is a status of construction of single-family housing within the Service Area as of July 15, 2025. All residential development is currently within the boundaries of either MUD 5, MUD 6 or MUD 7:

Tavola	Section Acreage	Platted Lots	Completed Homes		Homes Under Construction	Developed Vacant Lots
			Homes Occupied	Homes Unoccupied		
Section 2, MUD 6	11.41	32	32	-	-	-
Section 3, MUD 6	14.48	49	49	-	-	-
Section 4, MUD 6	14.11	45	45	-	-	-
Section 5, MUD 6	12.56	41	41	-	-	-
Section 6, MUD 6	17.92	66	66	-	-	-
Section 7, MUD 6	12.05	35	35	-	-	-
Section 8, MUD 6	15.38	61	61	-	-	-
Section 9, MUD 6	12.42	43	43	-	-	-
Section 10, MUD 6	25.17	36	36	-	-	-
Section 11, MUD 6	15.68	50	50	-	-	-
Section 12, MUD 6	10.46	46	46	-	-	-
Section 13, MUD 6	11.44	47	47	-	-	-
Section 14, MUD 6	13.33	58	58	-	-	-
Section 15, MUD 6	13.00	47	47	-	-	-
Section 16, MUD 6	14.92	61	61	-	-	-
Section 17, MUD 6	12.97	39	39	-	-	-
Section 18, MUD 6	11.37	50	50	-	-	-
Section 19, MUD 6	13.72	55	55	-	-	-
Section 20, MUD 7	15.24	48	48	-	-	-
Section 21, MUD 7	15.10	54	54	-	-	-
Section 22, MUD 6	8.97	39	39	-	-	-
Section 23, MUD 6	15.44	31	31	-	-	-
Section 24, MUD 6	13.99	56	56	-	-	-
Section 25, MUD 7	6.80	38	38	-	-	-
Section 26, MUD 6	9.07	40	40	-	-	-
Section 27, MUD 6	20.17	36	36	-	-	-
Section 28, MUD 7	10.73	49	49	-	-	-
Section 29, MUD 7	18.24	92	92	-	-	-
Section 30, MUD 7	11.20	55	55	-	-	-
Section 31, MUD 7	12.97	68	68	-	-	-
Section 32, MUD 7	23.60	67	67	-	-	-
Section 33, MUD 7	15.10	42	42	-	-	-
Section 34, MUD 7	36.41	61	61	-	-	-
Section 35, MUD 7	33.31	62	62	-	-	-
Section 36, MUD 7	17.04	56	56	-	-	-
Section 37, MUD 7	20.41	73	73	-	-	-
Section 38, MUD 6	13.38	59	59	-	-	-
Section 39, MUD 6	10.72	53	53	-	-	-
Section 40, MUD 6	23.72	72	72	-	-	-
Section 41, MUD 7	20.74	89	89	-	-	-
Section 42, MUD 7	17.42	65	65	-	-	-
Section 43, MUD 7	13.62	49	49	-	-	-
Section 44, MUD 7	18.28	102	102	-	-	-
Section 45, MUD 7	13.70	79	79	-	-	-
Section 46, MUD 7	15.36	80	80	-	-	-
Section 47, MUD 7	18.07	97	97	-	-	-
West Section 1, MUD 5	15.98	44	44	-	-	-
West Section 2, MUD 5	32.18	149	142	-	-	-
West Section 3, MUD 5	18.51	96	96	-	-	-
West Section 4, MUD 5	21.35	137	131	-	-	-
West Section 5, MUD 5	16.62	71	71	-	-	-
West Section 6, MUD 5	34.40	139	139	-	-	-
West Section 7, MUD 5	13.34	60	60	-	-	-

West Section 8, MUD 5	31.03	143	143	-	-	-
West Section 9, MUD 5	13.48	53	45	-	8	-
West Section 10, MUD 5	28.36	158	43	-	60	55
Totals	946.44	3,623	3,500	0	68	55

Single-Family Developed	946.44
School	14.03
Undevelopable	514.21
Remaining Developable	89.84

Service Area Total 1,564.52

#### **Homebuilders within the Service Area**

Homebuilders who are active in the Service Area include Perry Homes, Lennar Homes, M/I Homes and Lakewood Homes. New homes being constructed by Perry Homes range in price from \$250,000 to \$440,000 and in size from 2,500 to 3,800 square feet. New homes being constructed by Lennar Homes range in price from \$200,000 to \$425,000 and in size from 1,500 to 3,700 square feet. New homes being constructed by Lakewood Homes range in price from \$200,000 to \$250,000 and in size from 2,000 to 3,000 square feet.

#### **Future Development**

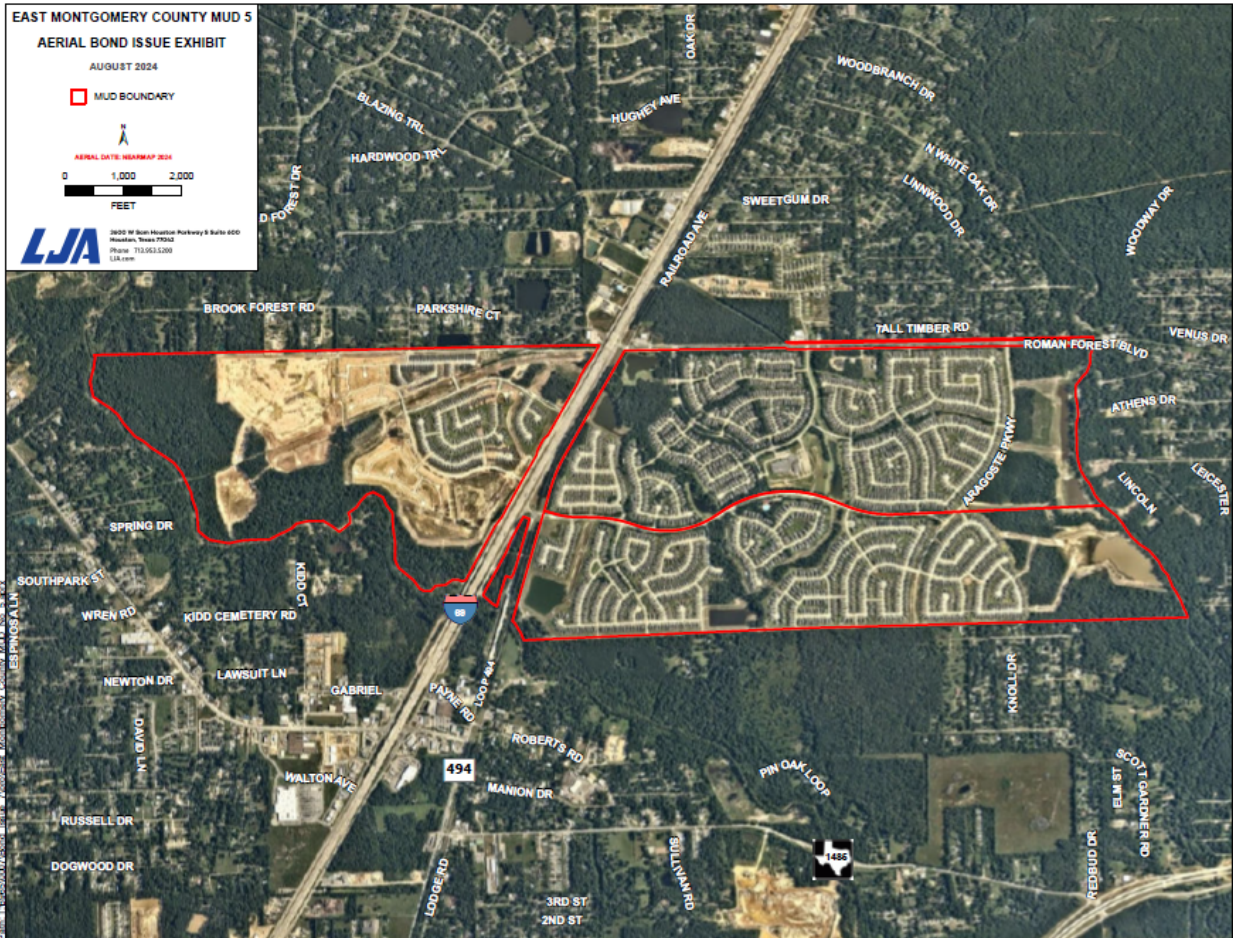
Approximately 90 acres of developable land in the Service Area remain to be developed with water, sanitary sewer and drainage facilities and approximately 514 acres are undevelopable. The District can make no representation that any future development will occur within the Service Area. In the event that future development does occur within the Service Area, it is anticipated that the development costs will be financed through the sale of future bond issues.

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## AERIAL PHOTOGRAPHS OF THE SERVICE AREA

(August 2024)

MUD 5



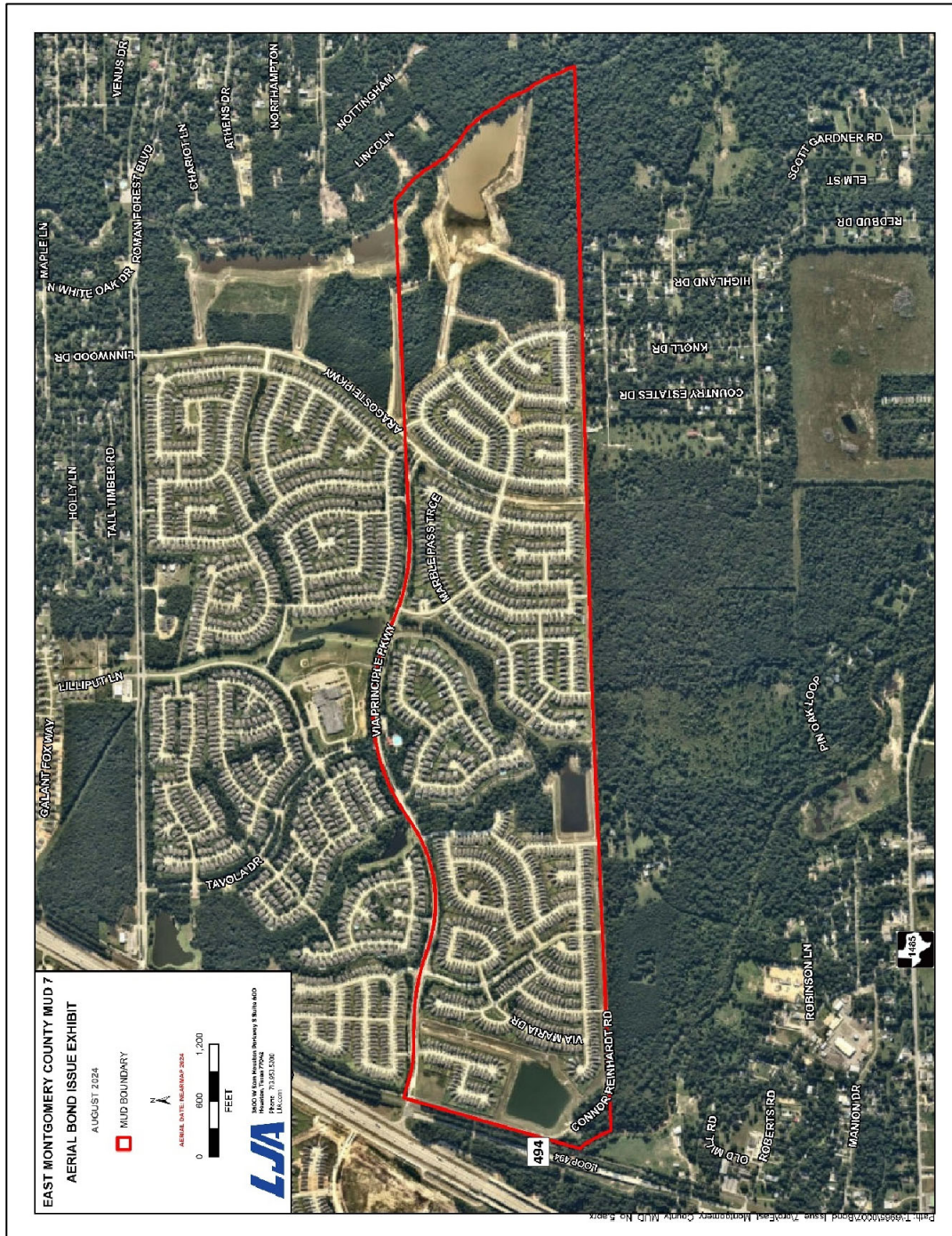


**MUD 6**





**MUD 7**



## **THE DEVELOPER**

### **Role of the Developer**

In general, the activities of a developer in a municipal utility district such as each of the Participants include purchasing the land within the district, designing the subdivision, designing the utilities and streets to be constructed in the subdivision, designing any community facilities to be built, defining a marketing program and building schedule, securing necessary governmental approvals and permits for development, arranging for the construction of roads and the installation of utilities (including, in some cases, water, wastewater, and drainage facilities pursuant to the rules of the TCEQ, as well as gas, telephone, and electric service) and selling improved lots and commercial reserves to builders, developers, or other third parties. In most instances, the developer will be required to pay up to thirty percent of the cost of constructing certain of the water, wastewater, and drainage facilities in a utility district pursuant to the rules of the TCEQ. The relative success or failure of a developer to perform such activities in development of the property within a utility district may have a profound effect on the security of the unlimited tax bonds issued by a district. A developer is generally under no obligation to a district to develop the property which it owns in a district. Furthermore, there is no restriction on a developer's right to sell any or all of the land which it owns within a district. In addition, a developer is ordinarily a major taxpayer within a municipal utility district during the development phase of the property.

### **Principal Landowner/Developer**

The primary developer of land within the Service Area is Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership d/b/a Friendswood Development Company (the "Developer"). The sole general partner of the Developer is U.S. Home LLC, a Delaware limited liability company.

Lennar Corporation is a publicly traded corporation whose stock is listed on the New York Stock Exchange. Audited financial statements for Lennar Corporation can be found online at <http://phx.corporate-ir.net/phoenix.zhtml?c=65842&p=irol-irhome>. Lennar Corporation is subject to the information requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith files reports and other information with the United States Securities and Exchange Commission ("SEC"). Reports, proxy statements and other information filed by Lennar can be inspected at the office of the SEC at Judiciary Plaza, Room 1024, 450 Fifth Street, N.W., Washington, D.C. 20549. Copies of such material can be obtained from the Public Reference Section of the SEC at 450 Fifth Street, N.W., Washington, D.C. 20549, at prescribed rates. Copies of the above reports, proxy statements and other information may also be inspected at the offices of the New York Stock Exchange, Inc., 20 Broad Street, New York, New York 10005. The SEC maintains a website at <http://www.sec.gov> that contains reports, proxy information statements and other information regarding registrants that file electronically with the SEC.

Certain financial information concerning the Developer is included as part of the consolidated financial statements of Lennar Corporation. However, Lennar Corporation is not legally obligated to provide funds for the development of the District, to provide funds to pay taxes on property in the District owned by the Developer, or to pay any other obligations of the Developer. Further, neither the Developer nor Lennar Corporation is responsible for, is liable for or has made any commitment for payment of the Bonds or other obligations of the Tavola MUDs, and the inclusion of such financial statements and description of financial arrangements herein should not be construed as an implication to that effect. Neither the Developer nor Lennar Corporation has any legal commitment to the Tavola MUDs or owners of the Bonds to continue development of the land within the District and the Developer may sell or otherwise dispose of its property within the District, or any other assets, at any time. Further, the financial condition of the Developer and Lennar Corporation is subject to change at any time.

In addition to Tavola, the Developer is the developer in the Houston, Texas area master planned communities of Kingwood, West Ranch, Lakemont, Graystone Hills, Lakes of Savannah, Wildwood at Northpointe and Fairfield, as well as numerous smaller communities, including Bay Colony West, Clearview Village, Hidden Creek, Falls at Green Meadows and other communities.

## **THE SYSTEM**

### **The Master District**

On February 23, 2007, each of the Participants executed a "Contract for Financing, Operation and Maintenance of Regional Water, Sanitary Sewer and Drainage Facilities" with MUD 7, which was subsequently assigned to MUD 5 to act as the "Master District," relating to the following facilities and services: the Master District wastewater collection and treatment system, the Master District water supply and distribution system, the Master District storm water conveyance and detention facilities (collectively, the "Master District Facilities"). The Master District Contract was approved by the voters of each of the Participants at a separate election held on May 12, 2007. The Master District Contract, as amended provides that the Master District and all other districts that have executed similar contracts with the Master District ("Participants") pay a pro rata share of debt service on contract revenue bonds issued to finance the Master District Facilities based upon certified appraised valuation. The District and the other Participants are obligated to pay each entity's pro rata share from the

proceeds of the Contract Tax for such purpose, revenues derived from the operation of the District's water distribution system and wastewater collection system or from any other legally available funds of each Participant. The Master District Contract also provides for operation and maintenance expenses for facilities constructed pursuant to the Master District Contract; duties of the parties; establishment and maintenance of funds; assignment; arbitration; amendments; force majeure; insurance; and other provisions.

The Master District is authorized to issue unlimited tax contract revenue bonds sufficient to complete acquisition and construction of the Master District Facilities. The District's pro rata share (and that of all other Tavola MUDs) of the debt service requirements on the unlimited tax contract revenue bonds is determined by dividing the District's certified appraised value by the cumulative total of the certified appraised values of all the Tavola MUDs which are parties to the Master District Contract. The Master District Contract obligates the District to pay its pro rata share of debt service requirements on the unlimited tax contract revenue bonds from the proceeds of the Contract Tax, revenues derived from the operation of the District's water distribution and wastewater collection system or from any other legally available funds of each Participant. See "INVESTMENT CONSIDERATIONS – Contract Tax."

Each Tavola MUD, including MUD 5, is responsible for constructing its internal water distribution, wastewater collection, and storm drainage lines within its respective boundaries. The internal facilities are financed with unlimited tax bonds sold by each district. The Master District Facilities will be constructed in stages to meet the needs of a continually expanding population within Tavola. In the event that the Master District fails to meet its obligations under the Master District Contract to provide Master District Facilities, each of the other Tavola MUDs has the right pursuant to the Master District Contract to design, acquire, construct, or expand the Master District Facilities needed to provide service to such district, and convey such Master District Facilities to the Master District in consideration of payment by the Master District of the actual reasonable necessary capital costs expended by such district for such Master District Facilities.

The District is further obligated to pay monthly charges for water and sewer services rendered pursuant to the Master District Contract. The monthly charges will be used to pay the District's share of operation and maintenance expenses and to provide for an operation and maintenance reserve equivalent to three (3) months of operation and maintenance expenses. Each Tavola MUD's share of operation and maintenance expenses and reserve requirements is determined by dividing the total number of equivalent single family residential connections ("ESFCs") for all of the Tavola MUDs within the Service Area by the number of ESFCs for each Tavola MUD, as of the first day of the month. The District's monthly payment for operation and maintenance expenses is calculated by multiplying the District's pro rata share by the actual operation and maintenance expenses of the Master District.

Pursuant to the Master District Contract, the District is obligated to establish and maintain rates, fees and charges for services provided by the District's water distribution system and wastewater collection system, together with taxes levied and funds received from any other lawful sources, sufficient at all times to pay the District's operation and maintenance expenses, and the District's obligations pursuant to the Master District Contract, including the District's pro rata share of the Master District's debt service requirements and monthly charges. Likewise, each Participant is obligated by the Master District Contract to levy taxes and pay from funds received from any other lawful source each Participant's pro rata share of the Master District's debt service requirements. All sums payable by the District pursuant to the Master District Contract are to be paid by the District and the other Participants without set off, counterclaim, abatement, suspension, or diminution. If the Participants fail to pay its share of these costs in a timely manner, the Master District Contract provides that the Master District shall be entitled to cancel, in whole or in part, any reservation or allocation of capacity in the Master District's Facilities by the Participants in addition to the Master District's other remedies. As a practical matter, the Participants have no alternative provider of these services rendered under the Master District Contract.

## **Regulation**

According to the Master District Engineer, the Master District's water distribution, wastewater collection and drainage facilities (the "System") has been designed in accordance with accepted engineering practices and the requirements of all governmental agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities. Water, wastewater, and storm drainage facilities are subject to the regulatory authority of Montgomery County, Texas, the Federal Emergency Management Agency and, in some instances, the TCEQ, the U.S. Army Corps of Engineers, and the City. According to the District's Engineer, the design of all such facilities has been approved by all required governmental agencies and inspected by the TCEQ.

Operation of the District's System as it now exists or as it may be expanded from time to time is subject to regulation by, among others, the United States Environmental Protection Agency and the TCEQ. In many cases, regulations promulgated by these agencies have become effective only recently and are subject to further development and revisions, which could in turn require additional expenditures by the District in order to achieve compliance with the regulatory requirements.

## **Water, Sanitary Sewer and Drainage System**

### **- Water Supply and Distribution -**

The water supply facilities constructed by the Master District currently consist of two water wells, rated at 2,700 gallon per minute ("gpm"); 1,110,000 gallons of ground storage capacity; pressure tank capacity of 60,000 gpm; and all related appurtenances. The major components of the Master District's water supply facilities will serve approximately 3,500 equivalent single-family connections. In order to fully provide water supply to the Service Area, the water supply facilities will need to be expanded from time to time to meet the demand for such facilities.

The Master District does not currently have a source for surface water. The Master District has an interconnect with the City of Woodbranch Village. The City of Woodbranch Village is to provide the Master District with a second source of water during emergencies. See "INVESTMENT CONSIDERATIONS – Lone Star Groundwater Conservation District" and "– San Jacinto River Authority GRP Agreement."

### **- Wastewater Treatment and Conveyance System -**

The Master District entered into a lease agreement with AUC Group LP for two wastewater treatment plants, which currently have a capacity of 675,000 gallons per day ("gpd") for Wastewater Treatment Plant ("Wastewater Plant") 1 and 165,000 gpd for Wastewater Plant 2 for a total of 840,000 gpd. Wastewater Plant 1 is at ultimate capacity and the ultimate capacity of Wastewater Plant 2 is 330,000 gpd. The current plants are able to serve a total of 3,620 equivalent single-family connections ("ESFCs").

In order to fully provide wastewater treatment for the Service Area, the Wastewater Treatment Facilities will need to be expanded from time to time to meet the demand for such facilities.

### **100-Year Flood Plain**

Approximately 614 acres within the Service Area are located in the 100-year flood plain, of which approximately 158 acres are planned for future development.

## **LEGAL MATTERS**

### **Legal Opinions**

Issuance of the Bonds is subject to the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and binding obligations of the District payable from an annual ad valorem tax levied without limit as to rate or amount upon all taxable property within the District. Issuance of the Bonds is also subject to the legal opinion of Bond Counsel that, based upon examination of the transcript of the proceedings incident to authorization and issuance of the Bonds, the Bonds are valid and legally binding obligations of the District payable from the sources and enforceable in accordance with the terms and conditions described therein, except to the extent that the enforceability thereof may be affected by bankruptcy, insolvency, reorganization, moratorium, or other similar laws affecting creditors' rights or the exercise of judicial discretion in accordance with general principles of equity, and are payable from annual ad valorem taxes, which are not limited by applicable law in rate or amount, levied against all property within the District which is not exempt from taxation by or under applicable law. The legal opinion will further state that the interest on the Bonds is excludable from gross income for federal income tax purposes under existing statutes, regulations, published rulings and court decisions as described below under "TAX MATTERS." The legal opinion of Bond Counsel will be printed on the Bonds, if certificated Bonds are issued. Such opinions will express no opinion with respect to the sufficiency of, the security for, or the marketability of the Bonds. Certain legal matters will be passed upon for the District by Orrick, Herrington & Sutcliffe LLP, Houston, Texas, Disclosure Counsel.

In addition to serving as Bond Counsel, Coats Rose, P.C., also acts as counsel to the District on matters not related to the issuance of bonds. The legal fees to be paid Bond Counsel and Disclosure Counsel for services rendered in connection with the issuance of the Bonds are based upon a percentage of bonds actually issued, sold and delivered and, therefore, such fees are contingent upon the sale and delivery of the Bonds.

### **TAX MATTERS**

On the date of initial delivery of the Bonds, Coats Rose, P.C., Houston, Texas, Bond Counsel, will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof ("Existing Law"), (1) interest on the Bonds for federal income tax purposes will be excludable from the "gross income" of the holders thereof, except that such interest is taken into account in determining the annual adjusted financial statement of income of applicable corporations (as defined in section 59(k) of the Code) for the purpose of determining the alternative minimum tax imposed on corporations, and (2) the Bonds will not be treated as "specified private activity bonds" the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the "Code"). Except as stated above, Bond Counsel will express no opinion as to any other federal, state or local tax consequences of the purchase, ownership or disposition of the Bonds.



In rendering its opinion, Bond Counsel will rely upon (a) certain information and representations of the District, including information and representations contained in the District's federal tax certificate and (b) covenants of the District contained in the Bond documents relating to certain matters, including arbitrage and the use of the proceeds of the Bonds and the property financed or refinanced therewith. Failure by the District to observe the aforementioned representations or covenants could cause the interest on the Bonds to become taxable retroactively to the date of issuance.

The Code and the regulations promulgated thereunder contain a number of requirements that must be satisfied subsequent to the issuance of the Bonds in order for interest on the Bonds to be, and to remain, excludable from gross income for federal income tax purposes. Failure to comply with such requirements may cause interest on the Bonds to be included in gross income retroactively to the date of issuance of the Bonds. The opinion of Bond Counsel is conditioned on compliance by the District with such requirements, and Bond Counsel has not been retained to monitor compliance with these requirements subsequent to the issuance of the Bonds.

Bond Counsel's opinion represents its legal judgment based upon its review of Existing Law and the reliance on the aforementioned information, representations and covenants. Bond Counsel's opinion is not a guarantee of a result. Existing Law is subject to change by Congress and to subsequent judicial and administrative interpretation by the courts and the Department of the Treasury. There can be no assurance that such Existing Law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of the purchase, ownership or disposition of the Bonds.

A ruling was not sought from the Internal Revenue Service by the District with respect to the Bonds or the property financed or refinanced with proceeds of the Bonds. No assurances can be given as to whether the Internal Revenue Service will commence an audit of the Bonds, or as to whether the Internal Revenue Service would agree with the opinion of Bond Counsel. If an Internal Revenue Service audit is commenced, under current procedures the Internal Revenue Service is likely to treat the District as the taxpayer and the Registered Owners may have no right to participate in such procedure. No additional interest will be paid upon any determination of taxability.

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

The issue price of certain of the Bonds (the "Original Issue Discount Bonds") may be less than the stated redemption price at maturity. In such case, under existing law, and based upon the assumptions hereinafter stated (a) the difference between (i) the stated amount payable at the maturity of each Original Issue Discount Bond and (ii) the issue price of such Original Issue Discount Bond constitutes original issue discount with respect to such Original Issue Discount Bond in the hands of any owner who has purchased such Original Issue Discount Bond at the initial public offering price in the initial public offering of the Bonds; and (b) 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 Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the period that such Original Issue Discount Bond continues to be owned by such owner.

In the event of the redemption, sale or other taxable disposition of such Original Issue Discount Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Bond was held by such initial owner) is includable in gross income. (Because original issue discount is treated as interest for federal income tax purposes, the discussion regarding interest on the Bonds under the caption "TAX MATTERS" generally applies, except as otherwise provided below, to original issue discount on an Original Issue Discount Bond held by an owner who purchased such Bond at the initial offering price in the initial public offering of the Bonds, and should be considered in connection with the discussion in this portion of the Official Statement.)

The foregoing is based on the assumptions that (a) the Initial Purchaser has purchased the Bonds for contemporaneous sale to the general public and not for investment purposes, and (b) all of the Original Issue Discount Bonds have been offered, and a substantial amount of each maturity thereof has been sold, to the general public in arm's-length transactions for a cash price (and with no other consideration being included) equal to the initial offering prices thereof stated on the inside cover page of this Official Statement, and (c) the respective initial offering prices of the Original Issue Discount Bonds to the general public are equal to the fair market value thereof. Neither the District nor Bond Counsel warrants that the Original Issue Discount Bonds will be offered and sold in accordance with such assumptions.

Under existing law, the original issue discount on each Original Issue Discount Bond is accrued 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 Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Bond for purposes of determining the amount of gain or loss recognized by such owner upon redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (a) the sum of the issue price plus 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 (b) 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 Original Issue Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined

according to rules which differ from those described above. All owners of Original Issue Discount 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 Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership and redemption, sale or other disposition of such Bonds.

### **Collateral Federal Income Tax Consequences**

The following discussion is a summary of certain collateral federal income tax consequences resulting from the purchase, ownership or disposition of the Bonds. This discussion is based on Existing Law, which is subject to change or modification, retroactively.

The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, such as financial institutions, property and casualty insurance companies, life insurance companies, individual recipients of Social Security or Railroad Retirement benefits, individuals allowed an earned income credit, certain S corporations with accumulated earnings and profits and excess passive investment income, foreign corporations subject to the branch profits tax, taxpayers qualifying for the health insurance premium assistance credit and taxpayers who may be deemed to have incurred or continued indebtedness to purchase tax-exempt obligations.

THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIAL PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM THE PURCHASE, OWNERSHIP AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.

Under section 6012 of the Code, holders of tax-exempt obligations, such as the Bonds, may be required to disclose interest received or accrued during each taxable year on their returns of federal income taxation. Section 1276 of the Code provides for ordinary income tax treatment of gain recognized upon the disposition of a tax-exempt obligation, such as the Bonds, if such obligation was acquired at a "market discount" and if the fixed maturity of such obligation is equal to, or exceeds, one year from the date of issue. Such treatment applies to "market discount bonds" to the extent such gain does not exceed the accrued market discount of such bonds; although for this purpose, a de minimis amount of market discount is ignored. A "market discount bond" is one which is acquired by the holder at a purchase price which is less than the stated redemption price at maturity or, in the case of a bond issued at an original issue discount, the "revised issue price" (i.e., the issue price plus accrued original issue discount). The "accrued market discount" is the amount which bears the same ratio to the market discount as the number of days during which the holder holds the obligation bears to the number of days between the acquisition date and the final maturity date.

### **State, Local and Foreign Taxes**

Investors should consult their own tax advisors concerning the tax implications of the purchase, ownership or disposition of the Bonds under applicable state or local laws. Foreign investors should also consult their own tax advisors regarding the tax consequences unique to investors who are not United States persons.

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

Section 265 of the Code provides, in general, that interest expense incurred to acquire or carry tax-exempt obligations is not deductible from the gross income of the owner thereof. In addition, interest expense incurred by certain owners that are "financial institutions" within the meaning of such section and which is allocable to tax-exempt obligations acquired after August 7, 1986, is completely disallowed as a deduction for taxable years beginning after December 31, 1986. Section 265(b) of the Code provides an exception to this rule for interest expense incurred by financial institutions and allocable to tax-exempt obligations (other than private activity bonds) which are designated by an issuer, such as the District, as "qualified tax-exempt obligations." An issue may be designated as "qualified tax-exempt obligations" only where the amount of such issue, when added to all other tax-exempt obligations (other than private activity bonds) issued or reasonably anticipated to be issued by the issuer during the same calendar year, does not exceed \$10,000,000.

The Master District has, pursuant to the Bond Order, designated the Bonds as "qualified tax-exempt obligations" and certified its expectation that the above-described \$10,000,000 ceiling will not be exceeded. Accordingly, it is anticipated that financial institutions that purchase the Bonds will not be subject to the 100 percent disallowance of interest expense allocable to interest on the Bonds under Section 265(b) of the Code. However, 20 percent of the interest expense incurred by a financial institution which is allocable to the interest on the Bonds would not be deductible pursuant to Section 291 of the Code.

### **NO-LITIGATION CERTIFICATE**

The Master District and each of the Participants and each of the Participants will furnish the Initial Purchaser a certificate, dated as of the date of delivery of the Bonds, executed by both the President and Secretary of such Board, to the effect that no litigation of any nature is then pending against or, to the best knowledge and belief of the certifying officers, threatened against such district contesting or attacking the Bonds; restraining or enjoining the authorization, execution or delivery of

the Bonds; affecting the provisions made for the payment of or security for the Bonds; in any manner questioning the authority of proceedings for the authorization, execution or delivery of the Bonds; or affecting the validity of the Bonds, the corporate existence or boundaries of such District or the titles of the then present officers of the Board.

#### **NO MATERIAL ADVERSE CHANGE**

The obligations of the Initial Purchaser to take and pay for the Bonds, and of the Master 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 Master District subsequent to the date of sale from that set forth or contemplated in the Preliminary Official Statement, as it may have been supplemented or amended through the date of sale.

#### **CONTINUING DISCLOSURE OF INFORMATION**

In the Bond Order, the Master District has made the following agreement for the benefit of the holders and beneficial owners of the Bonds. The Master District is required to observe these agreements so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the Master District will be obligated to provide certain updated financial information and operating data annually, as well as timely notice of specified events, to the Municipal Securities Rulemaking Board or any successor to its function as a repository (the "MSRB"), through its Electronic Municipal Market Access ("EMMA") system.

##### **Annual Reports**

The Master District will provide certain updated financial information and operating data to the MSRB annually. The information to be updated and provided includes all quantitative financial information and operating data with respect to the Master District and the Participants of the general type included in this Official Statement included under the headings "DISTRICT DEBT," "TAX DATA," "APPENDIX A," and "APPENDIX B." The Master District will update and provide this information to the MSRB within six months after the end of each of its fiscal years.

Any information so provided shall be prepared in accordance with generally accepted accounting principles or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the audit report is completed within the period during which it must be provided. If the audit report is not complete within such period, then the Master District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such six (6) month period, and audited financial statements when and if the audit report becomes available. The Master District's current fiscal year end is May 31. Accordingly, it must provide updated information by November 30 in each year, unless the Master District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

##### **Specified Event Notices**

The Master 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 (10) business days after the occurrence of an event. The Master 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 within the meaning of CFR §240.15c2-12 (the "Rule"); (13) consummation of a merger, consolidation, or acquisition involving the Master District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the Master District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a 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 Master District or other obligated person within the meaning of the Rule, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Master District or other obligated person within the meaning of the Rule, 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 Master District or other obligated person within the meaning of the Rule, any of which reflect financial difficulties. The term "material" when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds, the Bond Order, nor the Indenture makes any provision for debt service reserves or liquidity enhancement. The term "financial obligation" when used in this paragraph shall have the meaning ascribed to it under federal securities laws including meaning a (i) debt obligation; (ii) derivative

instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of (i) or (ii). The term “financial obligation” does not include municipal securities for which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule. In addition, the Master District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under “Annual Reports.”

#### **Availability of Information from EMMA**

The Master District has agreed to provide the information only to the MSRB. The MSRB has prescribed that such information must be filed via EMMA. The MSRB makes the information available to the public without charge and investors will be able to access continuing disclosure information filed with the MSRB at [www.emma.msrb.org](http://www.emma.msrb.org).

#### **Limitations and Amendments**

The Master District has agreed to update information and to provide notices of specified events only as described above. The Master 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 Master 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 Master 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 holders and beneficial owners of Bonds may seek a writ of mandamus to compel the Master District to comply with its agreement.

The Master District may amend its continuing disclosure agreement to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or operations of the Master District but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering described herein in compliance with the Rule, taking into account any amendments and interpretations of the Rule to the date of such amendment, as well as changed circumstances, and either the holders of a majority in aggregate principal amount of the outstanding Bonds consent or any person unaffiliated with the Master District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the beneficial owners of the Bonds. The Master District may also amend or repeal the agreement if the SEC amends or repeals the applicable provisions of such rule or a court of final jurisdiction determines that such provisions are invalid, but in either case only to the extent that its right to do so would not prevent the Initial Purchaser from lawfully purchasing the Bonds in the offering described herein. If the Master 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**

The District has entered into continuing disclosure agreements in connection with the issuance of the Outstanding Bonds and the Bonds. Due to an administrative oversight, notices of the incurrence of a financial obligation for the District’s \$2,766,000 Bond Anticipation Note, Series 2021 issued on September 28, 2021, were not filed in a timely manner. The District also failed to timely file notice of a Moody’s rating change that occurred on 6/22/2023. Such notices were filed on EMMA, including the notice of failure to file, on September 28, 2021 and September 25, 2024. All related information and notices have been filed as of this date. Except as mentioned above, in the last five (5) years the District has complied in all material respects with such agreements and the Rule.

### **OFFICIAL STATEMENT**

#### **General**

The information contained in this Official Statement has been obtained primarily from the Developer, the District’s records, the Engineer, the Tax Assessor/Collector and other sources believed to be reliable; however, no representation is made as to the accuracy or completeness of the information contained herein, except as described below. The summaries of the statutes, resolutions and engineering and other related reports set forth herein are included 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.

#### **Experts**

Bond Counsel has reviewed the information appearing in this Official Statement under the captions “THE BONDS,” “SUMMARY OF CERTAIN DOCUMENTS,” “TAXING PROCEDURES,” “THE DISTRICT – General,” “LEGAL MATTERS,” “TAX MATTERS,” and “CONTINUING DISCLOSURE OF INFORMATION.” Bond Counsel has reviewed the information under the aforementioned sections solely to determine whether such information fairly summarizes the law or documents referred to in such sections. Bond Counsel has not independently verified other factual information contained in this Official

Statement nor conducted an investigation of the affairs of the Master District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon the limited participation of such firm as an assumption of responsibility for, or an expression of opinion of any kind with regard to, the accuracy or completeness of any of the other information contained herein.

The information contained in this Official Statement relating to engineering and to the description of the System generally and, in particular, the engineering information included in the sections captioned "TAVOLA" and "THE SYSTEM" has been provided by the Engineer and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

The information contained in this Official Statement relating to development and the status of development within the Master District generally and, in particular, the information in the section captioned "TAVOLA" and "THE DEVELOPER" has been provided by the Developer and has been included herein in reliance upon their authority and knowledge of such party concerning the matters described therein.

The information contained in this Official Statement relating to assessed valuations of property generally and, in particular, that information concerning valuations, analysis of the tax base and percentages of tax collections contained in the sections captioned "TAX DATA" has been provided by the Montgomery Central Appraisal District and the Master District's Tax Assessor/Collector, and has been included herein in reliance upon the authority of such parties as experts in the field of tax assessing and collecting.

#### **Certification as to Official Statement**

The Master District, acting by and through its Board in its official capacity and in reliance upon the experts listed above, hereby certifies, as of the date hereof, that to the best of its knowledge and belief, the information, statements and descriptions pertaining to the District and its affairs herein contain no untrue statements 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 were made, not misleading. The information, descriptions, and statements concerning entities other than the Master District, including particularly other governmental entities, have been obtained from sources believed to be reliable, but the Master District has made no independent investigation or verification of such matters and makes no representation as to the accuracy or completeness thereof.

#### **Updating of 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 Master 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 Master District to so amend or supplement the Official Statement will terminate when the Master District delivers the Bonds to the Initial Purchaser, unless the Initial Purchaser notifies the Master District in writing on or before such date that less than all of the Bonds have been sold to ultimate customers, in which case the Master District's obligations hereunder will extend for an additional period of time (but not more than 90 days after the date the District delivers the Bonds) until all of the Bonds have been sold to ultimate customers.

#### **CONCLUDING STATEMENT**

The information set forth herein has been obtained from the Master District's records, audited financial statements and other sources which are considered to be reliable. There is no guarantee that any of the assumptions or estimates contained herein will ever be realized. All of the summaries of the statutes, documents, and resolutions contained in this Official Statement are made subject to all of the provisions of such statutes, documents, and resolutions. These summaries do not purport to be complete statements of such provisions and reference is made to such summarized documents for further information. Reference is made to official documents in all respects.

This Official Statement was approved by the Board of Directors of East Montgomery County Municipal Utility District No. 5 as of the date shown on the first page hereof.

/s/ \_\_\_\_\_  
John Patterson  
President, Board of Directors  
East Montgomery County Municipal Utility District No. 5

ATTEST:

/s/ \_\_\_\_\_  
Charles Prause  
Secretary, Board of Directors  
East Montgomery County Municipal Utility District No. 5

**APPENDIX A**  
**CERTAIN FINANCIAL INFORMATION REGARDING THE PARTICIPANTS**  
**EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 5**

**(In its Capacity as a Participant)**

Voter Authorized Unlimited Tax Water, Sewer and Drainage Bonds.....	\$ 239,704,262
Voter Authorized Unlimited Tax Road Bonds .....	\$ 122,029,430
Voter Authorized Unlimited Tax Park and Recreation Bonds.....	\$ 24,600,000
Total Principal Amount of Unlimited Tax Bonds Issued to Date.....	\$ 16,500,000 (a)
Debt Service Tax Limitation (per \$100 of assessed valuation).....	Unlimited
Maintenance Tax Limitation (per \$100 of assessed valuation).....	\$ 1.50
Contract Tax Limitation .....	Unlimited
Gross Outstanding Direct Debt.....	\$ 16,500,000 (a)
2025 Gross Certified Assessed Valuation .....	\$ 115,692,419
Estimate of Value as of June 15, 2025 .....	\$ 213,433,188
2025 Gross Certified Assessed Valuation as a Percentage of 2025 Gross Certified Assessed Valuation of all Participants.....	12.83 %
Estimate of Value as of June 15, 2025, as a Percentage of Estimate of Value as of June 15, 2025, of all Participants .....	21.30 %
Estimated Average Annual Debt Service on the Bonds and the Outstanding Bonds (\$3,817,964): Pro rata Share of the Bonds based on 2025 Gross Certified Assessed Valuation .....	\$ 489,975
Pro rata Share of the Bonds based on Estimate of Value as of June 15, 2025 .....	\$ 813,179
Estimated Maximum Annual Debt Service on the Bonds and the Outstanding Bonds (\$4,338,631): Pro rata Share of the Bonds based on 2025 Gross Certified Assessed Valuation .....	\$ 556,795
Pro rata Share of the Bonds based on Estimate of Value as of June 15, 2025 .....	\$ 924,075
<b>Tax Rate Required to Pay Pro rata Share of the Bonds based upon the 2025 Certified Taxable Assessed Value at 95% collections:</b>	
Estimated Average Annual Debt Service.....	\$ 0.45 (b)
Estimated Maximum Annual Debt Service.....	\$ 0.51 (b)
<b>Tax Rate Required to Pay Pro rata Share of the Bonds based upon the Estimate of Value as of June 15, 2025 at 95% collections:</b>	
Estimated Average Annual Debt Service.....	\$ 0.41
Estimated Maximum Annual Debt Service.....	\$ 0.46
<b>Status of Development as of July 15, 2025:</b>	
Developed Acreage .....	225
Total Completed Homes.....	927
Total Developed Vacant Lots.....	55

(a) Includes MUD 5's \$4,500,000 Unlimited Tax Bonds, Series 2025, which are expected to close on or about August 28, 2025.

(b) The value represented above understates the value of the Service Area for the 2025 tax year. In particular, in MUD 5, the 2025 value above (\$115,692,419) includes land value for 1,050 developed lots but value for improvements on only 466 of such 1,050 lots. According to the District's tax assessor, there are approximately 288 homes either complete or under construction that are missing from the District's 2025 certified value. The Appraisal District has been notified of the error; however, the timing of the correction is unknown. Please note that future supplemental rolls will include the revised value. Additionally, the corresponding debt ratios and calculations herein are overstated, whereas the estimated overlapping debt amounts are understated, due to the error as described above. See "DISTRICT DEBT – Estimated Overlapping Debt Statement."

## Principal Taxpayers

The following are the principal taxpayers in the District as shown on the District's certified appraisal rolls for the 2025 tax year.

Taxpayer	Type of Property	Assessed Taxable Valuation 2025 Tax Roll	Percentage of District's 2025 Taxable Value
DRP TX 3 LLC	Land & Improvements	\$ 3,640,838	3.15%
Lennar Homes of Texas Land & Construction Ltd (a)	Land & Improvements	2,377,189	2.05%
Homeowner	Land & Improvements	792,246	0.68%
Homeowner	Land & Improvements	789,273	0.68%
Homeowner	Land & Improvements	649,100	0.56%
Homeowner	Land & Improvements	527,200	0.46%
Homeowner	Land & Improvements	526,513	0.46%
ADS Homes LLC	Land & Improvements	523,757	0.45%
Homeowner	Land & Improvements	509,949	0.44%
Homeowner	Land & Improvements	508,224	0.44%
Totals		\$ 10,844,289	9.37%

(a) See "THE DEVELOPER."

## Historical Tax Collections

The following table illustrates the collection history of the District for the 2022-2024 tax years:

Tax Year	Assessed Valuation	Tax Rate (a)	Adjusted Levy	Percent of Collections Current Year	Current Year Ended 9/30	Percent of Collections 6/30/2025
2022	\$ 634,440	\$1.30	\$ 8,248	100.00%	2023	100.00%
2023	627,330	1.30	8,155	100.00%	2024	100.00%
2024	33,620,166	1.30	437,062	92.68%	2025	92.68%

(a) Total tax rate per \$100 of assessed valuation for each respective tax year. See "Tax Rate Distribution" below.

## Tax Rate Distribution

	2024	2023	2022
Utility Debt Service	\$0.310	\$0.000	\$0.000
Road Debt Service	\$0.000	\$0.000	\$0.000
Contract Tax	\$0.470	\$0.460	\$0.410
Maintenance and Operations	\$0.520	\$0.840	\$0.890
Total	\$1.300	\$1.300	\$1.130



# **EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 6**

Voter Authorized Unlimited Tax Water, Sewer and Drainage Bonds.....	\$ 39,104,262
Voter Authorized Unlimited Tax Road Bonds .....	\$ 55,148,172
Voter Authorized Unlimited Tax Park and Recreation Bonds.....	\$ 15,000,000
Total Principal Amount of Unlimited Tax Bonds Issued to Date.....	\$ 46,940,000
Debt Service Tax Limitation (per \$100 of assessed valuation).....	Unlimited
Maintenance Tax Limitation (per \$100 of assessed valuation).....	\$ 1.50
Contract Tax Limitation .....	Unlimited
Gross Outstanding Direct Debt.....	\$ 44,070,000
2025 Gross Certified Assessed Valuation .....	\$ 421,968,789
Estimate of Value as of June 15, 2025 .....	\$ 423,904,498
2025 Gross Certified Assessed Valuation as a Percentage of 2025 Gross Certified Assessed Valuation of all Participants.....	46.81 %
Estimate of Value as of June 15, 2025, as a Percentage of Estimate of Value as of June 15, 2025, of all Participants .....	42.30 %
Estimated Average Annual Debt Service on the Bonds and the Outstanding Bonds (\$3,817,964): Pro rata Share of the Bonds based on 2025 Gross Certified Assessed Valuation .....	\$ 1,787,104
Pro rata Share of the Bonds based on Estimate of Value as of June 15, 2025 .....	\$ 1,615,074
Estimated Maximum Annual Debt Service on the Bonds and the Outstanding Bonds (\$4,338,631): Pro rata Share of the Bonds based on 2025 Gross Certified Assessed Valuation .....	\$ 2,030,816
Pro rata Share of the Bonds based on Estimate of Value as of June 15, 2025 .....	\$ 1,835,326
<b>Tax Rate Required to Pay Pro rata Share of the Bonds based upon the 2025 Certified Taxable Assessed Value at 95% collections:</b>	
Estimated Average Annual Debt Service.....	\$ 0.45 (a)
Estimated Maximum Annual Debt Service.....	\$ 0.51 (a)
<b>Tax Rate Required to Pay Pro rata Share of the Bonds based upon the Estimate of Value as of June 15, 2025 at 95% collections:</b>	
Estimated Average Annual Debt Service.....	\$ 0.41
Estimated Maximum Annual Debt Service.....	\$ 0.46
<b><u>Status of Development as of July 15, 2025:</u></b>	
Developed Acreage .....	368
Total Completed Homes.....	1,247
Total Developed Vacant Lots .....	0

- (a) The value represented above understates the value of the Service Area for the 2025 tax year. In particular, in MUD 5, the 2025 value above (\$115,692,419) includes land value for 1,050 developed lots but value for improvements on only 466 of such 1,050 lots. According to the District's tax assessor, there are approximately 288 homes either complete or under construction that are missing from the District's 2025 certified value. The Appraisal District has been notified of the error; however, the timing of the correction is unknown. Please note that future supplemental rolls will include the revised value. Additionally, the corresponding debt ratios and calculations herein are overstated, whereas the estimated overlapping debt amounts are understated, due to the error as described above. See "DISTRICT DEBT - Estimated Overlapping Debt Statement."

## Principal Taxpayers

The following are the principal taxpayers in the District as shown on the District's certified appraisal rolls for the 2025 tax year.

Taxpayer	Types of Property	Taxable Value 2025 Tax Roll
Upward America Central LP	Land & Improvements	\$ 27,686,406
FKH SFR Propco K LP	Land & Improvements	1,864,831
Centerpoint Energy Entex	Land & Improvements	1,168,480
SFR JV HD 2024 1 Borrower LLC	Land & Improvements	1,118,000
D&C Real Properties LLC	Land & Improvements	946,614
Cressmorgan Rentals LLC	Land & Improvements	815,000
Lennar Homes Of Texas Land & Construction Ltd (a)	Land & Improvements	716,229
Progress Residential Borrower 23 LLC	Land & Improvements	654,000
Homeowner	Land & Improvements	594,234
Homeowner	Land & Improvements	566,000
Total of Principal Taxpayers		\$ 36,129,794
Principal Taxpayers Percent of Total		8.56%

(a) See "THE DEVELOPER."

## Historical Tax Collections

The following table illustrates the collection history of the District for the 2020–2024 tax years:

Tax Year	Assessed Valuation	Tax Rate (a)	Adjusted Levy	Percent of Collections Current Year	Current Year Ended 9/30	Percent of Collections 06/30/2025
2020	\$ 202,496,013	1.260	2,551,450	99.98%	2021	99.87%
2021	227,387,412	1.240	2,819,604	99.47%	2022	99.91%
2022	315,496,641	1.190	3,754,410	99.11%	2023	99.66%
2023	399,644,772	1.170	4,675,844	98.72%	2024	98.62%
2024	436,499,049	1.170	5,107,039	97.73%	2025	97.73%

(a) Total tax rate per \$100 of assessed valuation for each respective tax year. See "Tax Rate Distribution" below.

## Tax Rate Distribution

	2024	2023	2022	2021	2020
Utility Debt Service	\$0.340	\$0.355	\$0.310	\$0.420	\$0.310
Road Debt Service	\$0.270	\$0.310	\$0.205	\$0.100	\$0.120
Contract Tax	\$0.450	\$0.450	\$0.400	\$0.470	\$0.510
Maintenance and Operations	\$0.110	\$0.055	\$0.275	\$0.250	\$0.320
Total	\$1.170	\$1.170	\$1.190	\$1.240	\$1.260

# **EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 7**

Voter Authorized Unlimited Tax Water, Sewer and Drainage Bonds.....	\$ 191,254,893
Voter Authorized Unlimited Tax Road Bonds .....	\$ 163,110,503
Voter Authorized Unlimited Tax Park and Recreation Bonds.....	\$ 37,900,000
Total Principal Amount of Unlimited Tax Bonds Issued to Date.....	\$ 40,970,000
Debt Service Tax Limitation (per \$100 of assessed valuation).....	Unlimited
Maintenance Tax Limitation (per \$100 of assessed valuation).....	\$ 1.50
Contract Tax Limitation .....	Unlimited
Gross Outstanding Direct Debt.....	\$ 40,005,000
2025 Gross Certified Assessed Valuation .....	\$ 363,831,964
Estimate of Value as of June 15, 2025 .....	\$ 364,754,305
2025 Gross Certified Assessed Valuation as a Percentage of	
2025 Gross Certified Assessed Valuation of all Participants.....	40.36 %
Estimate of Value as of June 15, 2025, as a Percentage of	
Estimate of Value as of June 15, 2025, of all Participants.....	36.40 %
Estimated Average Annual Debt Service on the Bonds and the Outstanding Bonds (\$3,817,964):	
Pro rata Share of the Bonds based on 2025 Gross Certified Assessed Valuation .....	\$ 1,540,885
Pro rata Share of the Bonds based on Estimate of Value as of June 15, 2025 .....	\$ 1,389,712
Estimated Maximum Annual Debt Service on the Bonds and the Outstanding Bonds (\$4,338,631):	
Pro rata Share of the Bonds based on 2025 Gross Certified Assessed Valuation .....	\$ 1,751,020
Pro rata Share of the Bonds based on Estimate of Value as of June 15, 2025 .....	\$ 1,579,231
<b>Tax Rate Required to Pay Pro rata Share of the Bonds based upon the</b>	
<b>2025 Certified Taxable Assessed Value at 95% collections:</b>	
Estimated Average Annual Debt Service.....	\$ 0.45 (a)
Estimated Maximum Annual Debt Service.....	\$ 0.51 (a)
<b>Tax Rate Required to Pay Pro rata Share of the Bonds based upon the</b>	
<b>Estimate of Value as of June 15, 2025 at 95% collections:</b>	
Estimated Average Annual Debt Service.....	\$ 0.41
Estimated Maximum Annual Debt Service.....	\$ 0.46
<b>Status of Development as of July 15, 2025:</b>	
Developed Acreage .....	354
Total Completed Homes.....	1,326
Total Developed Vacant Lots .....	0

- (a) The value represented above understates the value of the Service Area for the 2025 tax year. In particular, in MUD 5, the 2025 value above (\$115,692,419) includes land value for 1,050 developed lots but value for improvements on only 466 of such 1,050 lots. According to the District's tax assessor, there are approximately 288 homes either complete or under construction that are missing from the District's 2025 certified value. The Appraisal District has been notified of the error; however, the timing of the correction is unknown. Please note that future supplemental rolls will include the revised value. Additionally, the corresponding debt ratios and calculations herein are overstated, whereas the estimated overlapping debt amounts are understated, due to the error as described above. See "DISTRICT DEBT - Estimated Overlapping Debt Statement."

## Principal Taxpayers

The following are the principal taxpayers in the District as shown on the District's certified appraisal rolls for the 2025 tax year.

Taxpayer	Types of Property	Taxable Value 2025 Tax Roll
Upward America Central LP	Land & Improvements	\$ 18,698,092
Entergy Texas Inc	Land & Improvements	2,853,610
McLean SFR Investment LLC	Land & Improvements	1,923,000
Hudson SFR Property Holdings II	Land & Improvements	1,244,473
FKH SFR Propco K LP	Land & Improvements	1,201,758
FKH SFR N LP	Land & Improvements	1,024,764
Homeowner	Land & Improvements	699,000
Homeowner	Land & Improvements	621,000
Homeowner	Land & Improvements	601,873
Homeowner	Land & Improvements	595,302
Total of Principal Taxpayers		\$ 29,462,872
Principal Taxpayers Percent of Total		8.10%

## Historical Tax Collections

The following table illustrates the collection history of the District for the 2020–2024 tax years:


Tax Year	Assessed Valuation	Tax Rate (a)	Adjusted Levy	Percent of Collections Current Year	Current Year Ended 9/30	Percent of Collections 06/30/2025
2020	\$ 34,035,051	1.30	\$ 442,456	99.99%	2021	100.00%
2021	72,139,890	1.30	937,819	98.29%	2022	99.88%
2022	133,410,205	1.30	1,734,333	99.60%	2023	99.72%
2023	237,035,231	1.30	3,081,458	99.29%	2024	99.73%
2024	357,231,090	1.30	4,644,004	97.73%	2025	98.24%

(a) Total tax rate per \$100 of assessed valuation for each respective tax year. See "Tax Rate Distribution" below.

## Tax Rate Distribution

	2024	2023	2022	2021	2020
Utility Debt Service	\$0.520	\$0.520	\$0.430	\$0.400	\$0.380
Road Debt Service	\$0.105	\$0.105	\$0.120	\$0.000	\$0.000
Contract Tax	\$0.460	\$0.460	\$0.405	\$0.490	\$0.490
Maintenance and Operations	\$0.215	\$0.215	\$0.345	\$0.410	\$0.430
Total	\$1.300	\$1.300	\$1.300	\$1.300	\$1.300


**APPENDIX B**  
**INDEPENDENT AUDITOR'S REPORT AND FINANCIAL**  
**STATEMENTS FOR FISCAL YEAR ENDED MAY 31, 2024**



# **East Montgomery County Municipal Utility District No. 5 Montgomery County, Texas**

## **Independent Auditor's Report and Financial Statements**

May 31, 2024



**East Montgomery County Municipal Utility District No. 5**  
**Contents**  
**May 31, 2024**

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## **Independent Auditor's Report**

Board of Directors  
East Montgomery County Municipal Utility District No. 5  
Montgomery County, Texas

### ***Opinions***

We have audited the financial statements of the governmental activities, the business-type activities and each major fund of East Montgomery County Municipal Utility District No. 5 (the District), as of and for the year ended May 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 accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the District, as of May 31, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinions***

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

### ***Emphasis of Matter***

As discussed in Note 14 to the financial statements, the beginning net position in the government-wide financial statements has been restated to correct misstatements. Our opinion is not modified with respect to this matter.

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

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, 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 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.



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

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

In performing an audit in accordance with GAAS, we:

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

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

### ***Required Supplementary Information***

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

### ***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 accompanying schedules required by the Texas Commission on Environmental Quality listed in the table of contents 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. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

**Forvis Mazars, LLP**

**Houston, Texas  
October 9, 2024**

**East Montgomery County Municipal Utility District No. 5**  
**Management's Discussion and Analysis**  
**May 31, 2024**

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***Overview of the Financial Statements***

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements. This report also contains supplementary information required by the Governmental Accounting Standards Board and by the District's state oversight agency, the Texas Commission on Environmental Quality (the Commission).

The District also serves as the Master District for East Montgomery County Municipal Utility District No. 6 (District No. 6), East Montgomery County Municipal Utility District No. 7 (District No. 7) and itself (Internal District), (collectively, "the Participants"), to provide, or cause to be provided, the regional water supply and delivery facilities and the regional waste collection, treatment and disposal facilities, as well as drainage, parks and other services and facilities permitted by law, necessary to serve the Participants.

***Government-Wide Financial Statements***

The focus of government-wide financial statements is on the overall financial position and activities of the District. The District's government-wide financial statements include the statement of net position and statement of activities, which are prepared using accounting principles that are similar to commercial enterprises. The purpose of the statement of net position is to attempt to report all of the assets, liabilities, and deferred inflows and outflows of resources of the District. The District reports all of its assets when it acquires or begins to maintain the assets and reports all of its liabilities when they are incurred.

The difference between the District's assets, liabilities and deferred inflows and outflows of resources is labeled as net position and this difference is similar to the total stockholders' equity presented by a commercial enterprise.

The purpose of the statement of activities is to present the revenues and expenses of the District. Again, the items presented on the statement of activities are measured in a manner similar to the approach used by a commercial enterprise in that revenues are recognized when earned or established criteria are satisfied and expenses are reported when incurred by the District. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues are reported even when they may not be collected for several months or years after the end of the accounting period and expenses are recorded even though they may not have used cash during the current year.

Although the statement of activities look different from a commercial enterprise's statement of income, the financial statement is different only in format, not substance. Whereas the bottom line in a commercial enterprise is its net income, the District reports an amount described as change in net position, essentially the same thing.

***Fund Financial Statements***

Unlike government-wide financial statements, the focus of the fund financial statements is directed to specific activities of the District rather than the District as a whole. Except for the general fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

***Governmental Funds***

Governmental-fund financial statements consist of a balance sheet and a statement of revenues, expenditures and changes in fund balance and are prepared on an accounting basis that is significantly different from that used to prepare government-wide financial statements.

In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted into cash. For example, amounts reported on the balance sheet include items such as cash and receivables collectible within a very short period of time, but do not include capital assets such as land and water, sewer and drainage systems. Fund liabilities include amounts that are to be paid

within a very short period after the end of the fiscal year. The difference between a fund's assets, liabilities, and deferred inflows and outflows of resources is labeled the fund balance and generally indicates the amount that can be used to finance the next fiscal year's activities. Likewise, the operating statement for governmental funds reports only those revenues and expenditures that were collected in cash or paid with cash, respectively, during the current period or very shortly after the end of the fiscal year.

Because the focus of the government-wide and fund financial statements is different, there are significant differences between the totals presented in these financial statements. For this reason, there is an analysis in the notes to financial statements that describes the adjustments to fund balances to arrive at net position presented in the governmental activities column on the statement of net position. Also, there is an analysis in the notes to financial statements that reconciles the total change in fund balances for all governmental funds to the change in net position, as reported in the governmental activities column in the statement of activities.

### ***Proprietary Funds***

Proprietary funds, in general, charge customers for the services that are provided. These funds use a long-term financial accounting approach, full accrual basis and provide additional information in the statement of cash flows. The proprietary fund statements provide the same information as the business-type activities portion of the government-wide financial statements, only in more detail.

### ***Notes to Financial Statements***

The notes to financial statements provide additional information that is essential to a full understanding of the data found in the government-wide and fund financial statements.

### ***Financial Analysis of the District as a Whole***

The District's overall financial position and activities for the past two years are summarized as follows, based on the information included in the government-wide financial statements.

#### **2024 Summary of Net Position**

	<b><u>Governmental Activities</u></b>	<b><u>Business-Type Activities</u></b>	<b><u>Total</u></b>
Current and other assets	\$ 589,917	\$ 3,910,776	\$ 4,500,693
Capital and lease assets	<u>6,807,629</u>	<u>50,396,811</u>	<u>57,204,440</u>
Total assets	<u>\$ 7,397,546</u>	<u>\$ 54,307,587</u>	<u>\$ 61,705,133</u>
Long-term liabilities	\$ 10,035,037	\$ 55,941,388	\$ 65,976,425
Other liabilities	<u>113,322</u>	<u>647,603</u>	<u>760,925</u>
Total liabilities	<u>10,148,359</u>	<u>56,588,991</u>	<u>66,737,350</u>
Net position:			
Net investment in capital assets	(154,719)	(5,096,927)	(5,251,646)
Restricted	-	2,990,197	2,990,197
Unrestricted	<u>(2,596,094)</u>	<u>(174,674)</u>	<u>(2,770,768)</u>
Total net position	<u>\$ (2,750,813)</u>	<u>\$ (2,281,404)</u>	<u>\$ (5,032,217)</u>

**Restated 2023 Summary of Net Position**

	<b><u>Governmental Activities</u></b>	<b><u>Business-Type Activities</u></b>	<b><u>Total</u></b>
Current and other assets	\$ 15,635	\$ 2,972,934	\$ 2,988,569
Capital and lease assets	-	38,255,777	38,255,777
Total assets	<u>\$ 15,635</u>	<u>\$ 41,228,711</u>	<u>\$ 41,244,346</u>
Long-term liabilities	\$ 45,250	\$ 42,489,283	\$ 42,534,533
Other liabilities	19,059	736,007	755,066
Total liabilities	<u>64,309</u>	<u>43,225,290</u>	<u>43,289,599</u>
Net position:			
Net investment in capital assets	-	(3,958,800)	(3,958,800)
Restricted	-	1,907,260	1,907,260
Unrestricted	(48,674)	54,961	6,287
Total net position	<u>\$ (48,674)</u>	<u>\$ (1,996,579)</u>	<u>\$ (2,045,253)</u>

The net position of the District's governmental activities decreased by \$2,702,139. The majority of the decrease in net position is related to conveyance of capital assets to another governmental entity for maintenance.

The total net position of the District's business-type activities decreased by \$284,825, or about 14%. The majority of the decrease in net position is related to services, depreciation and amortization, and debt service expenses exceeding charges for services revenues.

Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital and lease assets themselves cannot be used to liquidate these liabilities.

At May 31, 2024, the governmental activities' net investment in capital assets was \$(154,719). This amount was negative because not all expenditures from long-term debt were for the acquisition of capital assets. Within Fort Bend County, the county government assumes the maintenance and other incidents of ownership of most road facilities constructed by the District. Accordingly, these asset are not recorded in the financial statements of the District.

**2024 Summary of Changes in Net Position**

	<b><u>Governmental Activities</u></b>	<b><u>Business-Type Activities</u></b>	<b><u>Total</u></b>
Program revenues:			
Charges for services	\$ 1,066,054	\$ 6,241,063	\$ 7,307,117
General revenues:			
Property taxes	8,156	-	8,156
Other revenues	3,899	57,312	61,211
Total revenues	<u>1,078,109</u>	<u>6,298,375</u>	<u>7,376,484</u>

**2024 Summary of Changes in Net Position (Continued)**

	<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>
Expenses:			
Services	\$ 582,938	\$ 3,006,488	\$ 3,589,426
Depreciation and amortization	154,719	1,268,729	1,423,448
Conveyance of capital assets	3,012,439	-	3,012,439
Debt service and contractual payments	30,152	2,307,983	2,338,135
Total expenses	<u>3,780,248</u>	<u>6,583,200</u>	<u>10,363,448</u>
Change in net position	(2,702,139)	(284,825)	(2,986,964)
Net position, beginning of year	<u>(48,674)</u>	<u>(1,996,579)</u>	<u>(2,045,253)</u>
Net position, end of year	<u><u>\$ (2,750,813)</u></u>	<u><u>\$ (2,281,404)</u></u>	<u><u>\$ (5,032,217)</u></u>

**Restated 2023 Summary of Changes in Net Position**

	<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>
Program revenues:			
Charges for services	\$ -	\$ 4,230,223	\$ 4,230,223
General revenues:			
Property taxes	8,249	-	8,249
Other revenues	87	22,288	22,375
Total revenues	<u>8,336</u>	<u>4,252,511</u>	<u>4,260,847</u>
Expenses:			
Services	57,010	2,230,352	2,287,362
Depreciation and amortization	-	848,361	848,361
Debt service and contractual payments	-	1,048,830	1,048,830
Total expenses	<u>57,010</u>	<u>4,127,543</u>	<u>4,184,553</u>
Change in net position	(48,674)	124,968	76,294
Net position, beginning of year	<u>-</u>	<u>(2,121,547)</u>	<u>(2,121,547)</u>
Net position, end of year	<u><u>\$ (48,674)</u></u>	<u><u>\$ (1,996,579)</u></u>	<u><u>\$ (2,045,253)</u></u>

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

***Governmental Activities***

The general fund's fund balance increased by \$479,976. This increase was primarily related to tap connection and inspection fees and capital recovery fee revenues exceeding service operations and debt service expenditures.

### Business-Type Activities

The enterprise fund's net position decreased by \$284,825 due to operating, depreciation and amortization and interest expenses and debt issuance costs exceeding charges for services revenues.

### General Fund Budgetary Highlights

There were several differences between the final budgetary amounts and actual amounts. The major differences between budget and actual were due to professional fees expenditures and developer advances received being less than anticipated. In addition, tap connection and inspection fees revenues and related expenditures, capital recovery fees revenue and repairs and maintenance expenditures were not budgeted. The fund balance as of May 31, 2024, was expected to be \$(3,424) and the actual end-of-year fund balance was \$476,552.

### Capital and Lease Assets and Related Debt

#### Capital and Lease Assets

Capital and lease assets held by the District at the end of the current and previous fiscal years are summarized below:

#### Capital and Lease Assets (Net of Accumulated Depreciation and Amortization)

	<u>2024</u>	<u>Restated 2023</u>
<b>Governmental Activities</b>		
Water facilities	\$ 1,213,754	\$ -
Wastewater facilities	2,115,486	-
Drainage facilities	3,478,389	-
	<u>\$ 6,807,629</u>	<u>\$ -</u>
 <b>Business-Type Activities</b>		
Land and improvements	\$ 26,707,993	\$ 17,705,355
Construction in progress	153,498	140,502
Water facilities	9,485,606	8,876,706
Wastewater facilities	6,314,944	4,429,142
Drainage facilities	5,856,817	5,586,332
Lease assets	1,877,953	1,517,740
	<u>\$ 50,396,811</u>	<u>\$ 38,255,777</u>

During the current year, additions to capital and lease assets were as follows:

#### Governmental Activities

Water, sewer and drainage facilities to serve Tavola West,  
Sections 1-4 and Tavola West Reserves, Section 2

\$ 6,962,348

**Business-Type Activities**

Land additions and improvements, including Tavola North detention pond, Peach Creek channel improvements, Phases 2 & 3, Tavola West detention, Phase 1 and Tavola West clearing and grubbing, Phase 3	\$ 9,002,638
Construction in progress related to wastewater treatment plant No.1, Phase 4	12,996
Water and drainage facilities to serve Aragoste Parkway, Phase 2	85,878
Roman Forest waterline	3,339
Water plant No. 2 water well	23,344
Tavola Tropical Storm Imelda recovery project	343,255
Peach Creek Channel, Phase 3 drainage improvements	26,795
US 59 water line crossing	841,346
Wastewater treatment plant No. 1, Phase 2	88,973
Wastewater treatment plant No. 2 and lift station No. 2, Phase 1	2,002,928
Wastewater treatment plant No. 2 lease equipment	978,271
	<u>978,271</u>
Total additions to capital and lease assets	<u>\$ 13,409,763</u>

**Debt**

The changes in the debt position of the District during the fiscal year ended May 31, 2024, are summarized as follows:

	<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>
Long-term liabilities, beginning of year restated	\$ 45,250	\$ 42,489,283	\$ 42,534,533
Increases in long-term debt	9,989,787	24,573,793	34,563,580
Decreases in long-term debt	-	(11,121,688)	(11,121,688)
	<u>\$ 10,035,037</u>	<u>\$ 55,941,388</u>	<u>\$ 65,976,425</u>
Long-term liabilities, end of year	<u>\$ 10,035,037</u>	<u>\$ 55,941,388</u>	<u>\$ 65,976,425</u>

At May 31, 2024, the Master District had \$183,255,000 of contract revenue bonds authorized, but unissued, for the purposes of acquiring, constructing and improving the regional facilities constructed to serve all participants. The Internal District had \$239,704,262 of unlimited tax bonds authorized, but unissued, for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the Internal District, \$122,029,430 of unlimited tax bonds authorized, but unissued, for the purpose of constructing road and paving facilities within the Internal District, and \$24,600,000 of unlimited tax bonds authorized, but unissued, for the purpose of constructing park and recreational facilities within the Internal District.

The District's bonds carry an underlying rating of "Baa2" from Moody's Investors Service, Inc. The Series 2023 Contract Revenue Bonds carry a "AA" rating from Standard & Poor's by virtue of bond insurance issued by Build America Mutual Assurance Company.



***Other Relevant Factors***

***Relationship to the City of Houston***

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston (the City), the District must conform to the City ordinance consenting to the creation of the District. In addition, the District may be annexed by the City without the District's consent. If the District is annexed, the City must assume the District's assets and obligations (including the bonded indebtedness) and abolish the District within 90 days.

***Contingencies***

The developer of the District is constructing regional facilities within the boundaries of the Master District's service area, as well as facilities within the boundaries of the Internal District. The Master District and Internal District have agreed to reimburse the developer for a portion of these costs, plus interest, from the proceeds of future contract revenue bonds and tax bonds, respectively, to the extent approved by the Commission, if applicable. The District's engineer has stated that current construction contract amounts are approximately \$14,969,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

***Subsequent Events***

On September 25, 2024, the District awarded the sale of its Unlimited Tax Contract Revenue Bonds, Series 2024, in the amount of \$16,675,000 at a net effective interest rate of approximately 4.097%. The bonds were sold to reimburse the developer for construction projects within the Master District.

On September 25, 2024, the District awarded the sale of its Unlimited Tax Bonds, Series 2024, in the amount of \$4,000,000 at a net effective interest rate of approximately 4.224%. The bonds were sold to reimburse the developer for construction projects within the Internal District.

**East Montgomery County Municipal Utility District No. 5**  
**Statement of Net Position**  
**May 31, 2024**

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
<b>Assets</b>			
<b>Current Assets</b>			
Cash and cash equivalents	\$ 607,823	\$ 2,130,101	\$ 2,737,924
Receivables:			
Property taxes receivable	43	-	43
Service accounts receivable	56,604	-	56,604
Due from other districts	-	1,701,934	1,701,934
Due from others	-	3,188	3,188
Internal balances	(74,553)	74,553	-
Prepaid expenses	-	1,000	1,000
Total current assets	589,917	3,910,776	4,500,693
<b>Noncurrent Assets</b>			
Capital and lease assets (net of accumulated depreciation and amortization):			
Land and improvements	-	26,707,993	26,707,993
Construction in progress	-	153,498	153,498
Infrastructure	6,807,629	21,657,367	28,464,996
Lease assets	-	1,877,953	1,877,953
Total noncurrent assets	6,807,629	50,396,811	57,204,440
Total assets	\$ 7,397,546	\$ 54,307,587	\$ 61,705,133

**East Montgomery County Municipal Utility District No. 5**  
**Statement of Net Position**  
**May 31, 2024**

**(Continued)**

	<b>Primary Government</b>		<b>Total</b>
	<b>Governmental Activities</b>	<b>Business-Type Activities</b>	
<b>Liabilities and Net Position</b>			
<b>Current Liabilities</b>			
Accounts payable	\$ 82,465	\$ 325,557	\$ 408,022
Customer deposits	18,325	-	18,325
Due to others	247	-	247
Unearned tap connection fees	12,285	-	12,285
Long-term liabilities, due within one year	-	1,140,351	1,140,351
Total current liabilities	113,322	1,465,908	1,579,230
<b>Noncurrent Liabilities</b>			
Operating deposits	-	322,046	322,046
Long-term liabilities, due after one year	10,035,037	54,801,037	64,836,074
Total noncurrent liabilities	10,035,037	55,123,083	65,158,120
Total liabilities	10,148,359	56,588,991	66,737,350
<b>Net Position</b>			
Net investment in capital assets	(154,719)	(5,096,927)	(5,251,646)
Restricted for debt service	-	2,960,347	2,960,347
Restricted for capital projects	-	29,850	29,850
Unrestricted	(2,596,094)	(174,674)	(2,770,768)
Total net position	(2,750,813)	(2,281,404)	(5,032,217)
Total liabilities and net position	\$ 7,397,546	\$ 54,307,587	\$ 61,705,133

**East Montgomery County Municipal Utility District No. 5**  
**Statement of Activities**  
**Year Ended May 31, 2024**

				Net Revenue (Expense) and Changes in Net Position		
	Program Revenue			Primary Government		
	Expenses	Charges for Services	Charges for Regional Services	Governmental Activities	Business- type Activities	Total
<b>Government/Programs</b>						
<b>Primary Government</b>						
Governmental activities:						
Service operations	\$ 582,938	\$ 1,066,054	\$ -	\$ 483,116	\$ -	\$ 483,116
Depreciation	154,719	-	-	(154,719)	-	(154,719)
Conveyance of capital assets	3,012,439	-	-	(3,012,439)	-	(3,012,439)
Contractual obligation	2,652	-	-	(2,652)	-	(2,652)
Debt issuance costs	27,500	-	-	(27,500)	-	(27,500)
Total governmental activities	3,780,248	1,066,054	-	(2,714,194)	-	(2,714,194)
Business-type activities:						
Regional service operations	3,006,488	-	6,241,063	-	3,234,575	3,234,575
Depreciation and amortization	1,268,729	-	-	-	(1,268,729)	(1,268,729)
Interest expense on long-term liabilities	1,583,288	-	-	-	(1,583,288)	(1,583,288)
Debt issuance costs on long-term liabilities	724,695	-	-	-	(724,695)	(724,695)
Total business-type activities	6,583,200	-	6,241,063	-	(342,137)	(342,137)
Total government/programs primary government	\$ 10,363,448	\$ 1,066,054	\$ 6,241,063	(2,714,194)	(342,137)	(3,056,331)
<b>General Revenues and Transfers</b>						
Property taxes				8,156	-	8,156
Penalty and interest				1,044	-	1,044
Investment income				2,395	57,312	59,707
Other income				460	-	460
Total general revenues and transfers				12,055	57,312	69,367
<b>Change in Net Position</b>				(2,702,139)	(284,825)	(2,986,964)
<b>Net Position</b>						
Beginning of year, as previously reported				(58,922)	(2,881,543)	(2,940,465)
Adjustment applicable to prior years (Note 14)				10,248	884,964	895,212
Beginning of year, as restated				(48,674)	(1,996,579)	(2,045,253)
End of year				\$ (2,750,813)	\$ (2,281,404)	\$ (5,032,217)

**East Montgomery County Municipal Utility District No. 5**  
**Balance Sheet – Governmental Fund**  
**May 31, 2024**

	<b>General Fund</b>
<b>Assets</b>	
Cash and cash equivalents	\$ 607,823
Property taxes receivable	43
Service accounts receivable	56,604
Internal balances	<u>(74,553)</u>
Total assets	<u><u>\$ 589,917</u></u>
<b>Liabilities and Fund Balance</b>	
<b>Liabilities</b>	
Accounts payable	\$ 82,465
Customer deposits	18,325
Due to others	247
Unearned tap connection fees	<u>12,285</u>
Total liabilities	113,322
<b>Deferred Inflows of Resources</b>	
Deferred property tax revenues	43
<b>Fund Balance</b>	
Unassigned	<u>476,552</u>
Total liabilities, deferred inflows of resources and fund balance	<u><u>\$ 589,917</u></u>

**East Montgomery County Municipal Utility District No. 5**  
**Statement of Revenues, Expenditures and Changes in**  
**Fund Balance – Governmental Fund**  
**Year Ended May 31, 2024**

	<b>General Fund</b>
<b>Revenues</b>	
Property taxes	\$ 8,113
Water service	12,828
Sewer service	38,062
Regional water fee	12,324
Security service	9,997
Penalty and interest	1,044
Tap connection and inspection fees	554,782
Capital recovery fee	438,061
Investment income	2,395
Other income	460
	<hr/>
Total revenues	1,078,066
	<hr/>
<b>Expenditures</b>	
Service operations:	
Professional fees	12,497
Contracted services	11,118
Repairs and maintenance	200,677
Tap connections	315,465
Other expenditures	43,181
Debt service:	
Contractual obligation	2,652
Debt issuance costs	27,500
	<hr/>
Total expenditures	613,090
	<hr/>
<b>Excess of Revenues Over Expenditures</b>	464,976
	<hr/>
<b>Other Financing Sources</b>	
Developer advances received	15,000
	<hr/>
<b>Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses</b>	479,976
	<hr/>
<b>Fund Balance (Deficit), Beginning of Year</b>	(3,424)
	<hr/>
<b>Fund Balance, End of Year</b>	\$ 476,552
	<hr/>

**East Montgomery County Municipal Utility District No. 5**  
**Statement of Net Position – Proprietary Fund**  
**May 31, 2024**

	<b>Business-Type Activities - Enterprise Fund</b>
<b>Assets</b>	
<b>Current Assets</b>	
Cash and cash equivalents	\$ 2,130,101
Due from other districts	1,701,934
Due from others	3,188
Internal balances	74,553
Prepaid expenses	1,000
Total current assets	3,910,776
<b>Noncurrent Assets</b>	
Capital and lease assets, net of accumulated depreciation and amortization	50,396,811
Total assets	<u>\$ 54,307,587</u>
<b>Liabilities and Net Position</b>	
<b>Current Liabilities</b>	
Accounts payable	\$ 325,557
Long-term liabilities, current portion	1,140,351
Total current liabilities	1,465,908
<b>Noncurrent Liabilities</b>	
Operating deposits	322,046
Long-term liabilities, net of unamortized discount	54,801,037
Total noncurrent liabilities	55,123,083
Total liabilities	56,588,991
<b>Net Position</b>	
Net investment in capital assets	(5,096,927)
Restricted:	
Debt service fund	2,960,347
Capital projects fund	29,850
Unrestricted	(174,674)
Total net position	(2,281,404)
Total liabilities and net position	<u>\$ 54,307,587</u>

**East Montgomery County Municipal Utility District No. 5**  
**Statement of Revenues, Expenses and Changes**  
**in Net Position – Proprietary Fund**  
**Year Ended May 31, 2024**

	<b>Business-Type Activities - Enterprise Fund</b>
<b>Operating Revenues</b>	
Charges for services	\$ 6,241,063
<b>Operating Expenses</b>	
Purchased services	97,635
Regional water authority	955,174
Professional fees	102,628
Contracted services	129,680
Utilities	201,642
Repairs and maintenance	1,473,589
Other expenditures	46,140
Depreciation and amortization	1,268,729
Total operating expenses	4,275,217
<b>Operating Income</b>	1,965,846
<b>Nonoperating Revenues (Expenses)</b>	
Investment income	57,312
Interest expense	(1,583,288)
Debt issuance costs	(724,695)
Total nonoperating expenses	(2,250,671)
<b>Change in Net Position</b>	(284,825)
<b>Net Position</b>	
Beginning of year, as previously reported	(2,881,543)
Adjustment applicable to prior years (Note 14)	884,964
Beginning of year, as restated	(1,996,579)
End of year	\$ (2,281,404)



**East Montgomery County Municipal Utility District No. 5**  
**Statement of Cash Flows – Proprietary Fund**  
**Year Ended May 31, 2024**

	<b>Business-Type Activities - Enterprise Fund</b>
<b>Operating Activities</b>	
Receipts from contract payments	\$ 2,800,999
Payments for service operations	(3,047,785)
Receipts for service operations	3,151,357
Other operating receipts	32,030
	<u>2,936,601</u>
Net cash provided by operating activities	<u>2,936,601</u>
<b>Capital and Related Financing Activities</b>	
Proceeds from the issuance of contract revenue bonds	12,951,530
Principal payments on long-term liabilities	(1,098,969)
Payments to developer	(10,044,601)
Interest and agent fees paid on long-term liabilities	(1,573,706)
Debt issuance costs	(724,695)
Purchase of capital assets	(1,909,227)
	<u>(2,399,668)</u>
Net cash used in capital and related financing activities	<u>(2,399,668)</u>
<b>Investing Activity</b>	
Investment income	<u>57,312</u>
<b>Net Increase in Cash and Cash Equivalents</b>	594,245
<b>Cash and Cash Equivalents, Beginning of Year</b>	<u>1,535,856</u>
<b>Cash and Cash Equivalents, End of Year</b>	<u><u>\$ 2,130,101</u></u>
<b>Reconciliation of Operating Income to Net Cash Provided by Operating Activities</b>	
Operating income	\$ 1,965,846
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation and amortization expense	1,268,729
Change in assets and liabilities:	
Receivables, net	(368,197)
Prepaid expenses and other assets	24,600
Accounts payable	(65,897)
Other liabilities	111,520
	<u>111,520</u>
Net cash provided by operating activities	<u><u>\$ 2,936,601</u></u>
<b>Noncash Activities</b>	
Assets acquired by debt incurred to developer	\$ 10,656,292
Lease asset obtained through lease liability	965,971

## **Note 1. Nature of Operations and Summary of Significant Accounting Policies**

East Montgomery County Municipal Utility District No. 5 (the District) was created by House Bill Number 3546 (the Bill) of the 79<sup>th</sup> Legislature of the State of Texas, effective September 1, 2005, in accordance with the provisions of Article III, Section 52, and Article XVI, Section 59, of the Texas Constitution. The District operates in accordance with Chapters 49 and 54 of the Texas Water Code and is subject to the continuing supervision of Texas Commission on Environmental Quality (the Commission). The principal functions of the District are to finance, construct, own and operate waterworks, wastewater, drainage, parks and recreational and road and paving facilities. The District also serves as the "Master District" as discussed in Note 5 to the financial statements.

The District is governed by a Board of Directors (the Board) consisting of five individuals who are residents or owners of property within the District and are elected by voters within the District. The Board sets the policies of the District. The accounting and reporting policies of the District conform to accounting principles generally accepted in the United States of America for state and local governments, as defined by the Governmental Accounting Standards Board. The following is a summary of the significant accounting and reporting policies of the District:

### ***Reporting Entity***

There are no component units that are legally separate entities for which the District is considered to be financially accountable. Accountability is defined as the District's substantive appointment of the voting majority of the component unit's governing board. Furthermore, to be financially accountable, the District must be able to impose its will upon the component unit or there must be a possibility that the component unit may provide specific financial benefits to, or impose specific financial burdens on, the District.

### ***Government-Wide Financial Statements***

The statement of net position and the statement of activities display information about the District as a whole. The statements distinguish between governmental and business-type activities. Governmental activities are generally financed through intergovernmental revenues and reimbursements from participants. Business-type activities are financed by fees charged to external parties for goods and services.

In the government-wide statement of net position, both the governmental and business-type activities columns are presented on a full accrual, economic resource basis, which recognizes all long-term assets and receivables, as well as long-term debt and obligations.

The statement of activities presents a comparison between direct expenses and program revenues for each segment of the business-type activities of the District and for each function of the District's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include charges paid by the recipients of goods or services offered by the programs that are restricted to meeting operational or capital requirements of a particular program. Revenues that are not classified as program revenues, such as investment earnings, are presented as general revenues.

### ***Fund Financial Statements***

Fund financial statements of the District are organized into funds, each of which are considered to be separate accounting entities. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues and expenditures/expenses. Funds are organized into two categories: governmental and proprietary. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the District or if it meets certain other criteria.

**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

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***Governmental Fund***

The District presents the following major governmental fund:

*General Fund* – The general fund is the primary operating fund of the District which accounts for all financial resources not accounted for in another fund. Revenues are derived primarily from property taxes, charges for services and interest income.

***Fund Balance – Governmental Fund***

The fund balance for the District's governmental fund can be displayed in up to five components:

*Nonspendable* – Amounts that are not in a spendable form or are required to be maintained intact.

*Restricted* – Amounts that can be spent only for the specific purposes stipulated by external resource providers, constitutionally or through enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

*Committed* – Amounts that can be used only for the specific purposes determined by resolution of the Board. Commitments may be changed or lifted only by issuance of a resolution by the District's Board.

*Assigned* – Amounts intended to be used by the District for specific purposes as determined by management. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.

*Unassigned* – The residual classification for the general fund and includes all amounts not contained in the other classifications.

The District considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. The District applies committed amounts first, followed by assigned amounts, and then unassigned amounts when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

***Proprietary Fund***

*Enterprise Fund* – The enterprise fund accounts for the operations of the regional facilities. These facilities provide water supply and delivery, wastewater collection, treatment and disposal facilities to participants.

***Measurement Focus***

Measurement focus is a term used to describe which transactions are recorded within the various financial statements.

In the government-wide statement of net position and the statement of activities, both governmental and business-type activities are presented using the economic resources measurement focus as defined in item (B) as shown below.

**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

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In the fund financial statements, the current financial resources measurement focus or the economic resources measurement focus is used as appropriate:

- (A) All governmental funds utilize a current financial resources measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.
- (B) The proprietary funds utilize an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported. Proprietary fund equity is classified as net position.

***Basis of Accounting and Presentation***

All governmental funds use the modified accrual basis of accounting. Under this basis of accounting, revenues are recognized when susceptible to accrual (*i.e.*, when they become both measurable and available). Measurable means the amount of the transaction can be determined and available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

All primary sources of the District's revenue are susceptible to accrual. Examples of revenue accrued are taxes, fees for services, charges to participants based on cost-reimbursement contracts and earnings from investments.

Deferred inflows of resources is recorded when the potential revenue does not meet both the measurable and available criteria for recognition in the current period. Deferred revenues also arise when resources are received before earned.

Expenditures and liabilities are recognized when the related fund obligations are incurred as a result of receipt of goods and services.

All proprietary funds use the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized at the time liabilities are incurred.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services, along with penalties and fees. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

***Deferred Outflows and Inflows of Resources***

A deferred outflow of resources is a consumption of net position that is applicable to a future reporting period and a deferred inflow of resources is an acquisition of net position that is applicable to a future reporting period.

***Pension Costs***

The District does not participate in a pension plan and, therefore, has no pension costs.

**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

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***Use of Estimates***

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

***Cash and Cash Equivalents***

The District considers all liquid investments with original maturities of three months or less to be cash equivalents.

***Investments and Investment Income***

Investments in certificates of deposit, U.S. Government and agency securities, and certain pooled funds, which have a remaining maturity of one year or less at the date of purchase, are recorded at amortized cost. All other investments are carried at fair value. Fair value is determined using quoted market values.

Investment income includes dividends and interest income and the net change for the year in the fair value of investments carried at fair value. Investment income is credited to the fund in which the investment is recorded.

***Property Taxes***

An appraisal district annually prepares appraisal records listing all property within the District and the appraised value of each parcel or item as of January 1. Additionally, on January 1, a tax lien attaches to property to secure the payment of all taxes, penalty and interest ultimately imposed for the year on the property. After the District receives its certified appraisal roll from the appraisal district, the rate of taxation is set by the Board of the District based upon the aggregate appraisal value. Taxes are due and payable October 1 or when billed, whichever is later, and become delinquent after January 31 of the following year.

In the governmental funds, property taxes are initially recorded as receivables and deferred inflows of resources at the time the tax levy is billed. Revenues recognized during the fiscal year ended May 31, 2024, include collections during the current period or within 60 days of year-end related to the 2023 and prior years' tax levies.

In the government-wide statement of net position, property taxes are considered earned in the budget year for which they are levied. For the District's fiscal year ended May 31, 2024, the 2023 tax levy is considered earned during the current fiscal year. In addition to property taxes levied, any delinquent taxes are recorded net of amounts considered uncollectible.

***Capital Assets***

The accounting treatment of property, plant and equipment (capital assets) depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

Capital assets of proprietary funds are reported in both the government-wide and fund financial statements. All other capital assets of the governmental unit are general capital assets. They are not reported as assets in governmental funds, but are reported in the governmental activities column in the government-wide statement of net position.

Capital assets are recorded at historical cost and depreciated over their estimated useful lives unless they are inexhaustible, such as land. Depreciation expense is reported in the government-wide statement of activities, and the proprietary fund statement of revenues, expenses and changes in net position.

**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

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The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset lives are not capitalized.

Capital assets are depreciated using the straight-line method over their estimated useful lives as follows:

	<u>Years</u>
Water production and distribution facilities	10-45
Wastewater collection and treatment facilities	10-45
Drainage facilities	10-45

***Lease Assets***

Lease assets are initially recorded at the initial measurement of the lease liability, plus lease payments made at or before the commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease, plus initial direct costs that are ancillary to place the asset into service. Lease assets are amortized on a straight-line basis over the shorter of the lease term or the useful life of the underlying asset.

***Debt Issuance Costs***

Debt issuance costs, other than prepaid insurance, do not meet the definition of an asset or deferred outflows of resources since the costs are not applicable to a future period and, therefore, are recognized as an expense/expenditure in the period incurred.

***Long-Term Obligations***

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Premiums and discounts on bonds are recognized as a component of long-term liabilities and amortized over the life of the related debt using the effective interest rate method. Bonds payable are reported net of the applicable bond premium or discount.

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

***Net Position/Fund Balance***

Fund balance and net position are reported as restricted when constraints placed on them are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or are imposed by law through constitutional provisions or enabling legislation.

When both restricted and unrestricted resources are available for use, generally, it is the District's policy to use restricted resources first.

***Reconciliation of Government-Wide and Fund Financial Statements***

Amounts reported for net position of governmental activities in the statement of net position and fund balance in the governmental fund balance sheet are different because of the following items.

**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

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Capital assets used in governmental activities are not financial resources and are not reported in the funds.	\$ 6,807,629
Property tax revenue recognition and the related reduction of deferred inflows of resources are subject to availability of funds in the fund financial statements.	43
Long-term debt obligations are not due and payable in the current period and are not reported in the funds.	<u>(10,035,037)</u>
Adjustment to fund balance to arrive at net position.	<u><u>\$ (3,227,365)</u></u>

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

Change in fund balance.	\$ 479,976
Governmental funds report capital outlays as expenditures. However, for government-wide financial statements, the cost of capitalized assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of depreciation expense and conveyance of capital assets in the current year.	(3,167,158)
Governmental funds report developer advances as other financing sources or uses as amounts are received or paid. However, for government-wide financial statements, these amounts are recorded as an increase or decrease in due to developer.	(15,000)
Revenues that do not provide current financial resources are not reported as revenues for the funds, but are reported as revenues in the statement of activities.	<u>43</u>
Change in net position of governmental activities.	<u><u>\$ (2,702,139)</u></u>

**Note 2. Deposits, Investments and Investment Income**

***Deposits***

Custodial credit risk is the risk that, in the event of a bank failure, a government’s deposits may not be returned to it. The District’s deposit policy for custodial credit risk requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance; a surety bond; bonds and other obligations of the U.S. Treasury, U.S. agencies or instrumentalities of the State of Texas; or certain collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States.

At May 31, 2024, none of the District’s bank balances were exposed to custodial credit risk.

**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

**Investments**

The District may legally invest in obligations of the United States or its agencies and instrumentalities, direct obligations of Texas or its agencies or instrumentalities, collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States, other obligations guaranteed as to principal and interest by the State of Texas or the United States or their agencies and 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, obligations of states, agencies and counties and other political subdivisions with an investment rating not less than “A,” insured or collateralized certificates of deposit, and certain bankers’ acceptances, repurchase agreements, mutual funds, commercial paper, guaranteed investment contracts and investment pools.

The District’s investment policy may be more restrictive than the Public Funds Investment Act.

The District invests in money market treasury funds. These investments are reported at net asset value and may be redeemed at any time.

At May 31, 2024, the District had the following investments and maturities:

Type	Maturities in Years				
	Fair Value	Less Than 1	1-5	6-10	More Than 10
Government money market funds	\$ 1,561,297	\$ 1,561,297	\$ -	\$ -	\$ -

**Interest Rate Risk.** As a means of limiting its exposure to fair value losses arising from rising interest rates, the District’s investment policy does not allow investments in certain mortgage-backed securities, collateralized mortgage obligations with a final maturity date in excess of 10 years and interest rate indexed collateralized mortgage obligations. The government money market funds are presented as investments with a maturity of less than one year because they are redeemable in full immediately.

**Credit Risk.** Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At May 31, 2024, the District’s investments in government money market funds were rated “AAAm” by Standard & Poor’s.

**Concentration of Credit Risk.** The District places no limit on the amount that may be invested in any one issuer. At May 31, 2024, the District’s investment in government money market funds constituted 100% of its total investments.

**Summary of Carrying Values**

The carrying values of deposits and investments shown previously are included in the statement of net position at May 31, 2024, as follows:

Carrying value:	
Deposits	\$ 1,176,627
Investments	1,561,297
	<hr/>
Total	\$ 2,737,924
	<hr/>



**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

Included in the following captions:

Governmental activities:	
Cash and cash equivalents	\$ 607,823
Business-type activities:	
Cash and cash equivalents	<u>2,130,101</u>
Total	<u><u>\$ 2,737,924</u></u>

***Investment Income***

Investment income of \$2,395 in governmental activities and \$57,312 in business-type activities for the year ended May 31, 2024, consisted of interest income.

***Fair Value Measurements***

The District has the following recurring fair value measurements as of May 31, 2024:

- Government money market funds of \$1,561,297 are valued at fair value per share of the fund's underlying portfolio.

**Note 3. Capital and Lease Assets**

A summary of changes in capital and lease assets for the year ended May 31, 2024, is presented below:

<b>Governmental Activities</b>	<b>Balances, Beginning of Year Restated</b>	<b>Additions</b>	<b>Balances, End of Year</b>
Capital assets, depreciable:			
Water production and distribution facilities	\$ -	\$ 1,241,340	\$ 1,241,340
Wastewater collection and treatment facilities	-	2,163,565	2,163,565
Drainage facilities	-	<u>3,557,443</u>	<u>3,557,443</u>
Total capital assets, depreciable	<u>-</u>	<u>6,962,348</u>	<u>6,962,348</u>
Less accumulated depreciation:			
Water production and distribution facilities	-	(27,586)	(27,586)
Wastewater collection and treatment facilities	-	(48,079)	(48,079)
Drainage facilities	-	<u>(79,054)</u>	<u>(79,054)</u>
Total accumulated depreciation	<u>-</u>	<u>(154,719)</u>	<u>(154,719)</u>
Total governmental activities, net	<u><u>\$ -</u></u>	<u><u>\$ 6,807,629</u></u>	<u><u>\$ 6,807,629</u></u>

**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

<b>Business-Type Activities</b>	<b>Balances, Beginning of Year Restated</b>	<b>Additions</b>	<b>Balances, End of Year</b>
Capital assets, non-depreciable:			
Land and improvements	\$ 17,705,355	\$ 9,002,638	\$ 26,707,993
Construction in progress	140,502	12,996	153,498
Total capital assets, non-depreciable	17,845,857	9,015,634	26,861,491
Capital and lease assets, depreciable and amortizable:			
Water production and distribution facilities	10,074,172	910,956	10,985,128
Wastewater collection and treatment facilities	5,216,925	2,091,902	7,308,827
Drainage facilities	5,965,673	413,000	6,378,673
Lease assets - equipment	1,817,345	978,271	2,795,616
Total capital and lease assets, depreciable and amortizable	23,074,115	4,394,129	27,468,244
Less accumulated depreciation and amortization:			
Water production and distribution facilities	(1,197,466)	(302,056)	(1,499,522)
Wastewater collection and treatment facilities	(787,783)	(206,100)	(993,883)
Drainage facilities	(379,341)	(142,515)	(521,856)
Lease assets - equipment	(299,605)	(618,058)	(917,663)
Total accumulated depreciation and amortization	(2,664,195)	(1,268,729)	(3,932,924)
Total business-type activities, net	\$ 38,255,777	\$ 12,141,034	\$ 50,396,811

**Note 4. Long-Term Liabilities**

Changes in long-term liabilities for the year ended May 31, 2024, were as follows:

<b>Governmental Activities</b>	<b>Balances, Beginning of Year Restated</b>	<b>Increases</b>	<b>Decreases</b>	<b>Balances, End of Year</b>	<b>Amounts Due in One Year</b>
Due to developer, construction	\$ -	\$ 9,974,787	\$ -	\$ 9,974,787	\$ -
Due to developer, advances	45,250	15,000	-	60,250	-
Total governmental activities long-term liabilities	\$ 45,250	\$ 9,989,787	\$ -	\$ 10,035,037	\$ -

**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

<b>Business-Type Activities</b>	<b>Balances, Beginning of Year Restated</b>	<b>Increases</b>	<b>Decreases</b>	<b>Balances, End of Year</b>	<b>Amounts Due in One Year</b>
Bonds payable:					
Contract revenue bonds	\$ 26,025,000	\$ 13,350,000	\$ 865,000	\$ 38,510,000	\$ 890,000
Less discounts on bonds	621,143	398,470	21,881	997,732	-
	25,403,857	12,951,530	843,119	37,512,268	890,000
Due to developer, construction	15,409,200	10,656,292	10,044,601	16,020,891	-
Due to developer, advances	949	-	-	949	-
Lease liability	1,675,277	965,971	233,968	2,407,280	250,351
Total business-type activities long-term liabilities	<u>\$ 42,489,283</u>	<u>\$ 24,573,793</u>	<u>\$ 11,121,688</u>	<u>\$ 55,941,388</u>	<u>\$ 1,140,351</u>

***Business-Type Activities***

***Contract Revenue Bonds***

	<b>Series 2016</b>	<b>Series 2017</b>
Amounts outstanding, May 31, 2024	\$5,545,000	\$2,390,000
Interest rates	1.250% to 3.625%	2.00% to 4.00%
Maturity dates, serially beginning/ending	December 1, 2024/2041	December 1, 2024/2042
Interest payment dates	December 1/June 1	December 1/June 1
Callable dates*	December 1, 2024	December 1, 2024
	<b>Series 2018</b>	<b>Series 2019</b>
Amounts outstanding, May 31, 2024	\$4,150,000	\$4,465,000
Interest rates	2.25% to 4.00%	2.10% to 3.75%
Maturity dates, serially beginning/ending	December 1, 2024/2042	December 1, 2024/2044
Interest payment dates	December 1/June 1	December 1/June 1
Callable dates*	December 1, 2023	December 1, 2024

\*Or any date thereafter; callable at par plus accrued interest to the date of redemption.

**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

	<b>Series 2021</b>	<b>Series 2022</b>
Amounts outstanding, May 31, 2024	\$3,880,000	\$4,730,000
Interest rates	2.00% to 3.00%	4.000% to 4.375%
Maturity dates, serially beginning/ending	December 1, 2024/2045	December 1, 2024/2046
Interest payment dates	December 1/June 1	December 1/June 1
Callable dates*	December 1, 2026	May 1, 2027
		<b>Series 2023</b>
Amount outstanding, May 31, 2024		\$13,350,000
Interest rates		5.00% to 7.50%
Maturity dates, serially beginning/ending		December 1, 2025/2048
Interest payment dates		December 1/June 1
Callable date*		November 1, 2030

\*Or any date thereafter; callable at par plus accrued interest to the date of redemption.

***Annual Debt Service Requirements***

The following schedule shows the annual debt service requirements to pay principal and interest on contract revenue bonds outstanding at May 31, 2024:

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2025	\$ 890,000	\$ 1,583,342	\$ 2,473,342
2026	1,215,000	1,546,625	2,761,625
2027	1,255,000	1,496,894	2,751,894
2028	1,295,000	1,444,868	2,739,868
2029	1,340,000	1,390,068	2,730,068
2030-2034	7,475,000	6,041,990	13,516,990
2035-2039	9,005,000	4,419,932	13,424,932
2040-2044	10,120,000	2,409,328	12,529,328
2045-2049	5,915,000	624,147	6,539,147
Total	<u>\$ 38,510,000</u>	<u>\$ 20,957,194</u>	<u>\$ 59,467,194</u>

**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

Principal and interest on the bonds are payable from and secured by an unconditional obligation to make certain payments by the participating districts in the applicable service area pursuant to the contracts described in Note 7. The participants have each agreed to pay a pro rata share of the debt service of the bonds based on the certified assessed valuation of each participant as a percentage of the total assessed valuation of all participating districts.

Under the terms of the contract, the Master District shall calculate and bill on or before September 1 of each year, or as soon thereafter as practical, the amount of contract tax payments due from each participant for the following year. The contract tax payments are payable by the participants semiannually, on May 15 and November 15 of each year, for the June 1 and December 1 debt service requirements. A summary of the participants and their assessed valuations and contract tax payments for the 2024 calendar year is shown as follows:

	<u>Assessed Valuations</u>	<u>Contractual Payments</u>
The District	\$ 627,330	\$ 2,811
East Montgomery County Municipal Utility District No. 6	385,527,930	1,736,696
East Montgomery County Municipal Utility District No. 7	<u>235,644,754</u>	<u>1,061,493</u>
	<u>\$ 621,800,014</u>	<u>\$ 2,801,000</u>
Master District Contract revenue bonds authorized	\$ 225,000,000	
Master District Contract revenue bonds sold	41,745,000	
Internal District Tax bonds authorized:		
Water, sewer and drainage	239,704,262	
Road and paving	122,029,430	
Park and recreational facilities	24,600,000	
Refunding	386,333,692	

**Governmental Activities**

***Due to Developer - Construction***

The developer of the Internal District has constructed facilities on behalf of the Internal District. The Internal District is maintaining and operating the facilities and has agreed to reimburse the developer for these construction costs, plus interest, to the extent approved by the Commission from the proceeds of tax bond sales. The District's engineer estimates reimbursable costs for completed projects are \$9,974,787. These amounts have been recorded in the financial statements as long-term liabilities.

***Due to Developer - Advances***

The developer of the Internal District has advanced \$60,250 to the Internal District for operations. These advances have been recorded as liabilities in the government-wide financial statements.

**Business-Type Activities**

***Due to Developer - Construction***

The developer of the Master District has constructed regional facilities on behalf of the Master District. The Master District is maintaining and operating the facilities and has agreed to reimburse the developer for these construction costs, plus interest, to the extent approved by the Commission from the proceeds of contract revenue bond sales.

**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

The District's engineer estimates reimbursable costs for completed projects are \$16,020,891. These amounts have been recorded in the financial statements as long-term liabilities.

***Due to Developer - Advances***

The developer of the Master District has advanced \$949 to the Master District for operations. These advances have been recorded as liabilities in the government-wide financial statements.

***Lease Liability***

The following schedule shows the annual lease requirements to pay principal and interest on the lease liability outstanding at May 31, 2024:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 250,351	\$ 225,749	\$ 476,100
2026	597,284	179,401	776,685
2027	222,252	142,848	365,100
2028	796,043	92,964	889,007
2029	541,350	3,759	545,109
Total	<u>\$ 2,407,280</u>	<u>\$ 644,721</u>	<u>\$ 3,052,001</u>

On October 23, 2019, as subsequently amended, the Master District entered into an equipment lease agreement for a 150,000 gallon-per-day (gpd) sewage treatment plant and certain other equipment. The agreement will remain in effect for 60 months and will begin on the first day of the month following substantial completion of the leased equipment. Monthly payments are \$9,250 for the first 60 months. After the first 60 months, the agreement automatically extends under the original terms and conditions until the District gives 90-day written notice of its intent to cancel and terminate the lease and the monthly payments will be \$8,200. During a prior year, the District paid \$17,600 for the first and last month's deposit. The lease commenced in fiscal year 2021, and the Master District paid \$111,000 in monthly lease payments in the current year.

On August 25, 2021, the Master District entered into an equipment lease agreement for a 150,000 gallon-per-day (gpd) sewage treatment plant and certain other equipment. The agreement will remain in effect for 60 months and will begin on the first day of the month following substantial completion of the leased equipment. Monthly payments are \$18,125 for the first 60 months. After the first 60 months, the agreement automatically extends under the original terms and conditions until the District gives 90-day written notice of its intent to cancel and terminate the lease and the monthly payments will be \$14,250. During a prior year, the District paid \$36,250 for the first and last month's deposit. The lease commenced in fiscal year 2023, and the Master District paid \$217,500 in monthly lease payments in the current year.

On January 20, 2022, the Master District entered into an equipment lease agreement for a 165,000 gallon-per-day (gpd) sewage treatment plant. The agreement will remain in effect for 60 months and will begin on the first day of the month following substantial completion of the leased equipment. A set up and installation fee of \$50,000 is due on the date the installation of the leased equipment is substantially complete. Monthly payments are \$12,300 for the first 60 months. After the first 60 months, the agreement automatically extends under the original terms and conditions until the District gives 90-day written notice of its intent to cancel and terminate the lease and the monthly payments are \$11,100. During the prior year, the Master District paid \$24,600 for the first and last month's deposit. The lease commenced in the current fiscal year, and the Master District paid \$147,600 in monthly lease payments in the current year.

**Note 5. Significant Bond Order and Commission Requirements**

***Bond Interest Reserve***

In accordance with the Series 2023 Contract Revenue Bond Order, a portion of the bond proceeds were deposited with the Master District and reserved for the payment of bond interest during the construction period. The bond interest reserve is reduced as interest is paid.

Bond interest reserve, beginning of year	\$ -
Additions--Interest appropriated from Series bond proceeds, Series 2023	361,750
Deductions--Appropriation from bond interest paid, Series 2023	<u>(361,750)</u>
Bond interest reserve, end of year	<u>\$ -</u>

**Note 6. Maintenance Taxes**

At an election held May 12, 2007, voters authorized a maintenance tax not to exceed \$1.50 per \$100 of assessed valuation on all property within the Internal District subject to taxation. During the year ended May 31, 2024, the District levied a total ad valorem maintenance tax at the rate of \$0.8400 per \$100 of assessed valuation, which resulted in a tax levy of \$5,270 on the taxable valuation of \$627,330 for the 2023 tax year. The maintenance tax is being used by the general fund to pay expenditures of operating the District.

At an election held May 6, 2023, voters authorized a road maintenance tax not to exceed \$1.50 per \$100 of assessed valuation on all property within the Internal District subject to taxation. During the year ended May 31, 2024, the District did not levy an ad valorem road maintenance tax. The road maintenance tax, when levied, will be used to pay expenditures for maintaining certain roads within the Internal District.

At an election held May 6, 2023, voters authorized a park and recreational facilities maintenance tax not to exceed \$0.10 per \$100 of assessed valuation on all property within the Internal District subject to taxation. During the year ended May 31, 2024, the District did not levy an ad valorem park and recreational facilities maintenance tax. The park and recreational facilities maintenance tax, when levied, will be used to pay expenditures for maintaining the park and recreational facilities within the Internal District.

**Note 7. Contract Tax**

At an election held May 12, 2007, voters authorized a contract tax on all property within the Internal District subject to taxation. During the year ended May 31, 2024, the District levied a total ad valorem contract tax at the rate of \$0.4600 per \$100 of assessed valuation, which resulted in a tax levy of \$2,886 on the taxable valuation of \$627,330 for the 2023 tax year. The contract tax is used to pay for its pro rata share of principal and interest on the District's contract revenue bonds as described in Note 8.

**Note 8. Financing and Operation of Regional Facilities**

As of February 23, 2007, and as amended, East Montgomery County Municipal Utility District No. 7 (District No. 7) entered into regional contracts with the District, East Montgomery County Municipal Utility District No. 6 (District No. 6), and itself, District No. 7 (collectively, the Participants), whereby District No. 7 would act as a master district

**East Montgomery County Municipal Utility District No. 5**  
**Notes to Financial Statements**  
**May 31, 2024**

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to provide, or cause to be provided, the regional water supply and delivery facilities and the regional waste collection, treatment and disposal facilities, as well as drainage, parks, and other services and facilities permitted by law, necessary to serve the Participants. As of October 1, 2015, each Participant authorized an assignment and assumption of the regional contract whereby District No. 7 assigned its right, title and interest in the regional contracts and the District accepted title as master district and began operating and providing services as master district.

Under the terms of the regional contract, which is in effect for 50 years, monthly operating charges will be determined by dividing the total number of equivalent single-family residential connections for all participants by the number of equivalent single-family residential connections for each district, as of the first day of the month, and then multiplying that share by the actual expenses. The District received \$1,666,698 and \$1,383,532 of operating costs attributable to this contract for the year ended May 31, 2024, from District No. 6 and District No. 7, respectively. The District is to maintain an operation and maintenance reserve equivalent to three months of budgeted operation and maintenance expenses.

In addition, the District is authorized to issue master district bonds sufficient for the acquisition, construction or improvement of regional facilities as needed to serve all participants. Each participant is obligated to pay its pro rata share of the debt service requirements on the master district bonds.

**Note 9. Water Supply Contract**

On March 19, 2013, District No. 7 entered into a water supply contract with the City of Woodbranch Village (the City). The City owns and operates a water production and supply system and has sufficient surplus water capacity to provide emergency water service. District No. 7 paid to construct and maintain a water line interconnect with the City's system. The City will make available capacity sufficient to serve up to 250 connections and will charge a rate of \$2.75 per 1,000 gallons plus the applicable fees charged by the Lone Star Groundwater Conservation District and San Jacinto River Authority. On October 1, 2015, the District approved an assignment and assumption of contract with District No. 7, where District No. 7 assigned its right, title and interest in the contract to the District.

**Note 10. Regional Water Authority**

The District is within the boundaries of the Lone Star Groundwater Conservation District (the Conservation District), which was created by the Texas Legislature. The Conservation District was created to provide a regional entity to acquire surface water and build the necessary facilities to convert from groundwater to surface water in order to meet conversion requirements mandated by the Harris-Galveston Subsidence District, which regulates groundwater withdrawal. During the year ended May 31, 2024, the District paid \$97,635 to the Conservation District.

**Note 11. Groundwater Reduction Agreement**

The District has entered into a Contract for Groundwater Reduction Planning, Alternative Water Supply and Related Goods and Services (GRP Contract) with the San Jacinto River Authority (the Authority) in order to meet the Conservation District's requirements. As a participant in the Authority's GRP Contract, the District has complied with all current Conservation District requirements for surface water conversion and is obligated to pay to the Authority a groundwater withdrawal fee for all groundwater produced and used by the District, and will be required to pay a water purchase fee for any water actually purchased from the Authority in the future. As of May 31, 2024, the Authority was billing the Master District \$2.99 per 1,000 gallons of water pumped. This amount is subject to future increases. During the year ended May 31, 2024, the Master District recorded expenses of \$955,174 under the GRP Contract.



## **Note 12. Risk Management**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. The District has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts in the past three fiscal years.

## **Note 13. Contingencies**

The developer of the District is constructing regional facilities within the boundaries of the Master District's service area, as well as Internal District facilities. The Master District and Internal District have agreed to reimburse the developer for a portion of these costs, plus interest, from the proceeds of future contract revenue bonds and tax bonds, respectively, to the extent approved by the Commission, if applicable. The District's engineer has stated that current construction contract amounts are approximately \$14,969,000. This amount has not been recorded in the financial statements since the facilities are not complete or operational.

## **Note 14. Restatement of Prior Year Financial Statements**

Beginning net position in the governmental activities and business-type activities financial statements has been restated for correction of errors of \$10,248 and \$884,964, respectively, due to land and drainage facilities being incorrectly included in the governmental activities capital assets, when these facilities should be recorded in the business-type activities capital assets and due to the accrual of the remaining 2023 contractual obligation payments due from the Participants not being included. This restatement increased previously reported ending net position in the May 31, 2023, governmental activities financial statements by \$10,248 and business-type activities financial statements by \$884,964 and increased previously reported change in net position in the May 31, 2023, governmental activities financial statements by \$10,248 and business-type activities financial statements by \$166,324.

## **Note 15. Subsequent Events**

On September 25, 2024, the District awarded the sale of its Unlimited Tax Contract Revenue Bonds, Series 2024, in the amount of \$16,675,000 at a net effective interest rate of approximately 4.097%. The bonds were sold to reimburse the developer for construction projects within the Master District.

On September 25, 2024, the District awarded the sale of its Unlimited Tax Bonds, Series 2024, in the amount of \$4,000,000 at a net effective interest rate of approximately 4.224%. The bonds were sold to reimburse the developer for construction projects within the Internal District.

***Required Supplementary Information***

**East Montgomery County Municipal Utility District No. 5**  
**Budgetary Comparison Schedule – General Fund**  
**Year Ended May 31, 2024**

	<b>Original Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>Revenues</b>			
Property taxes	\$ 5,000	\$ 8,113	\$ 3,113
Water service	-	12,828	12,828
Sewer service	-	38,062	38,062
Regional water fee	-	12,324	12,324
Service to other districts	-	9,997	9,997
Penalty and interest	-	1,044	1,044
Tap connection and inspection fees	-	554,782	554,782
Capital recovery fees	-	438,061	438,061
Investment income	-	2,395	2,395
Other income	-	460	460
Total revenues	5,000	1,078,066	1,073,066
<b>Expenditures</b>			
Service operations:			
Professional fees	77,000	12,497	64,503
Contracted services	4,200	11,118	(6,918)
Repairs and maintenance	-	200,677	(200,677)
Other expenditures	18,500	43,181	(24,681)
Tap connections	-	315,465	(315,465)
Debt service:			
Contractual obligations	-	2,652	(2,652)
Debt issuance costs	-	27,500	(27,500)
Total expenditures	99,700	613,090	(513,390)
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	(94,700)	464,976	559,676
<b>Other Financing Sources</b>			
Developer advances received	94,700	15,000	(79,700)
<b>Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses</b>	-	479,976	479,976
<b>Fund Balance (Deficit), Beginning of Year</b>	(3,424)	(3,424)	-
<b>Fund Balance (Deficit), End of Year</b>	\$ (3,424)	\$ 476,552	\$ 479,976

***Budgets and Budgetary Accounting***

An annual operating budget is prepared for the general fund by the District's consultants. The budget reflects resources expected to be received during the year and expenditures expected to be incurred. The Board of Directors is required to adopt the budget prior to the start of its fiscal year. The budget is not a spending limitation (a legally restricted appropriation). The original budget of the general fund was not amended during fiscal 2024.

The District prepares its annual operating budget on a basis consistent with accounting principles generally accepted in the United States of America. The Budgetary Comparison Schedule – General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.

## ***Supplementary Information***

**East Montgomery County Municipal Utility District No. 5**  
**Other Schedules Included Within This Report**  
**May 31, 2024**

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(Schedules included are checked or explanatory notes provided for omitted schedules.)

- [X] Notes Required by the Water District Accounting Manual  
See "Notes to Financial Statements," Pages 19-34
- [X] Schedule of Services and Rates
- [X] Schedule of General Fund Expenditures
- [X] Schedule of Temporary Investments
- [X] Analysis of Taxes Levied and Receivable
- [X] Schedule of Long-Term Debt Service Requirements by Years, Business-Type Activities
- [X] Changes in Long-Term Bonded Debt, Business-Type Activities
- [X] Comparative Schedule of Revenues and Expenditures – General Fund
- [X] Board Members, Key Personnel and Consultants

**East Montgomery County Municipal Utility District No. 5**  
**Schedule of Services and Rates**  
**Year Ended May 31, 2024**

1. Services provided by the District:

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

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 Levels
Water:	\$ 12.00	5,000	N	\$ 2.50	5,001 to 10,000
				\$ 2.70	10,001 to 15,000
				\$ 2.90	15,001 to 20,000
				\$ 3.05	20,001 to 30,000
				\$ 4.00	30,001 to No Limit
Wastewater:	\$ 20.00	10,000	N	\$ 2.25	10,001 to No Limit
Regional water fee:	\$ 3.29	1,000	N	\$ 3.29	1,001 to No Limit
Garbage:	\$ -	N/A	Y		
Law enforcement fee:	\$ 13.00	N/A	Y		

Does the District employ winter averaging for wastewater usage?

Yes ☐ No ☒

Total charges per 10,000 gallons usage (including fees):

Water \$ 57.40

Wastewater \$ 20.00

b. Water and wastewater retail connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC*
Unmetered	-	-	x1.0	-
≤ 3/4"	454	451	x1.0	451
1"	-	-	x2.5	-
1 1/2"	2	2	x5.0	10
2"	4	4	x8.0	32
3"	-	-	x15.0	-
4"	-	-	x25.0	-
6"	-	-	x50.0	-
8"	-	-	x80.0	-
10"	-	-	x115.0	-
Total water	460	457		493
Total wastewater	454	451	x1.0	451

3. Total water consumption (in thousands) during the fiscal year:

Gallons pumped into the system:

315,436

Gallons billed to customers:

303,311

Water accountability ratio (gallons billed/gallons pumped):

96.16%

\*"ESFC" means equivalent single-family connections

**East Montgomery County Municipal Utility District No. 5**  
**Schedule of General Fund Expenditures**  
**Year Ended May 31, 2024**

<b>Personnel (including benefits)</b>		\$	-
<b>Professional Fees</b>			
Auditing	\$	2,000	
Legal		6,132	
Engineering		4,365	
Financial advisor		-	12,497
<b>Purchased Services for Resale</b>			
Bulk water and wastewater service purchases			-
<b>Regional Water Authority</b>			-
<b>Contracted Services</b>			
Bookkeeping		1,870	
General manager		-	
Appraisal district		80	
Tax collector		1,200	
Security		-	
Other contracted services		-	3,150
<b>Utilities</b>			-
<b>Repairs and Maintenance</b>			200,677
<b>Administrative Expenditures</b>			
Directors' fees		-	
Office supplies		-	
Insurance		50	
Other administrative expenditures		43,131	43,181
<b>Capital Outlay</b>			
Capitalized assets		-	
Expenditures not capitalized		-	-
<b>Tap Connection Expenditures</b>			315,465
<b>Solid Waste Disposal</b>			7,968
<b>Fire Fighting</b>			-
<b>Parks and Recreation</b>			-
<b>Contractual Obligations</b>			2,652
<b>Debt Issuance Costs</b>			27,500
Total expenditures		\$	613,090



**East Montgomery County Municipal Utility District No. 5**  
**Schedule of Temporary Investments**  
**May 31, 2024**

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Face Amount</u>	<u>Accrued Interest Receivable</u>
<b>Business-Type Activities</b>				
<b>Proprietary Fund</b>				
Fidelity Money Market Fund	4.94%	Demand	<u>\$      1,561,297</u>	<u>\$                  -</u>

**East Montgomery County Municipal Utility District No. 5**  
**Analysis of Taxes Levied and Receivable**  
**Year Ended May 31, 2024**

	<b>Maintenance Taxes</b>	<b>Contract Taxes</b>
<b>Receivable, Beginning of Year</b>	\$ -	\$ -
<b>2023 Original Tax Levy</b>	5,270	2,886
Total to be accounted for	5,270	2,886
Current year tax collections	(5,242)	(2,871)
Receivable, end of year	<u>\$ 28</u>	<u>\$ 15</u>
<b>Receivable, by Years</b>		
2023	<u>\$ 28</u>	<u>\$ 15</u>
	<b>2023</b>	<b>2022</b>
<b>Property Valuations</b>		
Land	\$ 2,206,400	\$ 2,342,180
Improvements	-	-
Personal property	-	-
Exemptions	(1,579,070)	(1,707,740)
Total property valuations	<u>\$ 627,330</u>	<u>\$ 634,440</u>
<b>Tax Rates per \$100 Valuation</b>		
Contract tax rates	\$ 0.4600	\$ 0.4100
Maintenance tax rates*	0.8400	0.8900
Total tax rates per \$100 valuation	<u>\$ 1.3000</u>	<u>\$ 1.3000</u>
<b>Tax Levy</b>	<u>\$ 8,156</u>	<u>\$ 8,249</u>
<b>Percent of Taxes Collected to Taxes Levied**</b>	<u>99%</u>	<u>100%</u>

\*Maximum tax rate approved by voters: \$1.50 for maintenance on May 12, 2007

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

**East Montgomery County Municipal Utility District No. 5**  
**Schedule of Long-Term Debt Service Requirements**  
**by Years, Business-Type Activities**  
**May 31, 2024**

Due During Fiscal Years Ending May 31	Series 2016		
	Principal Due December 1	Interest Due December 1, June 1	Total
2025	\$ 215,000	\$ 177,922	\$ 392,922
2026	225,000	172,310	397,310
2027	235,000	166,213	401,213
2028	245,000	159,610	404,610
2029	255,000	152,483	407,483
2030	265,000	144,810	409,810
2031	275,000	136,710	411,710
2032	285,000	128,168	413,168
2033	295,000	118,956	413,956
2034	305,000	109,206	414,206
2035	320,000	98,850	418,850
2036	330,000	87,881	417,881
2037	345,000	76,275	421,275
2038	360,000	63,937	423,937
2039	375,000	50,841	425,841
2040	390,000	36,975	426,975
2041	405,000	22,566	427,566
2042	420,000	7,612	427,612
Totals	<u>\$ 5,545,000</u>	<u>\$ 1,911,325</u>	<u>\$ 7,456,325</u>

The District pays the amount due June 1 prior to that date. This schedule shows the amounts due within the fiscal year assuming the practice will continue in the future.

**East Montgomery County Municipal Utility District No. 5**  
**Schedule of Long-Term Debt Service Requirements**  
**by Years, Business-Type Activities**  
**May 31, 2024**

**(Continued)**

Due During Fiscal Years Ending May 31	Series 2017		
	Principal Due December 1	Interest Due December 1, June 1	Total
2025	\$ 105,000	\$ 84,650	\$ 189,650
2026	105,000	81,500	186,500
2027	105,000	78,350	183,350
2028	105,000	75,200	180,200
2029	110,000	71,838	181,838
2030	110,000	68,194	178,194
2031	110,000	64,413	174,413
2032	115,000	60,475	175,475
2033	120,000	56,363	176,363
2034	125,000	51,997	176,997
2035	125,000	47,387	172,387
2036	130,000	42,606	172,606
2037	130,000	37,730	167,730
2038	135,000	32,762	167,762
2039	135,000	27,616	162,616
2040	140,000	22,200	162,200
2041	145,000	16,500	161,500
2042	155,000	10,500	165,500
2043	185,000	3,700	188,700
Totals	<u>\$ 2,390,000</u>	<u>\$ 933,981</u>	<u>\$ 3,323,981</u>

The District pays the amount due June 1 prior to that date. This schedule shows the amounts due within the fiscal year assuming the practice will continue in the future.

**East Montgomery County Municipal Utility District No. 5**  
**Schedule of Long-Term Debt Service Requirements**  
**by Years, Business-Type Activities**  
**May 31, 2024**

**(Continued)**

Due During Fiscal Years Ending May 31	Series 2018		
	Principal Due December 1	Interest Due December 1, June 1	Total
2025	\$ 145,000	\$ 150,568	\$ 295,568
2026	155,000	145,990	300,990
2027	160,000	141,088	301,088
2028	165,000	135,906	300,906
2029	175,000	130,272	305,272
2030	180,000	123,719	303,719
2031	190,000	116,319	306,319
2032	195,000	109,106	304,106
2033	205,000	101,978	306,978
2034	215,000	94,365	309,365
2035	220,000	86,344	306,344
2036	230,000	77,906	307,906
2037	240,000	69,094	309,094
2038	250,000	59,906	309,906
2039	260,000	50,181	310,181
2040	275,000	39,816	314,816
2041	285,000	28,966	313,966
2042	295,000	17,728	312,728
2043	310,000	6,006	316,006
Totals	<u>\$ 4,150,000</u>	<u>\$ 1,685,258</u>	<u>\$ 5,835,258</u>

The District pays the amount due June 1 prior to that date. This schedule shows the amounts due within the fiscal year assuming the practice will continue in the future.

**East Montgomery County Municipal Utility District No. 5**  
**Schedule of Long-Term Debt Service Requirements**  
**by Years, Business-Type Activities**  
**May 31, 2024**

**(Continued)**

Due During Fiscal Years Ending May 31	Series 2019		
	Principal Due December 1	Interest Due December 1, June 1	Total
2025	\$ 140,000	\$ 151,346	\$ 291,346
2026	145,000	147,569	292,569
2027	150,000	143,549	293,549
2028	160,000	139,246	299,246
2029	165,000	134,531	299,531
2030	170,000	129,506	299,506
2031	175,000	124,330	299,330
2032	185,000	118,700	303,700
2033	190,000	112,488	302,488
2034	200,000	105,906	305,906
2035	205,000	98,944	303,944
2036	215,000	91,594	306,594
2037	225,000	83,894	308,894
2038	235,000	75,697	310,697
2039	240,000	66,938	306,938
2040	250,000	57,750	307,750
2041	260,000	48,188	308,188
2042	270,000	38,250	308,250
2043	285,000	27,844	312,844
2044	295,000	16,969	311,969
2045	305,000	5,719	310,719
Totals	<u>\$ 4,465,000</u>	<u>\$ 1,918,958</u>	<u>\$ 6,383,958</u>

The District pays the amount due June 1 prior to that date. This schedule shows the amounts due within the fiscal year assuming the practice will continue in the future.

**East Montgomery County Municipal Utility District No. 5**  
**Schedule of Long-Term Debt Service Requirements**  
**by Years, Business-Type Activities**  
**May 31, 2024**

**(Continued)**

Due During Fiscal Years Ending May 31	Series 2021		
	Principal Due December 1	Interest Due December 1, June 1	Total
2025	\$ 155,000	\$ 100,750	\$ 255,750
2026	150,000	97,700	247,700
2027	150,000	94,700	244,700
2028	150,000	91,700	241,700
2029	145,000	88,750	233,750
2030	150,000	85,613	235,613
2031	155,000	81,987	236,987
2032	155,000	78,113	233,113
2033	155,000	74,237	229,237
2034	150,000	70,425	220,425
2035	160,000	66,550	226,550
2036	160,000	62,550	222,550
2037	160,000	58,350	218,350
2038	160,000	53,950	213,950
2039	170,000	49,200	219,200
2040	170,000	44,100	214,100
2041	175,000	38,925	213,925
2042	175,000	33,675	208,675
2043	240,000	27,450	267,450
2044	255,000	20,025	275,025
2045	265,000	12,225	277,225
2046	275,000	4,125	279,125
Totals	<u>\$ 3,880,000</u>	<u>\$ 1,335,100</u>	<u>\$ 5,215,100</u>

The District pays the amount due June 1 prior to that date. This schedule shows the amounts due within the fiscal year assuming the practice will continue in the future.

**East Montgomery County Municipal Utility District No. 5**  
**Schedule of Long-Term Debt Service Requirements**  
**by Years, Business-Type Activities**  
**May 31, 2024**

**(Continued)**

Due During Fiscal Years Ending May 31	Series 2022		
	Principal Due December 1	Interest Due December 1, June 1	Total
2025	\$ 130,000	\$ 194,606	\$ 324,606
2026	135,000	189,306	324,306
2027	140,000	183,807	323,807
2028	140,000	178,206	318,206
2029	145,000	172,506	317,506
2030	150,000	166,606	316,606
2031	150,000	160,606	310,606
2032	155,000	154,506	309,506
2033	160,000	148,207	308,207
2034	170,000	141,606	311,606
2035	170,000	134,806	304,806
2036	175,000	127,906	302,906
2037	185,000	120,591	305,591
2038	190,000	112,856	302,856
2039	195,000	104,915	299,915
2040	200,000	96,644	296,644
2041	205,000	88,038	293,038
2042	215,000	79,113	294,113
2043	565,000	62,538	627,538
2044	270,000	44,625	314,625
2045	285,000	32,484	317,484
2046	295,000	19,797	314,797
2047	305,000	6,672	311,672
Totals	<u>\$ 4,730,000</u>	<u>\$ 2,720,947</u>	<u>\$ 7,450,947</u>

The District pays the amount due June 1 prior to that date. This schedule shows the amounts due within the fiscal year assuming the practice will continue in the future.



**East Montgomery County Municipal Utility District No. 5**  
**Schedule of Long-Term Debt Service Requirements**  
**by Years, Business-Type Activities**  
**May 31, 2024**

**(Continued)**

Due During Fiscal Years Ending May 31	Series 2023		
	Principal Due December 1	Interest Due December 1, June 1	Total
2025	\$ -	\$ 723,500	\$ 723,500
2026	300,000	712,250	1,012,250
2027	315,000	689,187	1,004,187
2028	330,000	665,000	995,000
2029	345,000	639,688	984,688
2030	365,000	613,062	978,062
2031	385,000	584,938	969,938
2032	400,000	558,000	958,000
2033	420,000	535,000	955,000
2034	445,000	513,375	958,375
2035	465,000	490,625	955,625
2036	490,000	466,750	956,750
2037	515,000	441,625	956,625
2038	540,000	415,250	955,250
2039	565,000	387,625	952,625
2040	595,000	358,625	953,625
2041	625,000	328,125	953,125
2042	655,000	296,125	951,125
2043	690,000	262,500	952,500
2044	720,000	227,250	947,250
2045	760,000	190,250	950,250
2046	795,000	151,375	946,375
2047	835,000	110,625	945,625
2048	875,000	67,875	942,875
2049	920,000	23,000	943,000
Totals	<u>\$ 13,350,000</u>	<u>\$ 10,451,625</u>	<u>\$ 23,801,625</u>

The District pays the amount due June 1 prior to that date. This schedule shows the amounts due within the fiscal year assuming the practice will continue in the future.

**East Montgomery County Municipal Utility District No. 5**  
**Schedule of Long-Term Debt Service Requirements**  
**by Years, Business-Type Activities**  
**May 31, 2024**

**(Continued)**

Due During Fiscal Years Ending May 31	Annual Requirements For All Series		
	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2025	\$ 890,000	\$ 1,583,342	\$ 2,473,342
2026	1,215,000	1,546,625	2,761,625
2027	1,255,000	1,496,894	2,751,894
2028	1,295,000	1,444,868	2,739,868
2029	1,340,000	1,390,068	2,730,068
2030	1,390,000	1,331,510	2,721,510
2031	1,440,000	1,269,303	2,709,303
2032	1,490,000	1,207,068	2,697,068
2033	1,545,000	1,147,229	2,692,229
2034	1,610,000	1,086,880	2,696,880
2035	1,665,000	1,023,506	2,688,506
2036	1,730,000	957,193	2,687,193
2037	1,800,000	887,559	2,687,559
2038	1,870,000	814,358	2,684,358
2039	1,940,000	737,316	2,677,316
2040	2,020,000	656,110	2,676,110
2041	2,100,000	571,308	2,671,308
2042	2,185,000	483,003	2,668,003
2043	2,275,000	390,038	2,665,038
2044	1,540,000	308,869	1,848,869
2045	1,615,000	240,678	1,855,678
2046	1,365,000	175,297	1,540,297
2047	1,140,000	117,297	1,257,297
2048	875,000	67,875	942,875
2049	920,000	23,000	943,000
Totals	<u>\$ 38,510,000</u>	<u>\$ 20,957,194</u>	<u>\$ 59,467,194</u>

**East Montgomery County Municipal Utility District No. 5**  
**Changes in Long-Term Bonded Debt, Business-Type Activities**  
**Year Ended May 31, 2024**

	<b>Bond</b>			
	<b>Series 2016</b>	<b>Series 2017</b>	<b>Series 2018</b>	<b>Series 2019</b>
Interest rates	1.250% to 3.625%	2.00% to 4.00%	2.25% to 4.00%	2.10% to 3.75%
Dates interest payable	December 1/ June 1	December 1/ June 1	December 1/ June 1	December 1/ June 1
Maturity dates	December 1, 2024/2041	December 1, 2024/2042	December 1, 2024/2042	December 1, 2024/2044
Bonds outstanding, beginning of current year	\$ 5,750,000	\$ 2,495,000	\$ 4,290,000	\$ 4,600,000
Bonds sold during current year	-	-	-	-
Retirements, principal	205,000	105,000	140,000	135,000
Bonds outstanding, end of current year	<u>\$ 5,545,000</u>	<u>\$ 2,390,000</u>	<u>\$ 4,150,000</u>	<u>\$ 4,465,000</u>
Interest paid during current year	<u>\$ 183,019</u>	<u>\$ 87,800</u>	<u>\$ 154,842</u>	<u>\$ 154,786</u>

Paying agent's name and address:

**Series 2016** - Amegy Bank, a division of ZB, N.A., Houston, Texas  
**Series 2017** - Amegy Bank, a division of ZB, N.A., Houston, Texas  
**Series 2018** - Amegy Bank, a division of ZB, N.A., Houston, Texas  
**Series 2019** - Zions Bancorporation, N.A., Houston, Texas  
**Series 2021** - Zions Bancorporation, N.A., Houston, Texas  
**Series 2022** - Zions Bancorporation, N.A., Houston, Texas  
**Series 2023** - Zions Bancorporation, N.A., Houston, Texas

Bond authority:

	<b>Contract Revenue Bonds</b>	<b>Tax Revenue Bonds</b>	<b>Tax Revenue Road Bonds</b>	<b>Tax Revenue Park Bonds</b>	<b>Tax Refunding Bonds</b>
Amount authorized by voters	<u>\$ 225,000,000</u>	<u>\$ 239,704,262</u>	<u>\$ 122,029,430</u>	<u>\$ 24,600,000</u>	<u>\$ 386,333,692</u>
Amount issued	<u>\$ 41,745,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Remaining to be issued	<u>\$ 183,255,000</u>	<u>\$ 239,704,262</u>	<u>\$ 122,029,430</u>	<u>\$ 24,600,000</u>	<u>\$ 386,333,692</u>

Debt service fund cash and temporary investment balances as of May 31, 2024: \$ 1,561,297

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 2,378,688

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**Issues**

<b>Series 2021</b>	<b>Series 2022</b>	<b>Series 2023</b>	<b>Total</b>
2.00% to 3.00%	4.000% to 4.375%	5.00% to 7.50%	
December 1/ June 1	December 1/ June 1	December 1/ June 1	
December 1, 2024/2045	December 1, 2024/2046	December 1, 2025/2048	
\$ 4,035,000	\$ 4,855,000	\$ -	\$ 26,025,000
-	-	13,350,000	13,350,000
155,000	125,000	-	865,000
<u>\$ 3,880,000</u>	<u>\$ 4,730,000</u>	<u>\$ 13,350,000</u>	<u>\$ 38,510,000</u>
<u>\$ 103,850</u>	<u>\$ 199,706</u>	<u>\$ 391,896</u>	<u>\$ 1,275,899</u>

**East Montgomery County Municipal Utility District No. 5**  
**Comparative Schedule of Revenues and Expenditures – General Fund**  
**Two Years Ended May 31,**

	Amounts		Percent of Fund Total Revenues	
	2024	2023	2024	2023
<b>General Fund</b>				
<b>Revenues</b>				
Property taxes	\$ 8,113	\$ 8,249	0.8 %	99.0 %
Water service	12,828	-	1.2	-
Sewer service	38,062	-	3.5	-
Regional water fee	12,324	-	1.1	-
Security service	9,997	-	0.9	-
Penalty and interest	1,044	-	0.1	-
Tap connection and inspection fees	554,782	-	51.5	-
Capital recovery fee	438,061	-	40.6	-
Investment income	2,395	7	0.2	0.1
Other income	460	80	0.1	0.9
Total revenues	1,078,066	8,336	100.0	100.0
<b>Expenditures</b>				
Service operations:				
Professional fees	12,497	54,409	1.2	652.7
Contracted services	11,118	500	1.0	6.0
Repairs and maintenance	200,677	-	18.6	-
Tap connections	315,465	-	29.3	-
Other expenditures	43,181	2,101	4.0	25.2
Debt service:				
Contractual obligations	2,652	-	0.3	-
Debt issuance costs	27,500	-	2.5	-
Total expenditures	613,090	57,010	56.9	683.9
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	464,976	(48,674)	43.1 %	(583.9) %
<b>Other Financing Sources</b>				
Developer advances received	15,000	45,250		
<b>Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses</b>	479,976	(3,424)		
<b>Fund Balance (Deficit), Beginning of Year</b>	(3,424)	-		
<b>Fund Balance (Deficit), End of Year</b>	\$ 476,552	\$ (3,424)		
<b>Total Active Retail Water Connections</b>	457	-		
<b>Total Active Retail Wastewater Connections</b>	451	-		

**East Montgomery County Municipal Utility District No. 5**  
**Board Members, Key Personnel and Consultants**  
**Year Ended May 31, 2024**

Complete District mailing address:	East Montgomery County Municipal Utility District No. 5 c/o Coats Rose, P.C. 9 Greenway Plaza, Suite 1000 Houston, Texas 77046-0307
District business telephone number:	713.651.0111
Submission date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):	May 16, 2024
Limit on fees of office that a director may receive during a fiscal year:	\$ 7,200

<b>Board Members</b>	<b>Term of Office Elected &amp; Expires</b>	<b>Fees*</b>	<b>Expense Reimbursements</b>	<b>Title at Year-End</b>
John G. Patterson	Elected 05/21- 05/25	\$ 1,547	\$ 258	President
Jeffrey Campbell	Appointed 05/24- 05/25	221	-	Vice President
Brian Mashburn	Elected 05/23- 05/27	1,989	421	Secretary
Charles L. Prause	Elected 05/23- 05/27	1,989	166	Assistant Secretary
Nancy Walker	Appointed 10/23- 05/27	1,768	-	Assistant Secretary
Larry Kijewski	Elected 05/21- 05/24	663	123	Resigned

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

**East Montgomery County Municipal Utility District No. 5**  
**Board Members, Key Personnel and Consultants**  
**Year Ended May 31, 2024**

**(Continued)**

<b>Consultants</b>	<b>Date Hired</b>	<b>Fees and Expense Reimbursements</b>	<b>Title</b>
Assessments of the Southwest, Inc.	10/28/15	\$ 1,216	Tax Assessor/ Collector
Coats Rose, P.C.	02/23/07	285,159 39,927	Bond Counsel General Counsel
FORVIS, LLP	09/28/15	39,000	Auditor
H2O Innovation	09/28/15	1,471,544	Operator
L & S District Services, LLC	05/18/07	15,909	Bookkeeper
LJA Engineering, Inc.	09/28/15	166,146	Engineer
Montgomery Central Appraisal District	Legislative Action	80	Appraiser
Robert W. Baird & Co. Incorporated	09/28/15	269,757	Financial Advisor
<b>Investment Officer</b>			
Debra R. Loggins	04/27/16	N/A	Bookkeeper