

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
(Fort Bend County, Texas)

PRELIMINARY OFFICIAL STATEMENT
DATED: AUGUST 19, 2025

\$4,935,000
UNLIMITED TAX PARK BONDS
SERIES 2025

BIDS TO BE SUBMITTED BY: 9:30 A.M., CENTRAL TIME
MONDAY, SEPTEMBER 29, 2025

BONDS TO BE AWARDED: 12:00 P.M., CENTRAL TIME
MONDAY, SEPTEMBER 29, 2025



Financial Advisor

PRELIMINARY OFFICIAL STATEMENT DATED AUGUST 19, 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, THE BONDS ARE VALID OBLIGATIONS OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215, AND INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR PURPOSES OF FEDERAL INCOME TAXATION UNDER STATUTES, REGULATIONS, PUBLISHED RULINGS, AND COURT DECISIONS EXISTING ON THE DATE OF SUCH OPINION SUBJECT TO THE MATTERS DESCRIBED UNDER “LEGAL MATTERS” HEREIN, INCLUDING THE ALTERNATIVE MINIMUM TAX ON CERTAIN CORPORATIONS. SEE “LEGAL MATTERS” HEREIN FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.

THE BONDS WILL BE DESIGNATED AS “QUALIFIED TAX-EXEMPT OBLIGATIONS” FOR FINANCIAL INSTITUTIONS. SEE “LEGAL MATTERS – QUALIFIED TAX-EXEMPT OBLIGATIONS.”

NEW ISSUE – Book-Entry-Only

Moody’s Investors Service, Inc. (Underlying) “Baa1”
“See “Ratings””

\$4,935,000

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215

(A Political Subdivision of the State of Texas located within Fort Bend County)

UNLIMITED TAX PARK BONDS

SERIES 2025

Dated: October 1, 2025

Interest Accrual Date: Date of Delivery

Due: September 1, as shown on inside cover

The \$4,935,000 Unlimited Tax Park Bonds, Series 2025 (the “Bonds”), are obligations of Fort Bend County Municipal Utility District No. 215 (the “District”) and are not obligations of the State of Texas; Fort Bend County, Texas; the City of Richmond, Texas; or any entity other than the District. Neither the faith and credit nor the taxing power of the State of Texas; Fort Bend County, Texas; the City of Richmond, Texas; nor any entity other than the District is pledged to the payment of the principal of or interest on the Bonds.

Principal of the Bonds is payable at maturity or earlier redemption by the paying agent/registrar, initially, Zions Bancorporation, National Association, Houston, Texas (the “Paying Agent/Registrar”). Interest accrues from the initial date of delivery (expected to be on or about October 30, 2025) (the “Date of Delivery”), and is payable on March 1, 2026, and on each September 1 and March 1 thereafter (each an “Interest Payment Date”) until the earlier of maturity or redemption, and will be calculated on the basis a 360-day year consisting of twelve 30-day months. The Bonds are fully registered bonds in principal denominations of \$5,000 or any integral multiple thereof. See “THE BONDS” herein.

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

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

The Bonds, when issued, will constitute valid and legally binding obligations of the District and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District, as further described herein. The Bonds are obligations solely of the District and are not obligations of the State of Texas; Fort Bend County, Texas; the City of Richmond, Texas; or any entity other than the District. See “THE BONDS—Source and Security for Payment.”

Investment in the Bonds is subject to certain investment considerations as described herein. Prospective purchasers of the Bonds should review this entire Official Statement, including particularly the section of this Official Statement entitled “INVESTMENT CONSIDERATIONS,” before making an investment decision. See “INVESTMENT CONSIDERATIONS.”

The Bonds are offered when, as and if issued by the District, subject, among other things, to the approval of the Bonds by the Attorney General of the State of Texas and the approval of certain legal matters by Schwartz, Page & Harding, L.L.P., Houston, Texas (“Bond Counsel”). Certain legal matters will be passed on for the District by Orrick, Herrington & Sutcliffe LLP, Houston, Texas (“Disclosure Counsel”). Delivery of the Bonds in book-entry form through DTC is expected on or about October 30, 2025.

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

\$4,935,000 Unlimited Tax Park Bonds, Series 2025

Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. ____ (b)	Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. ____ (b)
2027	\$ 110,000	___%	___%	_____	2039(c)	\$ 200,000	___%	___%	_____
2028	115,000	___%	___%	_____	2040(c)	210,000	___%	___%	_____
2029	125,000	___%	___%	_____	2041(c)	220,000	___%	___%	_____
2030	130,000	___%	___%	_____	2042(c)	230,000	___%	___%	_____
2031	135,000	___%	___%	_____	2043(c)	240,000	___%	___%	_____
2032 (c)	140,000	___%	___%	_____	2044(c)	255,000	___%	___%	_____
2033 (c)	150,000	___%	___%	_____	2045(c)	265,000	___%	___%	_____
2034 (c)	155,000	___%	___%	_____	2046(c)	280,000	___%	___%	_____
2035 (c)	165,000	___%	___%	_____	2047(c)	295,000	___%	___%	_____
2036 (c)	170,000	___%	___%	_____	2048(c)	310,000	___%	___%	_____
2037 (c)	180,000	___%	___%	_____	2049(c)	325,000	___%	___%	_____
2038 (c)	190,000	___%	___%	_____	2050(c)	340,000	___%	___%	_____

- (a) The initial reoffering yields on the Bonds are established by, and are the sole responsibility of the initial purchaser ("Initial Purchaser") and may subsequently be changed.
- (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 will be included solely for the convenience of the owners of the Bonds.
- (c) The Bonds maturing on and after September 1, 2032, are subject to redemption prior to maturity at the option of the District, in whole or from time to time in part, on September 1, 2031, or any date thereafter, at a price equal to the principal 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 Exchange Commission ("SEC"), as amended ("Rule 15c2-12"), 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 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 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.

This Official Statement does not constitute, and is not authorized by the District for use in connection with, an offer to sell or the solicitation of any offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

All of the summaries of the statutes, resolutions, 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 the District c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Boulevard, Suite 2400, Houston, Texas 77056 upon payment of the costs for duplication thereof.

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 that they will be realized. Any information and expressions of opinion herein contained are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the District or other matters described herein since the date hereof. However, the District has agreed to keep this Official Statement current by amendment or sticker to reflect material changes in the affairs of the District and, to the extent that information actually comes to its attention, the other matters described in the Official Statement until delivery of the Bonds to the Initial Purchaser, and thereafter only as specified in "GENERAL CONSIDERATIONS—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 offering document for any purposes.

TABLE OF CONTENTS

USE OF INFORMATION IN OFFICIAL STATEMENT.....	1	Funds.....	12
SALE AND DISTRIBUTION OF THE BONDS	3	Record Date	13
Award and Marketing of the Bonds	3	Redemption Provisions	13
Prices and Marketability	3	Method of Payment of Principal and Interest	13
Securities Laws.....	3	Registration	13
MUNICIPAL BOND INSURANCE.....	3	Replacement of Paying Agent/Registrar	13
MUNICIPAL BOND RATING	4	Legal Investment and Eligibility to Secure	
OFFICIAL STATEMENT SUMMARY	5	Public Funds in Texas	13
SELECTED FINANCIAL INFORMATION.....	9	Issuance of Additional Debt.....	14
INTRODUCTION.....	11	Financing Road Facilities.....	14
THE BONDS.....	11	Financing Recreational Facilities	15
General	11	Annexation.....	15
Description.....	11	Consolidation.....	15
Authority for Issuance	11	Remedies in Event of Default.....	16
Source and Security for Payment.....	12	Defeasance	16

BOOK-ENTRY-ONLY SYSTEM	16	Fort Bend Subsidence District.....	35
Use of Certain Terms in Other Sections of this		Flood Protection.....	36
Official Statement.....	18	THE ROAD SYSTEM.....	36
USE AND DISTRIBUTION OF BOND PROCEEDS	18	INVESTMENT CONSIDERATIONS.....	37
DISTRICT DEBT.....	19	General.....	37
General.....	19	Factors Affecting Taxable Values and Tax	
Direct and Estimated Overlapping Debt		Payments	37
Statement.....	21	District Tax Levy and Overlapping District	
Debt Ratios.....	21	Taxes and Functions.....	38
Outstanding Bonds	21	Hurricane Harvey.....	38
Utility Debt Service Requirements	22	Potential Impact of Natural Disaster	39
Road Debt Service Requirements	23	Levee System	39
TAXING PROCEDURES	24	Environmental Regulations.....	39
Property Tax Code and County-Wide		Fort Bend Subsidence District.....	41
Appraisal District	24	Tax Collection Limitations	41
Property Subject to Taxation by the District.....	24	Registered Owners' Remedies and	
Tax Exemption Provided to Public Facility		Bankruptcy	42
Corporations and Certain Lessees.....	25	Bankruptcy Limitation to Registered Owners'	
General Residential Homestead Exemption.....	26	Rights.....	42
Valuation of Property for Taxation	26	Future Debt.....	43
District and Taxpayer Remedies	26	Marketability of the Bonds	43
Agricultural, Open Space, Timberland and		Continuing Compliance with Certain	
Inventory Deferral.....	27	Covenants.....	43
Tax Abatement	27	Approval of the Bonds	43
Levy and Collection of Taxes.....	27	Future and Proposed Legislation.....	43
Rollback of Operation and Maintenance Tax		2025 Legislative Session.....	44
Rate.....	28	Bond Insurance Risk Factors	44
District's Rights in the Event of Tax		LEGAL MATTERS.....	45
Delinquencies.....	29	Legal Opinions.....	45
TAX DATA.....	30	Legal Review	45
General.....	30	Tax Exemption	46
Historical Tax Collections.....	30	Qualified Tax-Exempt Obligations.....	46
Tax Rate Distribution	30	Collateral Federal Income Tax Consequences....	46
Analysis of Tax Base.....	30	State, Local and Foreign Taxes.....	47
Principal Taxpayers	31	Tax Accounting Treatment of Original Issue	
Tax Rate Calculations	31	Discount Bonds and Premium Bonds	47
Estimated Overlapping Taxes.....	31	NO MATERIAL ADVERSE CHANGE	48
THE DISTRICT.....	32	NO-LITIGATION CERTIFICATE	48
General.....	32	CONTINUING DISCLOSURE OF INFORMATION	49
Description.....	32	Annual Reports	49
Strategic Partnership Agreement with the		Material Event Notices.....	49
City of Richmond	32	Availability of Information from MSRB.....	50
Management of the District	33	Limitations and Amendments	50
STATUS OF DEVELOPMENT	34	Compliance with Prior Undertakings.....	50
Status of Development.....	34	GENERAL CONSIDERATIONS	50
THE UTILITY SYSTEM.....	35	General.....	50
Contract with City of Richmond.....	35	Updating of Official Statement	51
Water Supply.....	35	Certification as to Official Statement.....	51
Wastewater.....	35	Concluding Statement.....	51
Drainage	35	APPENDIX A—Financial Statements of the District	
Regulation.....	35		

SALE AND DISTRIBUTION OF THE BONDS

Award and Marketing of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the lowest bid, which was tendered by _____ (referred to herein as the "Initial Purchaser"). The Initial Purchaser has agreed to purchase the Bonds, bearing the interest rates on the inside cover page of this Official Statement, at a price of _____% of the principal amount thereof, which resulted in a net effective interest rate of _____%, calculated pursuant to Chapter 1204, Texas Government Code, as amended.

Prices and Marketability

Other than as set forth 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 bond house, broker, or similar person acting in the capacity of Initial Purchaser or wholesaler. Other than as set forth 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 reoffering prices, including sales to dealers who may sell the Bonds into investment accounts. IN CONNECTION WITH THE OFFERING OF THE BONDS, THE INITIAL PURCHASER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICES OF THE BONDS AT LEVELS ABOVE THOSE 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 in such other jurisdictions.

MUNICIPAL BOND INSURANCE

The District has made applications for a commitment for municipal bond insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer and fees charged by rating companies, other than Moody's Investors Service, Inc. ("Moody's"), if applicable, shall be at the option and expense of the Initial Purchaser. The District will pay the rating fees charged by Moody's.

MUNICIPAL BOND RATING

Moody's has assigned an underlying credit rating of "Baa1" to the Bonds. An explanation of the rating may be obtained from Moody's, 7 World Trade Center at 250 Greenwich Street, New York, New York 10007. 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 its judgment, circumstances so warrant. Any such revisions or withdrawal of the rating may have an adverse effect on the market price of the Bonds.

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

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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 BONDS

The District.....	Fort Bend County Municipal Utility District No. 215 (the “District”), a political subdivision of the State of Texas, is located in Fort Bend County, Texas (the “County”). See “THE DISTRICT.”
The Bonds.....	The District is issuing its \$4,935,000 Unlimited Tax Park Bonds, Series 2025 (the “Bonds”). The Bonds are dated October 1, 2025, and mature on September 1 in each of the years and in the principal amounts set forth on the inside cover hereof. Interest on the Bonds accrues from the initial date of delivery (expected to be on or about October 30, 2025) (the “Date of Delivery”), and is payable March 1, 2026, and on each September 1 and March 1 thereafter until maturity or prior redemption. See “THE BONDS.”
Redemption.....	The Bonds that mature on or after September 1, 2032, are subject to redemption prior to maturity at the option of the District, in whole or from time to time in part, on September 1, 2031, or on any date thereafter, at the principal amount thereof plus accrued interest thereon 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 the Paying Agent/Registrar (herein defined) 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 “BOOK-ENTRY-ONLY SYSTEM.”
Source of Payment	Principal of and interest on the Bonds are payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. The Bonds are obligations solely of the District and are not obligations of the State of Texas; Fort Bend County, Texas; the City of Richmond, Texas (the “City”); or any entity other than the District. See “THE BONDS—Source and Security for Payment.”
Outstanding Bonds	The District has issued six series of unlimited tax bonds in the aggregate principal amount of \$42,145,000 for the purpose of constructing or acquiring a waterworks, sanitary sewer, and storm drainage system serving the District (the “Utility System”), of which \$37,350,000 principal amount will remain outstanding as of delivery of the Bonds (“Outstanding Utility Bonds”). In addition, the District has previously issued five series of unlimited tax road bonds in the aggregate principal amount of \$17,895,000 for the purpose of constructing or acquiring a road system serving the District (the “Road System”), of which \$15,380,000 principal amount will remain outstanding as of delivery of the Bonds (“Outstanding Road Bonds”). The District has also previously issued one series of unlimited tax

park bonds in the aggregate principal amount of \$13,765,000 for the purpose of constructing or acquiring parks and recreational facilities serving the District (the “Park System”), of which \$13,465,000 principal amount will remain outstanding as of delivery of the Bonds (“Outstanding Park Bonds”). The Outstanding Utility Bonds, and Outstanding Road Bonds, and the Outstanding Park Bonds are collectively referred to herein as the “Outstanding Bonds.” See “DISTRICT DEBT—Outstanding Bonds.”

Payment Record.....The District has never defaulted on the timely payment of debt service due on its prior bonded indebtedness.

Authority for Issuance.....At an election held within the District on May 9, 2015, voters of the District authorized the District’s issuance of a total of \$112,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring the Utility System, \$39,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring the Road System, \$18,700,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring parks and recreational facilities in the District (the “Park System”), \$130,700,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System or the Park System, and \$39,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System. The Bonds represent the District’s second series of bonds to be issued for the purpose of constructing or acquiring the Park System. After issuance of the Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$69,855,000 for constructing or acquiring the Utility System, \$21,105,000 for constructing or acquiring the Road System, \$0 for constructing or acquiring the Park System, \$130,700,000 for refunding bonds issued by the District for the Utility System or the Park System, and \$39,000,000 for refunding bonds issued by the District for the Road System.

The Bonds are issued by the District pursuant to the terms and provisions of the Bond Order (herein defined); Article XVI, Section 59 of the Texas Constitution; Chapters 49 and 54 of the Texas Water Code, as amended; an order of the Texas Commission on Environmental Quality dated May 22, 2025; and the election held within the District described above. See “THE BONDS—Authority for Issuance.”

Use of Bond ProceedsProceeds from the sale of the Bonds will be used to fund expenditures associated with certain park and recreational facilities planned for the Park System serving the District. In addition, proceeds from sale of the Bonds will be used to pay costs of issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”

Qualified Tax-Exempt ObligationsThe District will designate the Bonds as “qualified tax-exempt obligations” pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended. See “LEGAL MATTERS – Qualified Tax-Exempt Obligations.”

Municipal Bond Insurance & RatingThe District has made application for a commitment for municipal bond insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer and fees charged by rating

companies, other than Moody's Investors Service, Inc. ("Moody's"), if applicable, shall be at the option and expense of the Initial Purchaser. Moody's has assigned an underlying rating of "Baa1" to the Bonds. See "MUNICIPAL BOND INSURANCE" and "MUNICIPAL BOND RATING."

Bond Counsel Schwartz, Page & Harding, L.L.P., Houston, Texas.
Disclosure Counsel Orrick, Herrington & Sutcliffe LLP, Houston, Texas.
Financial Advisor Robert W. Baird & Co. Incorporated, Houston, Texas.

THE DISTRICT

Description The District was created by order of the Texas Commission on Environmental Quality ("TCEQ") dated November 13, 2014, under Article XVI, Section 59 of the Texas Constitution and operates pursuant to Chapters 49 and 54 of the Texas Water Code and the general laws of the State of Texas applicable to municipal utility districts. The District consists of approximately 589.14 total acres of land, all within the County. The District is located approximately 25 miles southwest of the central business district of the City of Houston, Texas, and approximately 2 miles south of the City. With the exception of a small 30-foot wide strip of land along Williams Way Boulevard (a utility easement) that is within the corporate limits of the City, the District is located entirely within the extraterritorial jurisdiction of the City. All of the land in the District also lies within Fort Bend County Levee Improvement District No. 6 ("LID 6"), which encompasses approximately 1,651 total acres of land. See "THE DISTRICT."

Authority The rights, powers, privileges, authority, and functions of the District are established by Article XVI, Section 59 of the Constitution of the State of Texas and the general laws of the State of Texas pertaining to municipal utility districts, including particularly Chapters 49 and 54 of the Texas Water Code, as amended. See "THE DISTRICT—General."

Status of Development Approximately 527.4 acres in the District have been developed as 37 subdivisions of the master-planned residential community known as Veranda. Such subdivisions include a total of 1,651 single-family lots, and each of such 1,651 developed lots includes a completed single-family home.

The 527.4 total acres referenced above include the entire land area within the 37 subdivisions, including lands for residential lots, subdivision streets, detention ponds, open spaces, and other land uses.

Development in the District also includes the following: approximately 7.0 acres developed for the Huntington at Richmond, a 141-unit apartment complex completed in 2022; approximately 1.8 acres for a montessori school that is scheduled to open in October of 2025; approximately 15.8 acres for Phelan Elementary School, an elementary school of Lamar Consolidated Independent School District; approximately 5.0 acres for the Veranda amenity center; and approximately 5.8 acres that have been developed for commercial purposes on which no vertical improvements have been constructed.

The remainder of the land within the District consists of approximately 26.3 acres that are undevelopable. There is no active developer within the District. See "STATUS OF DEVELOPMENT."

Overlapping Districts and Taxes LID 6 is the levee improvement district created to provide the levee, detention ponds, external drainage channel and various interior drainage channels necessary to serve the District. The entirety of the District is located within LID 6. LID 6 intends to finance facilities to accomplish flood protection and accommodate storm water drainage within LID 6, including the District. LID 6 currently levies a tax on property located within its boundaries, including the District, which is in addition to the tax levied by the District. LID 6 levied a total tax of \$0.33 per \$100 of assessed valuation for the 2024 tax year. As of August 1, 2025, LID 6 had \$36,735,000 principal amount of unlimited tax levee improvement bonds outstanding. See "TAX DATA—Estimated Overlapping Taxes," "INVESTMENT CONSIDERATIONS—Factors Affecting Taxable Values and Tax Payments," and "INVESTMENT CONSIDERATIONS—District Tax Levy and Overlapping District Taxes and Functions."

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.

SELECTED FINANCIAL INFORMATION
(UNAUDITED)

2025 Certified Taxable Assessed Valuation	\$ 765,642,860	(a)
Direct Debt:		
The Outstanding Bonds (as of Delivery of the Bonds)	\$ 66,195,000	
The Bonds	<u>4,935,000</u>	
Total.....	\$ 71,130,000	
Estimated Overlapping Debt	<u>\$ 93,283,889</u>	(b)
Total Direct and Estimated Overlapping Debt	\$ 164,413,889	(b)
Direct Debt Ratios:		
As a Percentage of 2025 Certified Taxable Assessed Valuation	9.29	%
Direct and Estimated Overlapping Debt Ratios:		
As a Percentage of 2025 Certified Taxable Assessed Valuation	21.47	%
Debt Service Funds Available for Utility System and Park Bonds (as of August 18, 2025)	\$ 4,853,635	(c)
Debt Service Funds Available for Road System Bonds (as of August 18, 2025)	\$ 1,148,056	(d)
Operating Fund Balance (as of August 18, 2025)	\$ 4,058,176	
Utility System Capital Projects Fund Balance (as of August 18, 2025)	\$ 638,918	
Road System Capital Projects Fund Balance (as of August 18, 2025)	\$ 227,898	

- (a) Represents the taxable assessed valuation of all taxable property in the District as of January 1, 2025, as provided by the Fort Bend Central Appraisal District. Such amount includes \$2,094,047 in value assigned to those properties that remain under review of the Fort Bend County Appraisal Review Board as of original certification of the appraisal roll for the 2025 tax year. See "TAX DATA" and "TAXING PROCEDURES."
- (b) See "DISTRICT DEBT—Direct and Estimated Overlapping Debt Statement."
- (c) Such funds are reserved for payment of debt service on bonds issued by the District for the Utility System and the Park System, including the Bonds) and are not available for payment of debt service on bonds issued for the Road System. See "THE BONDS—Funds." Although the Outstanding Utility Bonds, the Outstanding Park Bonds, and the Bonds have been and are being issued on a parity basis and are payable from an unlimited tax pledge, portions of the District's ad valorem tax revenue will be allocated on a pro rata basis between debt service on bonds issued for the purpose of financing the Utility System and the Park System or to refund such bonds ("Utility and Park System Bonds") and bonds issued for the purpose of financing the Road System or to refund such bonds ("Road System Bonds").
- (d) Such funds are reserved for payment of debt service on Road System Bonds and are not available for payment of debt service on Utility and Park System Bonds, including the Bonds. See "THE BONDS—Funds." Although the Outstanding Road Bonds have been issued on a parity basis and are payable from an unlimited tax pledge, portions of the District's ad valorem tax revenue will be allocated on a pro rata basis between debt service on Utility and Park System Bonds and Road System Bonds.

SELECTED FINANCIAL INFORMATION

(UNAUDITED)

2024 Tax Rate:

Utility System Debt Service	\$0.47	
Road System Debt Service	0.14	
Maintenance and Operations	<u>0.14</u>	
Total.....	\$0.75	(a)

Combined Estimated Average Annual Debt Service Requirement on the Outstanding Utility Bonds, the Outstanding Park Bonds, and the Bonds (2026–2050)..... \$ 3,386,282 (b)

Combined Estimated Maximum Annual Debt Service Requirement on the Outstanding Utility Bonds, the Outstanding Park Bonds, and the Bonds (2043) \$ 3,900,063 (b)

Utility System Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Combined Estimated Average Annual Debt Service Requirement on the Outstanding Utility Bonds, the Outstanding Park Bonds, and the Bonds (2026–2050) at 95% Tax Collections
Based on 2025 Certified Taxable Assessed Valuation..... \$0.47

Utility System Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Combined Estimated Maximum Annual Debt Service Requirement on the Outstanding Utility Bonds, the Outstanding Park Bonds, and the Bonds (2043) at 95% Tax Collections
Based on 2025 Certified Taxable Assessed Valuation..... \$0.54

Average Annual Debt Service Requirement on the Outstanding Road Bonds (2026–2047). \$ 923,846 (c)

Maximum Annual Debt Service Requirement on the Outstanding Road Bonds (2043)..... \$ 1,079,181 (c)

Road System Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Average Annual Debt Service Requirement on the Outstanding Road Bonds (2026–2047) at 95% Tax Collections
Based on 2025 Certified Taxable Assessed Valuation..... \$0.13

Road System Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Maximum Annual Debt Service Requirement on the Outstanding Road Bonds (2043) at 95% Tax Collections
Based on 2025 Certified Taxable Assessed Valuation..... \$0.15

(a) For the 2025 tax year, the District has authorized the publication of its intent to levy a 2025 total tax rate of \$0.73 per \$100 of assessed valuation. See "TAX DATA – Tax Rate Distribution."

(b) Debt service on the Bonds is estimated assuming an interest rate of 5.00%. See "DISTRICT DEBT—Utility Debt Service Requirements."

(c) See "DISTRICT DEBT—Road Debt Service Requirements."

INTRODUCTION

This Official Statement provides certain information in connection with the issuance by Fort Bend County Municipal Utility District No. 215 (the “District”) of its \$4,935,000 Unlimited Tax Park Bonds, Series 2025 (the “Bonds”).

The Bonds are issued pursuant to (i) the bond order adopted by the Board of Directors of the District on the date of the sale of the Bonds authorizing the issuance of the Bonds (the “Bond Order”), (ii) Article XVI, Section 59 of the Texas Constitution and general laws of the State of Texas, particularly Chapters 49 and 54 of the Texas Water Code, as amended, (iii) an election held within the District on May 9, 2015, and (iv) an order issued by the Texas Commission on Environmental Quality (“TCEQ”) dated May 22, 2025.

Unless otherwise indicated, capitalized terms used in this Official Statement have the same meaning assigned to such terms in the Bond Order. This Official Statement also includes information about the 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 some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Order, a copy of which is available from Bond Counsel upon payment of the costs of duplication therefor. The Bond Order authorizes 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 District.

Description

The Bonds will be dated October 1, 2025, with interest payable on March 1, 2026, and on each September 1 and March 1 thereafter (each an “Interest Payment Date”) until the earlier of maturity or redemption. Interest on the Bonds initially accrues from the initial date of delivery (expected to be on or about October 30, 2025) (the “Date of Delivery”), and thereafter, from the most recent Interest Payment Date. The Bonds mature on September 1 in each of the years and in the principal amounts shown under “MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, AND INITIAL REOFFERING YIELDS” on the inside cover page hereof. The Bonds are issued in fully registered form only in denominations of \$5,000 or any integral multiple of \$5,000 for any one maturity. The Bonds will be 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 system described herein (“Registered Owners”). No physical delivery of the Bonds will be made to the purchasers thereof. See “BOOK-ENTRY-ONLY SYSTEM.” Interest calculations are based upon a three hundred sixty (360) day year comprised of twelve (12) thirty (30) day months.

Authority for Issuance

At an election held within the District on May 9, 2015, voters in the District authorized the District’s issuance of a total of \$18,700,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational facilities in the District (the “Park System”). The Bonds constitute the second issuance of bonds from such authorization. After the issuance of the Bonds, no amount of unlimited tax bonds for the Park System will remain authorized but unissued.

The Bonds are issued by the District pursuant to the terms and provisions of the Bond Order; Article XVI, Section 59 of the Texas Constitution and the general laws of the State of Texas, particularly Chapters 49 and 54 of the Texas Water Code, as amended; an order of the TCEQ dated May 22, 2025; and the election held within the District described above.

At an election held within the District on May 9, 2015, voters of the District authorized a total of \$112,000,000 in principal amount of unlimited tax bonds for the purpose of acquiring or constructing a waterworks, sanitary sewer and storm drainage system serving the District (the “Utility System”). To date, the District has issued six series of bonds from such voted authorization, and \$69,855,000 in principal amount of unlimited tax bonds for the Utility System remains authorized but unissued.

At an election held within the District on May 9, 2015, voters of the District authorized a total of \$39,000,000 in principal amount of unlimited tax bonds for the purpose of constructing or acquiring a road system serving the District (the "Road System"). To date, the District has issued five series of bonds from such voted authorization, and \$21,105,000 in principal amount of unlimited tax bonds for the Road System remains authorized but unissued.

Source and Security for Payment

The Bonds, together with the Outstanding Bonds (herein defined) and any additional bonds payable from ad valorem taxes, are secured by and payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property located within the District. See "TAXING PROCEDURES." Investment in the Bonds involves certain elements of risk, and all prospective purchasers are urged to examine carefully this Official Statement with respect to the investment security of the Bonds. See "INVESTMENT CONSIDERATIONS." The Bonds are obligations solely of the District and are not obligations of the State of Texas; Fort Bend County, Texas; the City of Richmond, Texas (the "City"); or any political subdivision or entity other than the District.

Funds

The Bond Order confirms the prior creation of the District's Debt Service Fund used to pay debt service on the District's bonds (the "Debt Service Fund"), including the sub-accounts which are used to separate funds received to pay debt service on bonds issued to finance the Utility System and the Park System (collectively the "Utility and Park System Bonds") from funds received to pay debt service on bonds issued to finance the Road System ("Road System Bonds"). The Bond Order also confirms the District's Construction Fund used to pay certain costs of construction (the "Construction Fund"), including the sub-accounts which are used to separate proceeds from Utility System Bonds and Road System Bonds.

The proceeds of the Bonds will be deposited in the sub-account of the Construction Fund created in respect of Utility and Park System Bonds.

The proceeds from all taxes levied, appraised, and collected for and on account of the Bonds authorized by the Bond Order shall be deposited, as collected, into the sub-account of the Debt Service Fund created in respect of Utility and Park System Bonds. The Debt Service Fund, which constitutes a trust fund for the benefit of the owners of the Outstanding Bonds (herein defined), the Bonds, and any additional tax bonds issued by the District, is to be kept separate from all other funds of the District.

Funds in the sub-account of the Debt Service Fund created in respect of Utility and Park System Bonds are to be used for payment of debt service on the Bonds and any of the District's duly authorized Utility and Park System Bonds, whether heretofore, hereunder, or hereafter issued, payable in whole or part from taxes. Amounts on deposit in the sub-account of the Debt Service Fund created in respect of Utility and Park System Bonds may also be used to pay the fees and expenses of the Paying Agent/Registrar (herein defined), to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Bonds and any of the District's duly authorized Utility and Park System Bonds, whether heretofore, hereunder, or hereafter issued, payable in whole or in part from taxes, and to pay any tax anticipation notes issued in respect of debt service due to or become due on Utility and Park System Bonds, together with interest thereon, as such tax anticipation notes become due. Funds otherwise on deposit in the Debt Service Fund, including funds in a sub-account created in respect of Road System Bonds, will not be allocated to the payment of the Bonds.

Funds in the sub-account of the Debt Service Fund created in respect of Road System Bonds are to be used for payment of debt service on the District's duly authorized Road System Bonds, whether heretofore, hereunder, or hereafter issued, payable in whole or part from taxes. Amounts on deposit in the sub-account of the Debt Service Fund created in respect of Road System Bonds may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the District's duly authorized Road System Bonds, whether heretofore, hereunder, or hereafter issued, payable in whole or in part from taxes, and to pay any tax anticipation notes issued in respect of debt service due to or become due on Road System Bonds, together with interest thereon, as such tax anticipation notes become due.

Record Date

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

Redemption Provisions

The District reserves the right, at its option, to redeem the Bonds maturing on and after September 1, 2032, prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of \$5,000, on September 1, 2031, or 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." 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 redemption date, 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 redemption date. 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.

Method of Payment of Principal and Interest

The Board of Directors of the District (the "Board") has appointed Zions Bancorporation, National Association, Houston, Texas, as the initial Paying Agent/Registrar for the Bonds (the "Paying Agent/Registrar"). The principal of and interest on the Bonds shall be paid to DTC, which will make distribution of the amounts so paid. See "BOOK-ENTRY-ONLY SYSTEM."

Registration

Section 149(a) of the Internal Revenue Code of 1986, as amended, requires that all tax exempt obligations (with certain exceptions that do not include the Bonds) be in registered form in order for the interest payable on such obligations to be excludable from a Beneficial Owner's income for federal income tax purposes. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. pursuant to the Book-Entry-Only System described herein. One fully-registered Bond will be issued for each maturity of the Bonds and will be deposited with DTC. See "BOOK-ENTRY-ONLY SYSTEM." So long as any Bonds remain outstanding, the District will maintain at least one paying agent/registrar in the State of Texas for the purpose of maintaining the Register on behalf of the District.

Replacement of Paying Agent/Registrar

Provision is made in the Bond Order for replacement of the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the District, the new paying agent/registrar shall be required to accept the previous Paying Agent/Registrar's records and act in the same capacity as the previous Paying Agent/Registrar. Any paying agent/registrar selected by the District shall be a duly qualified and competent trust or banking corporation or organization organized and doing business under the laws of the United States of America or of any State thereof, with a combined capital and surplus of at least \$25,000,000, which is subject to supervision of or examination by federal or state banking authorities, and which is a transfer agent duly registered with the United States Securities and Exchange Commission.

Legal Investment and Eligibility to Secure Public Funds in Texas

Section 49.186 of the Texas Water Code and 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.

Issuance of Additional Debt

Voters of the District authorized the District's issuance of a total of \$112,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring the Utility System, \$39,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring the Road System, \$18,700,000 principal amount of unlimited tax bonds for constructing or acquiring the Park System, \$130,700,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System or the Park System, and \$39,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System, and could authorize additional amounts.

The Bonds represent the District's second series of bonds to be issued for the purpose of constructing or acquiring the Park System. After issuance of the Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$69,855,000 for constructing or acquiring the Utility System, \$21,105,000 for constructing or acquiring the Road System, \$0 for constructing or acquiring the Park System, \$130,700,000 for refunding bonds issued by the District for the Utility System or the Park System, and \$39,000,000 for refunding bonds issued by the District for the Road System. The Bond Order imposes no limitation on the amount of additional parity bonds which may be authorized for issuance by the District's voters or the amount ultimately issued by the District.

The District also is authorized by statute to engage in fire-fighting activities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue fire-fighting bonds payable from taxes, the following actions would be required: (a) authorization of a detailed master plan and bonds for such purpose by the qualified voters in the District; (b) approval of the master plan and issuance of bonds by the TCEQ; and (c) approval of bonds by the Attorney General of the State of Texas. The District does not provide fire protection service, and the Board has not considered calling such an election at this time. Issuance of bonds for fire-fighting activities could dilute the investment security for the Bonds.

Financing Road Facilities

Pursuant to the provisions of the Texas Constitution and Chapter 54 Texas Water Code, as amended, conservation and reclamation districts created pursuant to said Chapter 54 are authorized to develop and finance with property taxes certain road facilities following the granting of road powers by the TCEQ and a successful District election to approve the issuance of road bonds payable from taxes. The TCEQ granted road powers to the District, and, at election held within the District on May 9, 2015, voters of the District authorized a total of \$39,000,000 principal amount of unlimited tax bonds for financing and constructing the Road System. From such voted authorization, the District has previously issued five series of bonds, and, currently, \$21,105,000 principal amount of unlimited tax bonds for financing and constructing the Road System remains authorized but unissued.

In addition, voters of the District authorized a total of \$39,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System. To date, the District has issued no bonds from such voted authorization for refunding bonds issued by the District for the Road System.

Financing Recreational Facilities

Conservation and reclamation districts in certain counties are authorized to develop and finance with property taxes certain recreational facilities after a district election has been successfully held to approve the issuance of bonds payable from taxes and/or a maintenance tax to support recreational facilities.

The District is authorized to issue bonds payable from an ad valorem tax to pay for the development and maintenance of recreational facilities if (i) the District duly adopts a plan for the facilities; (ii) the bonds are authorized at an election; (iii) the bonds payable from any source do not exceed 1% of the value of the taxable property in the District at the time of issuance of the bonds, or, in the event the District meets certain conditions, 3% of the value of the taxable property in the District at the time of issuance of the bonds, but in no event in an amount greater than the estimated cost in the plan; (iv) the District obtains any necessary governmental consents allowing the issuance of such bonds; (v) the issuance of the bonds is approved by the TCEQ in accordance with its rules with respect to same; and (vi) the bonds are approved by the Attorney General of the State of Texas. The District may issue bonds for such purposes payable solely from net operating revenues without an election. In addition, the District is authorized to levy an operation and maintenance tax to support recreational facilities at a rate not to exceed 10 cents per \$100 of assessed valuation of taxable property in the District, after such tax is approved at an election. Said maintenance tax is in addition to any other maintenance tax authorized to be levied by the District. Issuance of bonds for recreational facilities could dilute the investment security for the Bonds. At election held within the District on May 9, 2015, voters of the District authorized a total of \$18,700,000 in bonds for the purpose of acquiring or constructing the Park System and could authorize additional amounts. The Bonds represent the District's second series of bonds from said authorization.

Annexation

Under existing Texas law, since all of the land within the District, except a 30-foot wide strip which is within the corporate limits of the City, is situated within the extraterritorial jurisdiction of the City, the District may be annexed for full purposes by the City, subject to compliance by the City with various requirements of Chapter 43 of the Texas Local Government Code, as amended. Such requirements may include the requirement that the City hold an election in the District whereby the qualified voters of the District approve the proposed annexation. If the District is annexed, the City must assume the District's assets and obligations (including the Bonds and the Outstanding Bonds) and abolish the District within ninety (90) days of the date of annexation. 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 District makes no representation that the City will ever attempt to annex the District for full purposes and assume its debt. Moreover, no representation is made concerning the ability of the City to make debt service payments should such annexation occur. Under the terms of the SPA (as herein defined) between the District and the City, however, the City has agreed not to annex the District for full purposes (a traditional municipal annexation) until such time as (i) ninety percent (90%) of the Utility System, Park System, and Road System to serve property in the District has been constructed, and (ii) the District has reimbursed HW 589 Holdings, LLC, a Delaware limited liability company (the "Original Developer") for such facilities to the maximum extent permitted by the rules of the TCEQ or the City assumes the District's obligation to reimburse the Original Developer under such rules. See "THE DISTRICT—Strategic Partnership Agreement with the City of Richmond."

Consolidation

The District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its water and wastewater systems with the water and wastewater systems of the district or districts with which it is consolidating, subject to voter approval. In their consolidation agreement, the consolidating districts may agree to assume each other's bonds, notes, and other obligations. If each district assumes the other's bonds, notes, and other obligations, taxes may be levied uniformly on all taxable property within the consolidated district in payment of same. If the districts do not assume each other's bonds, notes and other obligations, each district's taxes are levied on property in each of the original districts to pay said

debts created by the respective original district as if no consolidation had taken place. No representation is made concerning whether the District will consolidate with any other district, but the District currently has no plans to do so.

Remedies in Event of Default

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Order, or defaults in the observance or performance of any other covenants, conditions, or obligations set forth in the Bond Order, the Registered Owners have the right to seek 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. 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. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners. Certain traditional legal remedies also may not be available. See “INVESTMENT CONSIDERATIONS—Registered Owners’ Remedies and Bankruptcy.”

Defeasance

The District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal of and interest on the Bonds and may defease the Bonds in accordance with the provisions of applicable laws, including, without limitation, Chapter 1207, Texas Government Code, as amended.

BOOK-ENTRY-ONLY SYSTEM

This section describes how ownership of the Bonds is to be transferred and how the principal of and interest on the Bonds are to be paid to and credited by DTC while the Bonds are registered in its nominee’s 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 Participant, (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 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 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to

the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a 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.

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. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Paying Agent/Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within 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).

Payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or 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, District or Paying Agent/Registrar, 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 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 District or Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

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

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.

USE AND DISTRIBUTION OF BOND PROCEEDS

Proceeds from the sale of the Bonds will be used to finance certain expenditures associated with certain park and recreational facilities for the Park System serving the District. In addition, proceeds from sale of the Bonds will be used to pay costs of issuance of the Bonds.

The construction costs below were compiled by the Engineer (herein defined). Non-construction costs are based upon either contract amounts or estimates of various costs by the Engineer and the Financial Advisor (herein defined).

CONSTRUCTION COSTS

Park Construction, Contingency, and Related Costs	\$ 5,121,400
Less Surplus Funds	<u>(628,000)</u>
NET TOTAL CONSTRUCTION COSTS	\$ 4,493,400

NON-CONSTRUCTION COSTS

Bond Discount (2.50%)	\$ 123,375
TOTAL NON-CONSTRUCTION COSTS	\$ 123,375

ISSUANCE COSTS AND FEES

Issuance Costs and Professional Fees	\$ 300,952
State Regulatory Fees	<u>17,273</u>
TOTAL ISSUANCE COSTS AND FEES	\$ 318,225

TOTAL BOND ISSUE REQUIREMENT	\$ 4,935,000
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In the instance that estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for uses approved by the TCEQ. The Engineer has advised the District that proceeds of the sale of the Bonds should be sufficient to pay the costs of the above-described facilities. However, the District cannot and does not guarantee the sufficiency of such funds for such purposes.

DISTRICT DEBT

General

The following tables and calculations relate to the Bonds. The District and various other political subdivisions of government which overlap all or a portion of the District are empowered to incur debt to be paid from revenues raised or to be raised by taxation against all or a portion of the property.

2025 Certified Taxable Assessed Valuation \$ 765,642,860 (a)

Direct Debt:

The Outstanding Bonds (as of Delivery of the Bonds)	\$ 66,195,000	
The Bonds	<u>4,935,000</u>	
Total.....	\$ 71,130,000	

Estimated Overlapping Debt \$ 93,283,889 (b)

Total Direct and Estimated Overlapping Debt \$ 164,413,889 (b)

Direct Debt Ratios:

As a Percentage of 2025 Certified Taxable Assessed Valuation 9.29 %

Direct and Estimated Overlapping Debt Ratios:

As a Percentage of 2025 Certified Taxable Assessed Valuation 21.47 %

Debt Service Funds Available for Utility System and Park Bonds (as of August 18, 2025)	\$ 4,853,635	(c)
Debt Service Funds Available for Road System Bonds (as of August 18, 2025)	\$ 1,148,056	(d)
Operating Fund Balance (as of August 18, 2025)	\$ 4,058,176	
Utility System Capital Projects Fund Balance (as of August 18, 2025)	\$ 638,918	
Road System Capital Projects Fund Balance (as of August 18, 2025)	\$ 227,898	

(a) Represents the taxable assessed valuation of all taxable property in the District as of January 1, 2025, as provided by the Fort Bend Central Appraisal District. Such amount includes \$2,094,047 in value assigned to those properties that remain under review of the Fort Bend County Appraisal Review Board as of original certification of the appraisal roll for the 2025 tax year. See "TAX DATA" and "TAXING PROCEDURES."

(b) See "DISTRICT DEBT—Direct and Estimated Overlapping Debt Statement."

(c) Such funds are reserved for payment of debt service on bonds issued by the District for the Utility System and the Park System, including the Bonds and are not available for payment of debt service on bonds issued for the Road System. See "THE BONDS—Funds." Although the Outstanding Utility Bonds, the Outstanding Park Bonds, and the Bonds have been and are being issued on a parity basis and are payable from an unlimited tax pledge, portions of the District's ad valorem tax revenue will be allocated on a pro rata basis between debt service on Utility and Park System Bonds and Road System Bonds.

(d) Such funds are reserved for payment of debt service on bonds issued by the District for the Road System and are not available for payment of debt service on bonds issued for the Utility System or the Park System, including the Bonds. See "THE BONDS—Funds." Although the Outstanding Road Bonds have been issued on a parity basis and are payable from an unlimited tax pledge, portions of the District's ad valorem tax revenue will be allocated on a pro rata basis between debt service on Utility and Park System Bonds and Road System Bonds.

2024 Tax Rate:

Utility System Debt Service	\$0.47	
Road System Debt Service	0.14	
Maintenance and Operations	<u>0.14</u>	
Total.....	\$0.75	(a)

Combined Estimated Average Annual Debt Service Requirement on the Outstanding Utility Bonds, the Outstanding Park Bonds, and the Bonds (2026–2050)..... \$ 3,386,282 (b)

Combined Estimated Maximum Annual Debt Service Requirement on the Outstanding Utility Bonds, the Outstanding Park Bonds, and the Bonds (2043) \$ 3,900,063 (b)

Utility System Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Combined Estimated Average Annual Debt Service Requirement on the Outstanding Utility Bonds, the Outstanding Park Bonds, and the Bonds (2026–2050) at 95% Tax Collections
Based on 2025 Certified Taxable Assessed Valuation..... \$0.47

Utility System Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Combined Estimated Maximum Annual Debt Service Requirement on the Outstanding Utility Bonds, the Outstanding Park Bonds, and the Bonds (2043) at 95% Tax Collections
Based on 2025 Certified Taxable Assessed Valuation..... \$0.54

Average Annual Debt Service Requirement on the Outstanding Road Bonds (2026–2047). \$ 923,846 (c)

Maximum Annual Debt Service Requirement on the Outstanding Road Bonds (2043)..... \$ 1,079,181 (c)

Road System Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Average Annual Debt Service Requirement on the Outstanding Road Bonds (2026–2047) at 95% Tax Collections
Based on 2025 Certified Taxable Assessed Valuation..... \$0.13

Road System Debt Service Tax Rate per \$100 of Assessed Valuation Required to Pay Maximum Annual Debt Service Requirement on the Outstanding Road Bonds (2043) at 95% Tax Collections
Based on 2025 Certified Taxable Assessed Valuation..... \$0.15

(a) For the 2025 tax year, the District has authorized the publication of its intent to levy a 2025 total tax rate of \$0.73 per \$100 of assessed valuation. See “TAX DATA – Tax Rate Distribution.”

(b) Debt service on the Bonds is estimated assuming an interest rate of 5.00%. See “DISTRICT DEBT—Utility Debt Service Requirements.”

(c) See “DISTRICT DEBT—Road Debt Service Requirements.”

Direct and Estimated Overlapping Debt Statement

The following table indicates the indebtedness, defined as outstanding bonds payable from ad valorem taxes, of governmental entities overlapping the District and the estimated percentages and amounts of such indebtedness attributable to property within the District. This information is based upon data secured from the individual jurisdictions and/or *Texas Municipal Reports* prepared by the Municipal Advisory Council of Texas. Such figures do not indicate the tax burden levied by the applicable taxing jurisdictions for operation and maintenance or for other purposes.

Taxing Jurisdiction	Outstanding Debt July 31, 2025	Estimated Overlapping	
		Percent	Amount
Fort Bend County	\$ 1,043,973,859	0.59%	\$ 6,172,710
Fort Bend County Drainage District	21,645,000	0.60%	128,875
Fort Bend County LID 6	36,735,000	56.76%	20,850,688
Lamar Consolidated ISD	3,058,595,000	2.16%	<u>66,131,647</u>
Total Estimated Overlapping Debt			\$ 93,283,889
The District			<u>\$ 71,130,000</u> (a)
Total Direct & Estimated Overlapping Debt			\$164,413,889 (a)

Debt Ratios

Direct Debt Ratio (a):

As a Percentage of 2025 Certified Taxable Assessed Valuation 9.29%

Direct and Estimated Overlapping Debt Ratio (a):

As a Percentage of 2025 Certified Taxable Assessed Valuation 21.47%

(a) Includes the Outstanding Bonds and the Bonds.

Outstanding Bonds

The District has issued six series of unlimited tax bonds in the aggregate principal amount of \$42,145,000 for the purpose of constructing or acquiring the Utility System of which \$37,350,000 principal amount will remain outstanding as of delivery of the Bonds ("Outstanding Utility Bonds"). In addition, the District has previously issued five series of unlimited tax road bonds in the aggregate principal amount of \$17,895,000 for the purpose of constructing or acquiring the Road System, of which \$15,380,000 principal amount will remain outstanding as of delivery of the Bonds ("Outstanding Road Bonds"). The District has also previously issued one series of unlimited tax park bonds in the aggregate principal amount of \$13,765,000 for the purpose of constructing or acquiring the Park System, of which \$13,465,000 principal amount will remain outstanding as of delivery of the Bonds ("Outstanding Park Bonds"). The Outstanding Utility Bonds, and Outstanding Road Bonds, and the Outstanding Park Bonds are collectively referred to herein as the "Outstanding Bonds."

Series	Original Principal Amount	Principal Outstanding (a)
2018	\$ 7,025,000	\$ 5,865,000
2018A Road	3,695,000	3,080,000
2019	4,240,000	3,545,000
2019A Road	5,525,000	4,610,000
2020	7,515,000	6,385,000
2020A Road	1,230,000	1,045,000
2021	6,005,000	5,290,000
2021A Road	5,475,000	4,810,000
2022	12,085,000	11,215,000
2022A Road	1,970,000	1,835,000
2022B	5,275,000	5,050,000
2023 Park	13,765,000	13,465,000
Total	<u>\$ 73,805,000</u>	<u>\$ 66,195,000</u>

(a) Outstanding as of the Date of Delivery of the Bonds.

Utility Debt Service Requirements

The following schedule sets forth the annual debt service requirements on the Outstanding Utility Bonds and the Outstanding Park Bonds. The schedule below also sets forth the estimated annual debt service requirements on the Bonds, based on an estimated interest rate of 5.00%. Totals may not sum due to rounding.

Calendar Year	Outstanding Debt Service	The Bonds			Total Debt Service
		Principal	Interest	Debt Service	
2026	\$3,519,779	\$ -	\$226,188	\$226,188	\$3,745,966
2027	3,503,854	110,000	246,750	356,750	3,860,604
2028	3,505,079	115,000	241,250	356,250	3,861,329
2029	3,492,639	125,000	235,500	360,500	3,853,139
2030	3,489,694	130,000	229,250	359,250	3,848,944
2031	3,492,000	135,000	222,750	357,750	3,849,750
2032	3,491,513	140,000	216,000	356,000	3,847,513
2033	3,487,531	150,000	209,000	359,000	3,846,531
2034	3,495,844	155,000	201,500	356,500	3,852,344
2035	3,505,006	165,000	193,750	358,750	3,863,756
2036	3,506,056	170,000	185,500	355,500	3,861,556
2037	3,511,919	180,000	177,000	357,000	3,868,919
2038	3,514,256	190,000	168,000	358,000	3,872,256
2039	3,518,106	200,000	158,500	358,500	3,876,606
2040	3,526,563	210,000	148,500	358,500	3,885,063
2041	3,529,713	220,000	138,000	358,000	3,887,713
2042	3,531,675	230,000	127,000	357,000	3,888,675
2043	3,544,563	240,000	115,500	355,500	3,900,063
2044	3,080,738	255,000	103,500	358,500	3,439,238
2045	2,826,363	265,000	90,750	355,750	3,182,113
2046	2,410,963	280,000	77,500	357,500	2,768,463
2047	2,084,363	295,000	63,500	358,500	2,442,863
2048	1,326,413	310,000	48,750	358,750	1,685,163
2049	953,225	325,000	33,250	358,250	1,311,475
2050	-	340,000	17,000	357,000	357,000
Total	\$75,847,850	\$4,935,000	\$3,874,188	\$8,809,188	\$84,657,038

Combined Estimated Average Annual Debt Service Requirement (2026–2050)\$3,386,282

Combined Estimated Maximum Annual Debt Service Requirement (2043)\$3,900,063

Road Debt Service Requirements

The following schedule sets forth the annual debt service requirements on the Outstanding Road Bonds. Totals may not sum due to rounding.

Calendar Year	The Outstanding Road Bonds		
	Principal	Interest	Debt Service
2026	\$550,000	\$416,919	\$966,919
2027	570,000	400,269	970,269
2028	590,000	385,581	975,581
2029	620,000	372,419	992,419
2030	640,000	358,263	998,263
2031	660,000	344,075	1,004,075
2032	680,000	328,888	1,008,888
2033	705,000	311,469	1,016,469
2034	730,000	293,094	1,023,094
2035	755,000	273,344	1,028,344
2036	785,000	252,869	1,037,869
2037	810,000	231,194	1,041,194
2038	840,000	208,813	1,048,813
2039	865,000	185,175	1,050,175
2040	900,000	160,788	1,060,788
2041	930,000	134,738	1,064,738
2042	970,000	107,725	1,077,725
2043	1,000,000	79,181	1,079,181
2044	780,000	49,763	829,763
2045	465,000	28,719	493,719
2046	410,000	16,325	426,325
2047	125,000	5,000	130,000
Total	\$15,380,000	\$4,944,606	\$20,324,606

Average Annual Debt Service Requirement (2026-2047) \$923,846

Maximum Annual Debt Service Requirement (2043).....\$1,079,181

TAXING PROCEDURES

Property Tax Code and County-Wide Appraisal District

The Texas Tax Code (the "Property Tax Code") requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas a single appraisal district with the responsibility for recording and appraising property for all taxing units within a county and a single appraisal review board with the responsibility for reviewing and equalizing the values established by the appraisal district. The Fort Bend Central Appraisal District (the "Appraisal District") has the responsibility for appraising property for all taxing units wholly within Fort Bend County, Texas, including the District. Such appraisal values are subject to review and change by the Fort Bend County Appraisal Review Board (the "Appraisal Review Board"). Under certain circumstances, taxpayers and taxing units (such as the District) may appeal the orders of the Appraisal Review Board by filing a petition for review in State district court. In such event, the value of the property in question will be determined by the court or by a jury if requested by any party. Absent any such appeal, the appraisal roll, as prepared by the Appraisal District and approved by the Appraisal Review Board, must be used by each taxing jurisdiction in establishing its tax roll and tax rate. The District is eligible, along with all other conservation and reclamation districts within Fort Bend County, Texas to participate in the nomination of and vote for a member of the Board of Directors of the Appraisal District.

Property Subject to Taxation by the District

Except for certain exemptions provided by Texas law, all real property and tangible personal property in the District is subject to taxation by the District; however, it is expected that no effort will be made by the District to collect taxes on personal property other than on personal property rendered for taxation, business inventories and the property of privately owned utilities. Principal categories of exempt property include: 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; farm products owned by the producer; all oil, gas and mineral interests owned by an institution of higher education; certain property owned by exclusively charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; solar and wind-powered energy devices; and most individually owned automobiles.

In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years or older or under a disability for purposes of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act to the extent deemed advisable by the Board. The District would be required to call an election on such residential homestead exemption upon petition by at least twenty percent (20%) of the number of qualified voters who voted in the District's preceding election and would be required to offer such an exemption if a majority of voters approve it at such election. For the tax year 2025, the District granted an exemption of \$20,000 of assessed valuation for persons 65 years of age and older and to individuals who have a disability for purposes of payment of disability insurance benefits under the Federal Old Age Survivors and Disability Insurance Act.

The District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 of assessed valuation depending upon the disability rating of the veteran, if such rating is less than 100%. A veteran who receives a disability rating of 100% is entitled to an exemption for the full value of the veteran's residence homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if (i) the residence homestead was donated by a charitable organization at no cost to the disabled veteran or (ii) the residence was donated by a charitable organization at some cost to the disabled veteran if such cost is less than or equal to fifty percent (50%) of the total good faith estimate of the market value of the residence as of the date the donation is made. Also, the surviving spouse of a member of the armed forces or a first responder as defined under Texas law, who was (i) killed in action or (ii) fatally injured in the line of duty is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's

residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

A “Freeport Exemption” applies to goods, wares, merchandise, other tangible personal property and ores, other than oil, natural gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining oil 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 certain tangible personal property, as defined by the Property Tax Code, acquired in or imported into Texas for storage purposes and which 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. The exemption excludes oil, natural gas, petroleum products, aircraft, and certain special inventory including dealer’s motor vehicles, dealer’s vessel and outboard motor vehicle, dealer’s heavy equipment and retail manufactured housing inventory. The exemption applies to covered property if it 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. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit personal property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. However, taxing units who took official action as allowed by prior law before October 1, 2011, to tax goods-in-transit property, and who pledged such taxes for the payment of debt, may continue to impose taxes against the goods-in-transit property until the debt is discharged without further action, if cessation of the imposition would impair the obligations of the contract by which the debt was created. The District has not exercised its option to tax goods-in-transit personal property but may choose to do so in the future.

Tax Exemption Provided to Public Facility Corporations and Certain Lessees

Chapter 303 of the Texas Local Government Code (the “PFC Act”) authorizes cities, counties, school districts, housing authorities and special districts (a “Sponsor”) to create a sponsored Public Facility Corporation (“PFC”) to acquire, construct, rehabilitate, renovate, repair, equip, furnish and place in service public facilities. These activities may be financed through certain obligations of either the Sponsor or the PFC. Under the PFC Act, a “public facility” includes any real, personal, or mixed property, or an interest in property devoted or to be devoted to public use, and authorized to be financed under the PFC Act. A public facility, including a leasehold estate in a public facility, that is owned by a PFC is exempt from taxation by the State or a municipality or other political subdivision of the State, including the District. This exemption applies to both ad valorem and sales taxes levied by such taxing authorities. Subject to certain restrictions, a leasehold or other possessory interest granted by the PFC to the user of a PFC-owned multifamily residential development entitles that user to this same exemption. The 88th Texas Legislature passed H.B. 2071, which became effective June 18, 2023, to amend the PFC Act. H.B. 2071 significantly revised the PFC Act’s requirements for the lessee of a multifamily residential development to qualify for this exemption and provides that the exemption for such projects does not apply to taxes imposed by a conservation and reclamation district providing water, sewer or drainage services to the development, unless an agreement is entered into with the district concerning payments in lieu of taxation. Projects for which PFC or Sponsor approval was received prior to the effective date of H. B. 2071 are governed by the prior law and are not subject to the same requirements. The District is not aware of any public facilities located within the boundaries of the District that are either owned or leased by a PFC.

General Residential Homestead Exemption

Texas law authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised value of residential homesteads, but not less than \$5,000 if any exemption is granted, from ad valorem taxation. The law provides, however, that 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. For the 2025 tax year, the District has not granted a general residential homestead exemption.

Valuation of Property for Taxation

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Assessments under the Property Tax Code are to be based upon one hundred percent (100%) of market value. The appraised value of residential homestead property may be limited to the lesser of the market value of the property, or the sum of the appraised value of the property for the last year in which it was appraised, plus ten percent (10%) of such appraised value multiplied by the number of years since the last appraisal, plus the market value of all new improvements to the property. Once an appraisal roll is prepared and approved by the Appraisal Review Board, it is used by the District in establishing its tax rate. The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraised values. The plan must provide for appraisal of all real property by the Appraisal District at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis.

The 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.

District and Taxpayer Remedies

Under certain circumstances, taxpayers and taxing units, including the District, may appeal orders of the Appraisal Review Board by filing a petition for review in district court within forty-five (45) days after notice is received that a final order has been entered. 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 comply with the Property Tax Code. The District may challenge the exclusion of property from the appraisal rolls or the grant, in whole or in part, of an exemption.

Texas law provides for notice and hearing procedures prior to the adoption of an ad valorem tax rate by the District. Additionally, under certain circumstances, an election would be required to determine whether to approve the adopted total tax rate. See "Rollback of Operation and Maintenance Tax Rate." The Property 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.

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 for the three (3) years prior to the loss of the designation for agricultural, timberland or open space land. According to the District's Tax Assessor/Collector, as of January 1, 2025, no land within the District was designated for agricultural use, open space, inventory deferment, or timberland.

Tax Abatement

The City or Fort Bend County, Texas may designate all or part of the District as a reinvestment zone, and the District, Fort Bend County, Texas and (if it were to annex the area) the City may thereafter enter into tax abatement agreements with the owners of property within the zone. The tax abatement agreements may exempt from ad valorem tax, by the applicable taxing jurisdictions, and by the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed, on the condition that the property owner make specified improvements or repairs to the property in conformity with a comprehensive plan. According to the District's Tax Assessor/Collector, to date, none of the area within the District has been designated as a reinvestment zone.

Levy and Collection of Taxes

The District is responsible for the collection of its taxes, unless it elects to transfer such functions to another governmental entity. The District adopts its tax rate each year after it receives a tax roll certified by the Appraisal District. Taxes are due upon receipt of a bill therefor, and become delinquent after January 31 of the following year or thirty (30) days after the date billed, whichever is later, or, if billed after January 10, they are delinquent on the first day of the month next following the twenty-first (21st) day after such taxes are billed. A delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid beginning the first calendar month it is delinquent. A delinquent tax also incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent plus a one percent (1%) penalty 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. However, a tax delinquent on July 1 incurs a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent, which penalty remains at such rate without further increase. If the tax is not paid by July 1, an additional penalty of up to the amount of the compensation specified in the District's contract with its delinquent tax collection attorney, but not to exceed twenty percent (20%) of the total tax, penalty, and interest, may, under certain circumstances, be imposed by the District. With respect to personal property taxes that become delinquent on or after February 1 of a year and that remain delinquent sixty (60) days after the date on which they become delinquent, as an alternative to the penalty described in the foregoing sentence, an additional penalty on personal property of up to the amount specified in the District's contract with its delinquent tax attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District prior to July 1. The District's contract with its delinquent tax collection attorney currently specifies a twenty percent (20%) additional penalty. The District may waive penalties and interest on delinquent taxes only for the items specified in the Texas Property Tax Code. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency of taxes under certain circumstances.

The owner of a residential homestead property who is (i) a person sixty-five (65) years of age or older, (ii) under a disability for purpose of payment of disability insurance benefits under the Federal Old Age Survivors and Disability Insurance Act, or (iii) qualifies as a disabled veteran under Texas law is also entitled by law to pay current taxes on a residential homestead in installments or to defer the payment of taxes without penalty during the time of ownership. Additionally, a person who is delinquent on taxes for a residential homestead is entitled to an agreement with the District to pay such taxes in installments over a period of between 12 and 36 months (as determined by the District) when such person has not entered into another installment agreement with respect to delinquent taxes with the District in the preceding 24 months.

Rollback of Operation and Maintenance Tax Rate

Chapter 49 of the Texas Water Code classifies municipal utility districts differently based on their current operation and maintenance tax rate or on the percentage of projected build-out that a 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 herein as "Low Tax Rate Districts." Districts that have financed, completed, and issued bonds to pay for all land, improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as "Developed Districts." Districts that do not meet either of the classifications previously discussed can be classified herein as "Developing Districts." The impact each classification has on the ability of a district to increase its maintenance and operations tax rate is described for each classification below. Debt service and contract tax rates cannot be reduced by a rollback election held within any of the districts described below.

Low Tax Rate Districts: Low Tax Rate Districts 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 in the district, subject to certain homestead exemptions, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Low Tax Rate District is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions.

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 in the district, subject to certain homestead exemptions, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.035 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions, 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 Low Tax Rate District and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Low Tax Rate Districts.

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

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

District's Rights in the Event of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property against which the tax is levied. In addition, 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 each taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of other such taxing units (see "TAX DATA—Estimated Overlapping Taxes"). A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien. Further, personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalties, and interest.

Except with respect to (i) owners of residential homestead property who are sixty-five (65) years of age or older or under a disability as described above and who have filed an affidavit as required by law and (ii) owners of residential homesteads who have entered into an installment agreement with the District for payment of delinquent taxes as described above and who are not in default under said agreement, at any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, or by taxpayer redemption rights (a taxpayer may redeem property that is a residence homestead or was designated for agricultural use within two (2) years after the deed issued at foreclosure is filed of record and may redeem all other property within six (6) months after the deed issued at foreclosure is filed of record) or by bankruptcy proceedings which restrict the collection of taxpayer debt. The District's ability to foreclose its tax lien or collect penalties and interest may be limited on property owned by a financial institution which is under receivership by the Federal Deposit Insurance Corporation pursuant to the Federal Deposit Insurance Act, 12 U.S.C. 1825, as amended. Generally, the District's tax lien and a federal tax lien are on par with the ultimate priority being determined by applicable federal law. See "INVESTMENT CONSIDERATIONS—Tax Collection Limitations."

TAX DATA

General

Taxable property within the District is subject to the assessment, levy, and collection by the District of an annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds and any future tax-supported bonds that may be issued from time to time as authorized. Taxes are levied by the District each year against the District's assessed valuation as of January 1 of that year. Taxes become due September 1 of such year, or when billed, and generally become delinquent after January 31 of the following year. The Board covenants in the Bond Order 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 the principal of and interest on the Bonds. The actual rate of such tax will be determined from year to year as a function of the District's tax base, its debt service requirements, and its available funds. The District also has the power and authority to assess, levy, and collect ad valorem taxes, not to exceed \$1.00 per \$100 of assessed valuation, for operation and maintenance purposes. In 2024, the Board levied a total tax rate of \$0.75 per \$100 of assessed valuation composed a tax for operation and maintenance purposes in the amount of \$0.14 per \$100 of assessed valuation, a utility system debt service tax of \$0.47 per \$100 of assessed valuation, and a road system debt service tax of \$0.14 per \$100 of assessed valuation.

Historical Tax Collections

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

Tax Year (a)	Assessed Valuation	Tax Rate	Adjusted Levy	Collections Current Year	Current Year Ended 9/30	Collections 06/30/2025
2020	\$210,189,824	\$1.00	\$2,101,898	99.86%	2021	100.00%
2021	320,642,888	1.00	3,206,429	99.43%	2022	100.00%
2022	520,280,749	1.00	5,202,807	99.76%	2023	100.00%
2023	673,266,922	0.85	5,722,769	99.62%	2024	99.84%
2024	740,520,543	0.75	5,553,904	99.84%(b)	2025	99.33%

(a) See "Tax Rate Distribution" herein.

(b) Collections as of June 30, 2025.

Tax Rate Distribution

	2024	2023	2022	2021	2020
Utility System Debt Service	\$0.4700	\$0.5300	\$0.6300	\$0.4300	\$0.4600
Road System Debt Service	0.1400	0.1600	0.2100	0.2700	0.2600
Maintenance & Operations	<u>0.1400</u>	<u>0.1600</u>	<u>0.1600</u>	<u>0.3000</u>	<u>0.2800</u>
	\$0.7500	\$0.8500	\$1.0000	\$1.0000	\$1.0000

Analysis of Tax Base

The following table illustrates the District's total taxable assessed value in the 2021–2025 tax years by type of property.

Type of Property	2025 Assessed Taxable Valuation (a)	2024 Assessed Taxable Valuation	2023 Assessed Taxable Valuation (a)	2022 Assessed Taxable Valuation	2021 Assessed Taxable Valuation
Land	\$136,207,022	\$132,913,311	\$100,856,105	\$88,246,150	\$75,287,280
Improvements	683,783,121	650,990,065	613,080,995	457,832,982	255,381,239
Personal Property	1,517,209	1,650,194	2,152,548	741,196	721,650
Exemptions	<u>(55,864,492)</u>	<u>(45,033,027)</u>	<u>(42,822,726)</u>	<u>(26,539,579)</u>	<u>(10,747,281)</u>
Total	\$765,642,860	\$740,520,543	\$673,266,922	\$520,280,749	\$320,642,888

(a) includes \$2,094,047 of uncertified value.

Principal Taxpayers

The following represents the principal taxpayers, type of property, and their taxable assessed values as of the Appraisal District's most recent supplement to the 2025 Certified Taxable Assessed Valuation:

Taxpayer	Type of Property	Assessed Valuation 2025 Tax Roll	Percent of 2025 Tax Roll
Vistas At Veranda Property LLC	Land & Improvements	\$ 19,818,771	2.59%
Huntington Richmond Partners LTD	Land & Improvements	12,193,090	1.59%
Gravity Investments LLC	Land & Improvements	2,599,072	0.34%
Homeowner	Land & Improvements	1,009,392	0.13%
Homeowner	Land & Improvements	878,116	0.11%
Homeowner	Land & Improvements	859,442	0.11%
Homeowner	Land & Improvements	849,859	0.11%
Homeowner	Land & Improvements	837,075	0.11%
Homeowner	Land & Improvements	817,719	0.11%
Homeowner	Land & Improvements	817,000	0.11%
Total		\$ 40,679,536	5.31%

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 Utility Bonds, the Outstanding Park Bonds, and the Bonds if no growth in the District occurs beyond the District's 2025 Certified Taxable Assessed Valuation as of January 1, 2025 (\$765,642,860). The following further assumes collection of 95% of taxes levied and the sale of no additional bonds:

Combined Estimated Average Annual Debt Service Requirement (2026–2050)	\$3,386,282
Tax Rate of \$0.47 on the 2025 Certified Taxable Assessed Valuation produces.....	\$3,418,595
Combined Estimated Maximum Annual Debt Service Requirement (2043)	\$3,900,063
Tax Rate of \$0.54 on the 2025 Certified Taxable Assessed Valuation produces.....	\$3,927,748

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 Road Bonds if no growth in the District occurs beyond the District's 2025 Certified Taxable Assessed Valuation as of January 1, 2025 (\$765,642,860). The following further assumes collection of 95% of taxes levied and the sale of no additional bonds:

Average Annual Debt Service Requirement (2026–2047)	\$923,846
Tax Rate of \$0.13 on the 2025 Certified Taxable Assessed Valuation produces.....	\$945,569
Maximum Annual Debt Service Requirement on the Outstanding Road Bonds (2043).....	\$1,079,181
Tax Rate of \$0.15 on the 2025 Certified Taxable Assessed Valuation produces.....	\$1,091,041

Estimated Overlapping Taxes

Property within the District is subject to taxation by several taxing authorities in addition to the District. 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 the District is on parity with tax liens of other taxing jurisdictions. In addition to ad valorem taxes required to make debt service payments on bonded debt of the 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 a compilation of all 2024 taxes levied by such jurisdictions per \$100 of assessed valuation. Such levies do not include local assessments for community associations, fire department contributions, charges for solid waste disposal, or any other dues or charges made by entities other than political subdivisions. For the 2025 tax year, the District has authorized publication of a notice of public hearing to consider its proposed total tax rate of \$0.73 per \$100 of assessed valuation.

<u>Taxing Jurisdiction</u>	<u>2024 Tax Rate</u>
The District	\$0.750000
Fort Bend County	0.422000
Lamar Consolidated Independent School District	1.146900
Fort Bend Co. LID No. 6	<u>0.335000</u>
Total Tax Rate	\$2.648900

THE DISTRICT

General

The District is a municipal utility district created by an order of the TCEQ, dated November 13, 2014, under Article XVI, Section 59 of the Texas Constitution, and operates under the provisions of Chapter 49 and Chapter 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District is subject to the continuing supervisory jurisdiction of the TCEQ, and, except for a small 30-foot strip of land (a utility easement) in the District that is within the city limits of the City, lies wholly within the extraterritorial jurisdiction of the City.

The District is empowered, among other things, to finance, purchase, construct, operate, and maintain all works, improvements, facilities, and plants necessary for the supply and distribution of water; the collection, transportation and treatment of wastewater; and the control and diversion of storm water. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities. The District may also provide solid waste disposal and collection services. The District is also empowered to establish, operate, and maintain fire-fighting facilities, separately or jointly with one or more conservation and reclamation districts, municipalities or other political subdivisions, after approval by the TCEQ and the voters of the District. Additionally, the District may, subject to certain limitations, develop and finance recreational facilities and may also, subject to the granting of road powers by the TCEQ and certain limitations, develop and finance roads. See “THE BONDS—Issuance of Additional Debt,” “—Financing Recreational Facilities,” and “—Financing Road Facilities.”

The District is required to obtain certain TCEQ approvals prior to acquiring, constructing and financing road and firefighting facilities, as well as voter approval of the issuance of bonds for said purposes and/or for the purposes of financing recreational facilities. Construction and operation of the District’s drainage system is subject to the regulatory jurisdiction of additional State of Texas and local agencies. See “THE UTILITY SYSTEM.”

Description

Upon its creation, the District encompassed an area of approximately 577.89 acres. Following one subsequent annexation in May of 2016, the District currently encompasses approximately 589.14 acres. The District is located wholly within Fort Bend County, Texas, approximately 25 miles southwest of the central business district of the City of Houston, Texas, and approximately 2 miles south of the City. The District is located primarily within the extraterritorial jurisdiction of the City and entirely within the boundaries of the Lamar Consolidated Independent School District.

Strategic Partnership Agreement with the City of Richmond

The District and the City have entered into a Strategic Partnership Agreement dated effective June 15, 2015 (the “SPA”), pursuant to Chapter 43 of the Texas Local Government Code. The SPA establishes terms and provisions for the potential future limited purpose and full purpose annexation of the District by the City. Under an annexation for limited purposes, the SPA generally provides that the City may annex property in the District associated with commercial development and impose a sales and use tax thereon. Under an annexation for full purposes, the City assumes all rights, powers, and obligations (including the Bonds) of the District, the District is dissolved, and all property within the District is made part of the City. The SPA provides that the City

will not annex the District for full purposes until such time as (i) ninety percent (90%) of the Utility System, Park System, and Road System to serve property in the District has been constructed and (ii) the District has reimbursed the Original Developer for such facilities to the maximum extent permitted by the rules of the TCEQ or the City assumes the District's obligation to reimburse the Original Developer under such rules. The procedures for full-purpose annexation under the SPA may differ from those otherwise applicable under Chapter 43, Texas Local Government Code, including any requirements for an election. See "THE BONDS—Annexation."

Management of the District

The District is governed by the Board, which consists of five directors and has control and management supervision over all affairs of the District. All of the directors currently own property in the District. Directors are elected in May of even-numbered years for four-year staggered terms. The present members and officers of the Board and their positions are listed below:

Name	Title	Term Expires May
Gary Gillen	President	2026
Billy Johnson	Vice President	2026
Terri Morgan	Secretary	2028
Jessica Huang	Assistant Vice President	2026
Wilbert Haverly	Assistant Secretary	2028

The District has contracted with the following companies to operate its facilities and perform certain other services:

Tax Assessor/Collector: The District's tax assessor/collector is Tax Tech, Inc. (the "Tax Assessor/Collector"). The Tax Assessor/Collector applies the District's tax levy to tax rolls prepared by the Appraisal District and bills and collects such levy.

Bookkeeper: The District's bookkeeper is Myrtle Cruz, Inc.

Operator: The City serves as operator of the Utility System pursuant to that Water Supply and Wastewater Services Contract described herein under "THE UTILITY SYSTEM."

Auditor: The District engaged McCall Gibson Swedlund Barfoot Ellis PLLC, Certified Public Accountants, to perform an audit of its financial statements for the fiscal year ended July 31, 2024. Such financial statements are attached as "APPENDIX A" to this Official Statement.

Engineer: The District has engaged Pape-Dawson Engineers. (the "Engineer") to perform engineering services for the design and construction of the Utility System, Road System, and other District facilities.

Bond Counsel and General Counsel: Schwartz, Page & Harding, L.L.P., Houston, Texas ("Bond Counsel") serves as bond counsel to the District. The fee to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds is contingent upon the sale and delivery of the Bonds. In addition, Schwartz, Page & Harding, L.L.P. serves as general counsel to the District on matters other than the issuance of bonds.

Disclosure Counsel: Orrick, Herrington & Sutcliffe LLP, Houston, Texas, serves as Disclosure Counsel to the District for issuance of the Bonds. 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 serves as the District's financial advisor (the "Financial Advisor"). The fee for services rendered in connection with the issuance of the Bonds is based on a percentage of the Bonds actually issued, sold, and delivered and, therefore, such fee is contingent upon the sale and delivery of the Bonds.

STATUS OF DEVELOPMENT

Status of Development

Approximately 527.4 acres in the District have been developed as 37 subdivisions of the master-planned residential community known as Veranda. Such subdivisions include a total of 1,651 single-family lots, and each of such 1,651 developed lots includes a completed single-family home.

The 527.4 total acres referenced above include the entire land area within the 37 subdivisions, including lands for residential lots, subdivision streets, detention ponds, open spaces, and other land uses.

Development in the District also includes the following: approximately 7.0 acres developed for the Huntington at Richmond, a 141-unit apartment complex completed in 2022; approximately 1.8 acres for a montessori school that is scheduled to open in October of 2025; approximately 15.8 acres for Phelan Elementary School, an elementary school of Lamar Consolidated Independent School District; approximately 5.0 acres for the Veranda amenity center; and approximately 5.8 acres that have been developed for commercial purposes on which no vertical improvements have been constructed.

The remainder of the land within the District consists of approximately 26.3 acres that have been dedicated to major roadways in the District or that are otherwise undevelopable. There is no active developer within the District.

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THE UTILITY SYSTEM

Contract with City of Richmond

The District receives water and wastewater services through contractual agreement with the City. Effective May 19, 2014, The Henderson-Wessendorff Foundation, a Texas non-profit corporation and predecessor to the Original Developer in title to the lands of the District, entered into that certain Water Supply and Wastewater Services Contract ("Contract") with the City on behalf of itself and the District. The Contract was assigned to the District on March 17, 2015, and sets out the terms and provisions relative to the provision of water supply, wastewater treatment, and other services from the City to serve the District, as more fully described below.

Water Supply

The City supplies water to the District through facilities owned and operated by the City. Under the Contract, the City agreed to construct a water plant (named the "Edgar Water Plant" in the Contract) from which it will deliver wholesale water to connection points on the District's internal water supply system, and the District agreed to pay its pro rata share of the costs to construct the Edgar Water Plant based on the District's reserved capacity in the plant as a proportion of the plant's total capacity.

The Contract stipulates that the Edgar Water Plant will be constructed in two phases in order to provide ultimate capacity sufficient to serve 5,000 equivalent single-family connections ("esfc"). By execution of the Contract, the District reserved 1,550 esfc of such capacity. Connections in excess of 1,550 esfc are purchased by the District in accordance with the City ordinance.

Wastewater

Wastewater treatment for the District is provided by the City under the terms and provisions of the Contract. The City's current wastewater facilities have adequate capacity to service ultimate build out in the District, and, under the Contract, the District reserved 1,550 esfc of such capacity and agreed to pay the City the then-current connection fees for permanent capacity in the wastewater treatment plant prior to final plat recordation in accordance with the City's ordinance, rule, or regulation regarding such connection fee. Connections in excess of 1,550 esfc are purchased by the District in accordance with the City ordinance.

Drainage

The area of Fort Bend County, Texas, in and around the District is generally flat. Storm water in the District drains to a series of detention ponds and ditches, which were constructed by Fort Bend County Levee Improvement District No. 6, that outfall to Rabbs Bayou and then to the Brazos River. The subdivisions within the District are drained by curb and gutter to an underground storm sewer system. The storm sewer system drains to a collection of detention ponds that outfall to Rabbs Bayou. See "Flood Protection" below.

Regulation

According to the Engineer, the water and sanitary sewer facilities to be acquired and or constructed by the District will be designed and constructed in accordance with accepted engineering practices and recommendations and requirements of the City, the Texas Department of Health, and the TCEQ. Construction and operation of the facilities are subject to inspection and regulation by the City, TCEQ, the EPA, and other governmental agencies. According to the Engineer, District improvements financed with the proceeds of the Bonds have been approved by all required regulatory agencies and have been constructed in compliance with applicable standards and specifications.

Fort Bend Subsidence District

As noted above, the District obtains its water supply from facilities owned and operated by the City. The City's authority to pump groundwater is subject to an annual permit issued by the Fort Bend Subsidence District (the "Subsidence District"). The Subsidence District has adopted regulations requiring reduction of groundwater withdrawals through conversion to alternate source water (e.g., surface water) in certain areas within the Subsidence District's jurisdiction, including the area within the City and the District. The Subsidence District's regulations required the City, individually or collectively with other water users, to prepare a groundwater reduction plan ("GRP") and obtain certification of the GRP from the Subsidence District by the applicable water well permit expiration date in the year 2010. The City has prepared its GRP and obtained the required

certification from the Subsidence District. By execution of the Contract, the District has agreed to be part of the City's GRP and to pay certain associated costs, and the imposition of a monthly fee charged to the customers of the District by the City based on the volume of water supplied to such customers each month.

The Subsidence District's regulations further require the City individually or collectively with other water users to: (i) limit groundwater withdrawals to no more than 70% of the total annual water demand of the water users within the GRP, beginning January 2016; and (ii) limit groundwater withdrawals to no more than 40% of the total annual water demand of the water users within the GRP, beginning October 2025.

If the City fails to comply with the above Subsidence District regulations, the City will be subject to a \$6.50 per 1,000 gallons disincentive fee penalty imposed by the Subsidence District for any groundwater withdrawn in excess of 40% of the total annual water demand. If the District failed to comply with surface water conversion requirements mandated by the City, the District would be subject to monetary or other penalties imposed by the City.

Flood Protection

All of the land in the District lies within Fort Bend County Levee Improvement District No. 6 ("LID 6"), which encompasses approximately 1,637 total acres of land. LID 6 has constructed and operates levee and drainage improvements to serve lands within its boundaries, including the District, and finances such facilities with the proceeds of unlimited tax bonds. To date, LID 6 has issued ten series of unlimited tax bonds of which \$36,735,000 principal amount remains outstanding as of August 1, 2025.

Construction and operation of the levee and drainage system serving the land in the District as it now exists may be expanded from time to time by and is subject to the regulatory jurisdiction of federal, state, and local authorities. Construction of drainage facilities is also subject to the regulatory authority of the Fort Bend County Drainage District and plans are reviewed and approved by the City. The Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Maps dated April 2, 2014, indicate that all of the developable property within the District lies outside the 100-year flood plain due to the perimeter levee system constructed by LID 6, which removed the District from the flood plain.

LID 6's levee and drainage system has been designed and constructed to all current standards. However, while the District has never experienced structural flooding or other material damage as a result of any of the following, the levee system does not protect against all flooding scenarios and flooding could occur in the District as a result of 1) an overtopping of the levee, or 2) a failure (or breach) of the levee system, or 3) localized rainfall in excess of the 100-year event.

An overtopping of the levee could occur if the Brazos River or its tributaries reach flood stages higher than the 100-year event. The "100-year event" means the river elevation has a statistical 1% chance of occurring in any given year. Current FEMA regulations require an earthen levee to be constructed a minimum of three feet above the level of a 100-year event and current Fort Bend County, Texas regulations require an additional 1 foot of height above FEMA minimum requirements.

In addition to the risk of overtopping, a portion of the District would experience flooding if the levee failed (or breached) while the Brazos River (or its tributaries) were at a flood state of less than the 100-year event. In order to mitigate the risk, LID 6 performs weekly inspections of the levee to observe any visible damage or deterioration of the levee that is in need of repair. Repairs of damage or deterioration are addressed through active maintenance and inspection by LID 6 to identify and correct any deficiencies.

The District could experience flooding if a localized rainfall event in excess of the 100-year event were to happen within the District. The statistical chance of this happening is 1% in any given year, with this risk being independent of the levee system.

THE ROAD SYSTEM

The District is primarily served by one major thoroughfare, Richmond Parkway (formerly known as Williams Way Boulevard), and several collector roads, including Wildwood Park Road and Veranda Trails Parkway. The internal subdivision streets direct residents to Wildwood Park Road and Veranda Trails Parkway, each of which connects to Richmond Parkway (formerly known as Williams Way Boulevard), which then connects and provides access to Highway 59.

INVESTMENT CONSIDERATIONS

General

The Bonds are obligations solely of the District and are not obligations of the State of Texas; Fort Bend County, Texas; the City; or any political subdivision or entity other than the District. The Bonds are secured by the levy of an annual ad valorem tax, without legal limitation as to rate or amount, levied by the District on all taxable property located within the District. See “THE BONDS—Source and Security for Payment.” The ultimate security for payment of the principal of and interest on the Bonds depends upon the ability of the District to collect from the property owners within the District taxes levied against all taxable property located within the District or, in the event taxes are not collected and foreclosure proceedings are instituted by the District, upon the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The District makes no representations that over the life of the Bonds the property within the District will maintain a value sufficient to justify continued payment of taxes by the property owners. The potential increase in taxable valuation of District property is directly related to the economics of the residential housing and commercial retail industries, not only due to general economic conditions, but also due to the particular factors discussed below.

Factors Affecting Taxable Values and Tax Payments

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. The competitive position of 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.

Location and Access: The District is located approximately 25 miles southwest 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, within the District may be at a competitive disadvantage to the districts in other single-family projects located closer to major urban centers or in a more developed state. See “THE DISTRICT” and “STATUS OF DEVELOPMENT.”

Maximum Impact on District Tax Rate: Assuming no further development or construction of taxable improvements, the value of the land and other taxable property currently within the District will be the major determinant of the ability or willingness of property owners in the District to pay their taxes. The 2025 Certified Taxable Assessed Valuation as of January 1, 2025, is \$765,642,860. See “TAX DATA.”

After issuance of the Bonds, the combined estimated maximum annual debt service requirement on the Outstanding Utility Bonds, the Outstanding Park Bonds, and the Bonds is \$3,900,063 (2043), and the combined estimated average annual debt service requirement of the Outstanding Utility Bonds, the Outstanding Park Bonds, and the Bonds is \$3,386,282 (2026–2050). Based on the District’s 2025 Certified Taxable Assessed Valuation as of January 1, 2025, and no use of funds on hand, a tax rate of \$0.54 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the combined estimated maximum annual debt service requirement, and a tax rate of \$0.47 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the combined estimated average annual debt service requirement. See “DISTRICT DEBT—Utility Debt Service Requirements” and “TAX DATA—Tax Rate Calculations.”

The maximum annual debt service requirement of the Outstanding Road Bonds is \$1,079,181 (2043), and the average annual debt service requirement of the Outstanding Road Bonds is \$923,846 (2026–2047). Based on the District’s 2025 Certified Taxable Assessed Valuation as of January 1, 2025, and no use of funds on hand, a tax rate of \$0.15 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement, and a tax rate of \$0.13 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirement. See “DISTRICT DEBT—Road Debt Service Requirements” and “TAX DATA—Tax Rate Calculations.”

The District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the proposed District tax rate or to justify continued payment of taxes by property owners. Increases in the District's tax rate to rates substantially higher than the levels discussed above may have an adverse impact upon future development of the District, the sale and construction of property within the District, and the ability of the District to collect, and the willingness of owners of property located within the District to pay ad valorem taxes levied by the District.

District Tax Levy and Overlapping District Taxes and Functions

The entirety of the District is located within LID 6, a levee improvement district that covers approximately 1,637 acres of land. LID 6 has constructed certain improvements to remove land within LID 6 from the flood plain and to accommodate storm water drainage within LID 6, including the District. As of August 1, 2025, LID 6 has \$36,735,000 principal amount of unlimited tax bonds outstanding. The principal of and interest on LID 6 bonds are payable from the proceeds of a continuing direct annual ad valorem tax, without legal limit as to rate or amount, levied against all taxable property located within LID 6, including the District. For the 2024 tax year, LID 6 levied a debt service tax rate of \$0.21 per \$100 of assessed valuation, plus a maintenance tax rate of \$0.12 per \$100 of assessed valuation, for a total tax rate of \$0.33 per \$100 of assessed valuation. Since LID 6's debt is payable from an unlimited tax, the full and timely payment of such tax by the owners of property located within LID 6 will directly affect LID 6's ability to meet its debt obligations. Furthermore, the absence of continued development and growth of taxable values in LID 6 or other factors could result in increases in LID 6's tax rate.

In the event that LID 6's debt service tax rate of \$0.21 per \$100 of assessed valuation, plus its maintenance tax rate of \$0.12 per \$100 of assessed valuation, prove to be insufficient to enable LID 6 to meet debt service requirements on its indebtedness and/or its maintenance and operating requirements, LID 6 would be required to increase its tax rate to a level sufficient to meet such requirements. LID 6's 2024 taxable assessed valuation is approximately \$1,299,252,293.

The District cannot guarantee whether any of the land development projects which are planned for or are underway in the District will be successful or whether the assessed valuation of the land located within the District will increase sufficiently to justify continued payment of the District tax by property owners. Increases in LID 6's tax rate so that the combined tax rate between the District and LID 6 rises above \$1.50 per \$100 valuation would have an adverse impact upon future development within the District and the ability of the District to collect, and the willingness of owners of property located within the District to pay, ad valorem taxes levied by the District.

The tax rate that may be required to service debt on any bonds issued by the District or LID 6 is subject to numerous uncertainties such as the growth of taxable values within such districts, the amount of the bonds issued, regulatory approvals, construction costs, and market interest rates. There can be no assurances that composite tax rates imposed by overlapping jurisdictions on property situated in LID 6's participating districts, including the District, will be competitive with the tax rates of competing projects. To the extent that such composite tax rates are not competitive with competing developments, the growth of property tax values in the District and the investment quality or security of the Bonds could be adversely affected.

Hurricane Harvey

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

According to the Engineer (herein defined), the water and sewer facilities serving the District, which are owned and operated by the City, and LID 6 sustained no material damage as a result of Hurricane Harvey, and there was no interruption of water and sewer service to the District. Furthermore, according to the Engineer, there were no homes in the District that experienced flooding or structural damage. The District cannot predict the effect that additional extreme weather events may have upon the District and the surrounding region. Additional extreme weather events have the potential to cause damage within the District and along the Gulf Coast generally that could have a negative effect on taxable assessed valuations in the District and the economy of the District and the region. See "TAXING PROCEDURES—Valuation of Property for Taxation."

Potential Impact of Natural Disaster

The District could be impacted by a natural disaster such as wide-spread fires, earthquakes, or weather events such as hurricanes, tornados, tropical storms, or other severe weather events that could produce high winds, heavy rains, hail, and flooding. 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 of the District or an increase in the District's tax rates.

There can be no assurance that a casualty 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 would be adversely affected. There can be no assurance the District will not sustain damage from such natural disasters.

Levee System

Fort Bend County Levee Improvement District No. 6 has constructed and operates levee and drainage improvements that serve to protect lands within the District from flooding. The levee and drainage system has been designed and constructed to all current standards, however, the system does not protect against all flooding scenarios, and flooding could occur in the District as a result of overtopping of the levee, failure, or breach of the levee, or excessive rainfall. See "THE UTILITY SYSTEM—Flood Protection" for further information.

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 TCEQ may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act ("CAA") Amendments of 1990, the eight-county Houston-Galveston-Brazoria area ("HGB Area")—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under two separate federal ozone standards: the eight-hour ozone standard of 75 ppb promulgated by the EPA in 2008 (the "2008 Ozone Standard"), and the EPA's most-recent promulgation of an even lower, 70 ppb eight-hour ozone standard in 2015 (the "2015 Ozone Standard"). While the State of Texas has been able to demonstrate steady progress and improvements in air quality in the HGB Area, the HGB Area remains subject to CAA nonattainment requirements.

The HGB Area is currently designated as a "severe" nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2027. If the EPA ultimately determines that the HGB Area has failed to meet

the attainment deadline based on the relevant data, the area is subject to reclassification to a nonattainment classification that provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

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

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

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

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

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

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

The TCEQ issued the General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”) on January 24, 2024. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. While the District is currently not subject to the MS4 Permit, if the District’s inclusion were required at a future date, the District could incur substantial costs to

develop, implement, and maintain the necessary plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff in order to comply with the MS4 Permit.

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

On May 25, 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 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.

Fort Bend Subsidence District

The District obtains its water supply from facilities owned and operated by the City. The City’s authority to pump groundwater is subject to an annual permit issued by the Subsidence District. The Subsidence District has adopted regulations requiring reduction of groundwater withdrawals through conversion to alternate source water (e.g., surface water) in certain areas within the Subsidence District’s jurisdiction, including the area within the City and the District. The Subsidence District’s regulations required the City, individually or collectively with other water users, to prepare a groundwater reduction plan (“GRP”) and obtain certification of the GRP from the Subsidence District by the applicable water well permit expiration date in the year 2010. The City has prepared its GRP and obtained the required certification from the Subsidence District. By execution of the Contract, as herein defined, the District has agreed to be part of the City’s GRP and to pay certain associated costs, and the imposition of a monthly fee charged to the customers of the District by the City based on the volume of water supplied to such customers each month.

The Subsidence District’s regulations further require the City individually or collectively with other water users to: (i) limit groundwater withdrawals to no more than 70% of the total annual water demand of the water users within the GRP, beginning January 2016; and (ii) limit groundwater withdrawals to no more than 40% of the total annual water demand of the water users within the GRP, beginning October 2025.

If the City fails to comply with the above Subsidence District regulations, the City will be subject to a \$6.50 per 1,000 gallons disincentive fee penalty imposed by the Subsidence District for any groundwater withdrawn in excess of 40% of the total annual water demand. If the District failed to comply with surface water conversion requirements mandated by the City, the District would be subject to monetary or other penalties imposed by the City.

Tax Collection Limitations

The District’s ability to make debt service payments may be adversely affected by difficulties in collecting ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by judicial foreclosure. The District’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; (c) market conditions affecting the marketability of taxable property within the District and limiting the proceeds from a foreclosure sale of such property; or (d) the taxpayer’s right to redeem the property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Attorney’s fees and other costs of collecting any such taxpayer’s delinquencies

could substantially reduce the net proceeds to the District from a tax foreclosure sale. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six (6) years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid. See "TAXING PROCEDURES."

Registered Owners' Remedies and Bankruptcy

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Order, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Order, the registered owners of the Bonds ("Registered Owners") have the right to seek 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. 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. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners.

Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Order may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District.

Bankruptcy Limitation to Registered Owners' Rights

The enforceability of the rights and remedies of Registered Owners may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. Texas law requires a district, such as the District, to obtain the approval of the TCEQ as a condition to seeking relief under the Federal Bankruptcy Code.

Notwithstanding noncompliance by the District with Texas law requirements, the District could file a voluntary bankruptcy petition under Chapter 9 of the Federal Bankruptcy Code, thereby invoking the protection of the automatic stay until the bankruptcy court, after a hearing, dismisses the petition. A federal bankruptcy court is a court of equity and federal bankruptcy judges have considerable discretion in the conduct of bankruptcy proceedings and in making the decision of whether to grant the petitioning District relief from its creditors. While such a decision might be appealable, the concomitant delay and loss of remedies to the Registered Owner could potentially and adversely impair the value of the Registered Owner's claim.

If the 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 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.

The District may not be placed into bankruptcy involuntarily.

Future Debt

At an election held within the District on May 9, 2015, voters of the District authorized the District's issuance of the following: a total of \$112,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring the Utility System; a total of \$18,700,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring the Park System; a total of \$130,700,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System or the Park System; a total of \$39,000,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring the Road System; and a total of \$39,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System.

The Bonds represent the second series of bonds to be issued by the District for the purpose of constructing or acquiring the Park System. After issuance of the Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$69,855,000 for the Utility System; \$0 for the Park System; \$130,700,000 for refunding bonds issued for the Utility System or the Park System; \$21,105,000 for the Road System; and \$39,000,000 for refunding bonds issued by the District for the Road System.

All of the remaining bonds described above, which have heretofore been authorized by the voters of the District, may be issued by the District from time to time as needed. In the Bond Order, the District reserves the right to issue the remaining authorized but unissued bonds and such additional bonds as may hereafter be approved by the voters of the District.

The District's issuance of the remaining unlimited tax bonds for the Utility System shall be subject to approval by the TCEQ. The District's issuance of the bonds for purpose of constructing or acquiring the Road System is not subject to approval of the TCEQ however.

The District has fully reimbursed and fulfilled its obligations to the Original Developer for expenditures to construct the Utility System, the Park System, and the Road System. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt-to-property-valuation ratios and thereby adversely affect the investment quality or security of the Bonds. See "THE BONDS—Issuance of Additional Debt."

Marketability of the Bonds

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

Continuing Compliance with Certain Covenants

Failure of the District to comply with certain covenants contained in the Bond Order on a continuing basis prior to the maturity of the Bonds could result in interest on the Bonds becoming taxable retroactively to the date of original issuance. See "LEGAL MATTERS—Tax Exemption."

Approval of the Bonds

The Attorney General of the State of Texas must approve the legality of the Bonds prior to their delivery. The Attorney General of the State 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.

Future and Proposed Legislation

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under Federal or state law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

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, and ended on August 15, 2025. No legislation was passed during the first special session. The Governor immediately called a second special session which began on August 15, 2025, and concluded on September 4, 2025. No legislation affecting property taxes was passed during the second special session, and no third special session has been called at this time.” The District can make no representations or predictions regarding any actions the Texas Legislature may take or the effect of any such actions.

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 absence 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 “MUNICIPAL BOND 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.

LEGAL MATTERS

Legal Opinions

The District will furnish to the Initial Purchaser a transcript of certain certified proceedings incident to the issuance and authorization of the Bonds, including a certified copy of the approving legal opinion of the Attorney General of the State of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Attorney General has examined a transcript of proceedings authorizing the issuance of the Bonds, and that based upon such examination, the Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. The District will also furnish the approving legal opinion of Schwartz, Page & Harding, L.L.P., Houston, Texas, Bond Counsel, to the effect that, based upon an examination of such transcript, the Bonds are valid and binding obligations of the District under the Constitution and laws of the State of Texas, except to the extent that enforcement of the rights and remedies of the Registered Owners of the Bonds may be limited by laws relating to bankruptcy, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District and to the effect that interest on the Bonds is excludable from gross income for federal income tax purposes under the statutes, regulations, published rulings and court decisions existing on the date of such opinion, assuming compliance by the District with certain covenants relating to the use and investment of the proceeds of the Bonds. See “Tax Exemption” herein. The legal opinion of Bond Counsel will further state that the Bonds are payable, both as to principal of and interest on, from the levy of ad valorem taxes, without legal limitation as to rate or amount, upon all taxable property within the District. Bond Counsel’s opinion will also address the matters described below.

In addition to serving as Bond Counsel, Schwartz, Page & Harding, L.L.P., also serves as counsel to the District on matters not related to the issuance of bonds. The legal fees to be paid to Bond 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. Certain legal matters will be passed upon for the District by Orrick, Herrington & Sutcliffe LLP, Houston, Texas, as Disclosure Counsel.

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

Legal Review

In its capacity as Bond Counsel, Schwartz, Page & Harding, L.L.P., has reviewed the information appearing in this Official Statement under the captioned sections “THE BONDS,” “THE DISTRICT—General,” “—Strategic Partnership Agreement with the City of Richmond,” “—Management of the District—Bond Counsel and General Counsel,” “TAXING PROCEDURES,” and “LEGAL MATTERS” solely to determine whether such information fairly summarizes the law and documents referred to therein. Such firm has not independently verified factual information contained in this Official Statement, nor has such firm conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon such firm’s limited participation as an assumption of responsibility for, or an expression of opinion of any kind with regard to, the accuracy or completeness of any of the other information contained herein.

Tax Exemption

On the date of initial delivery of the Bonds, 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, 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, as amended (the "Code"). Except as stated above, Bond Counsel will express no opinion as to any federal, state, or local tax consequences resulting from the ownership of, receipt of interest on or disposition of the Bonds.

In rendering its opinion, Bond Counsel will rely upon, and assume continuing compliance with, (a) certain information and representations of the District, including information and representations contained in the District's federal tax certificate issued in connection with the Bonds, and (b) covenants of the District contained in the Bond Order 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.

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, upon which Bond Counsel has based its opinion, is subject to change by Congress, administrative interpretation by the Department of the Treasury and to subsequent judicial interpretation. There can be no assurance that Existing Law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of ownership of the Bonds.

Qualified Tax-Exempt Obligations

Section 265(a) of the Code provides, in pertinent part, that interest paid or incurred by a taxpayer, including a "financial institution," on indebtedness incurred or continued to purchase or carry tax-exempt obligations is not deductible in determining the taxpayer's taxable income. Section 265(b) of the Code provides an exception to the disallowance of such deduction for any interest expense paid or incurred on indebtedness of a taxpayer that is a "financial institution" allocable to tax-exempt obligations, other than "private activity bonds," that are designated by a "qualified small issuer" as "qualified tax-exempt obligations." A "qualified small issuer" is any governmental issuer (together with any "on-behalf of" and "subordinate" issuers) who issues no more than \$10,000,000 of tax-exempt obligations during the calendar year. Section 265(b)(5) of the Code defines the term "financial institution" as any "bank" described in Section 585(a)(2) of the Code, or any person accepting deposits from the public in the ordinary course of such person's trade or business that is subject to federal or state supervision as a financial institution. Notwithstanding the exception to the disallowance of the deduction of interest on indebtedness related to "qualified tax-exempt obligations" provided by Section 265(b) of the Code, Section 291 of the Code provides that the allowable deduction to a "bank," as defined in Section 585(a)(2) of the Code, for interest on indebtedness incurred or continued to purchase "qualified tax-exempt obligations" shall be reduced by twenty-percent (20%) as a "financial institution preference item."

The District has designated the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b) of the Code. In furtherance of that designation, the District will covenant to take such action that would assure, or to refrain from such action that would adversely affect, the treatment of the Bonds as "qualified tax-exempt obligations." Potential purchasers should be aware that if the issue price to the public exceeds \$10,000,000, there is a reasonable basis to conclude that the payment of a de minimis amount of premium in excess of \$10,000,000 is disregarded; however, the Internal Revenue Service could take a contrary view. If the Internal Revenue Service takes the position that the amount of such premium is not disregarded, then such obligations might fail to satisfy the aforementioned dollar limitation and the Bonds would not be "qualified tax-exempt obligations."

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.

Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences. The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, including financial institutions, life insurance and property and casualty insurance companies, owners of interests in a FASIT, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, 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 individuals allowed an earned income credit. THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIFIC 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.

Interest on the Bonds may be includable in certain corporations "adjusted financial statement income" determined under Section 56A of the Code to calculate the alternative minimum tax imposed by Section 55 of the Code.

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.

Tax Accounting Treatment of Original Issue Discount Bonds and Premium Bonds

The initial public offering price to be paid for one or more maturities of the Bonds may be less than the principal amount thereof or one or more periods for the payment of interest on the Bonds may not be equal to the accrued period or be in excess of one year (the "Original Issue Discount Bonds"). The difference between (i) the "stated redemption price at maturity" of each Original Issue Discount Bond, and (ii) the initial offering price to the public 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 in the initial public offering of the Bonds. The "stated redemption price at maturity" means the sum of all payments to be made on the Bonds less the amount of all periodic interest payments. Periodic interest payments are payments which are made during equal accrual periods (or during any unequal period if it is the initial or final period) and which are made during accrual periods which do not exceed one year.

Under Existing Law, 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. See "Tax Exemption" herein for a discussion of certain collateral federal tax consequences.

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 Original Issue Discount Bond was held by such initial owner) is includable in gross income.

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 date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Original Issue Discount Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (a) the sum of the issue price and 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, 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 ORIGINAL ISSUE DISCOUNT BONDS AND WITH RESPECT TO THE FEDERAL, STATE, LOCAL AND FOREIGN TAX CONSEQUENCES OF THE PURCHASE, OWNERSHIP, REDEMPTION, SALE OR OTHER DISPOSITION OF SUCH ORIGINAL ISSUE DISCOUNT BONDS.

The initial public offering price to be paid for certain maturities of the Bonds may be greater than the amount payable on such Bonds at maturity (the "Premium Bonds"). An amount equal to the difference between the initial public offering price of a Premium Bond (assuming that a substantial amount of the Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes premium to the initial purchaser of such Premium Bonds. The basis for federal income tax purposes of a Premium Bond in the hands of such initial purchaser must be reduced each year by the amortizable bond premium. Such reduction in basis will increase the amount of any gain (or decrease the amount of any loss) to be recognized for federal income tax purposes upon a sale or other taxable disposition of a Premium Bond. The amount of premium which is amortizable each year by an initial purchaser is determined by using such purchaser's yield to maturity. PURCHASERS OF THE PREMIUM BONDS SHOULD CONSULT WITH THEIR OWN TAX ADVISORS WITH RESPECT TO THE DETERMINATION OF AMORTIZABLE BOND PREMIUM WITH RESPECT TO THE PREMIUM BONDS FOR FEDERAL INCOME TAX PURPOSES AND WITH RESPECT TO THE STATE AND LOCAL TAX CONSEQUENCES OF OWNING PREMIUM BONDS.

NO MATERIAL ADVERSE CHANGE

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

NO-LITIGATION CERTIFICATE

With the delivery of the Bonds, the President or Vice President and Secretary or Assistant Secretary of the Board will, on behalf of the District, execute and deliver to the Initial Purchaser a certificate dated as of the Date of Delivery, to the effect that no litigation of any nature of which the District has notice is pending against or, to the knowledge of the District's certifying officers, threatened against the District, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the authorization, execution or delivery of the Bonds; affecting the provision made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the authorization, execution or delivery of the Bonds; or affecting the validity of the Bonds, the corporate existence or boundaries of the District or the title of the then present officers and directors of the Board.

CONTINUING DISCLOSURE OF INFORMATION

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

Annual Reports

The District will provide certain updated financial information and operating data to the MSRB annually. The financial information and operating data which will be provided with respect to the District is found under the headings "DISTRICT DEBT," "TAX DATA," and "APPENDIX A." The District will update and provide this information within six months after the end of each of its fiscal years ending in or after 2025.

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 District shall provide unaudited financial statements for the applicable fiscal year to EMMA within such six month period, and audited financial statements when the audit report becomes available. The District's current fiscal year end is July 31. Accordingly, it must provide updated information by January 31 in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify EMMA of the change.

Material Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other events affecting the tax- exempt 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 District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the 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 District or obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or obligated person, any of which affect security holders, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the District or obligated person, any of which reflect financial difficulties. 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. The term "material" when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Order makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under "Annual Reports."

Availability of Information from MSRB

The District has agreed to provide the 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.

Limitations and Amendments

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

The District may amend its continuing disclosure agreement 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 District, but only if the agreement, as amended, would have permitted an Initial Purchaser to purchase or sell Bonds in the offering described herein in compliance with SEC Rule 15c2-12, taking into account any amendments and interpretations of such 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 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 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 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

During the last five years, the District has complied in all material respects with all continuing disclosure agreements made by the District in accordance with SEC Rule 15c2-12.

GENERAL CONSIDERATIONS

General

The information contained in this Official Statement has been obtained primarily from the District's records, the Engineer, the Tax Assessor/Collector, the Appraisal District, 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, orders 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.

The District's financial statements for the fiscal year ended July 31, 2024, were audited by McCall Gibson Swedlund Barfoot PLLC, Certified Public Accountants, and have been included herein as "APPENDIX A." McCall Gibson Swedlund Barfoot PLLC, Certified Public Accountants, has agreed to the publication of its audit opinion on such financial statements in this Official Statement. The District did not request McCall Gibson Swedlund Barfoot PLLC to perform any updating procedures subsequent to the date of its audit report on the July 31, 2024 financial statements.

Updating of Official Statement

For the period beginning on the date of the award of the sale of the Bonds to the Initial Purchaser and ending on the ninety-first (91st) day after the “end of the underwriting period,” (as defined in Rule 15c(2)-12(f)(2) of the SEC), if any event shall occur of which the District has knowledge and as a result of which it is necessary to amend or supplement this Official Statement in order to make the statements herein, in light of the circumstances when this Official Statement is delivered to a prospective purchaser, not materially misleading, the District will promptly notify the Initial Purchaser of the occurrence of such event and will cooperate in the preparation of a revised Official Statement, or amendments or supplements hereto, so that the statements in this Official Statement, as revised, amended or supplemented, will not, in light of the circumstances when this Official Statement is delivered to a prospective purchaser, be materially misleading. The District assumes no responsibility for supplementing this Official Statement thereafter.

Certification as to Official Statement

The District, acting by and through its Board of Directors in its official capacity 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 of, or 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 District, including particularly other governmental entities, have been obtained from sources believed to be reliable, but the District has made no independent investigation or verification of such matters and makes no representation as to the accuracy or completeness thereof.

Concluding Statement

The information set forth herein has been obtained from the 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 Fort Bend County Municipal Utility District No. 215 as of the date shown on the first page hereof.

/s/ _____
President, Board of Directors
Fort Bend County Municipal Utility District No. 215

ATTEST:

/s/ _____
Secretary, Board of Directors
Fort Bend County Municipal Utility District No. 215

APPENDIX A
Financial Statements of the District

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215

FORT BEND COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

JULY 31, 2024

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

TABLE OF CONTENTS

	<u>PAGE</u>
INDEPENDENT AUDITOR’S REPORT	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-8
BASIC FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET	9-12
RECONCILIATION OF GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION	13
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES	14-15
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES	16
NOTES TO THE FINANCIAL STATEMENTS	17-31
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-BUDGET AND ACTUAL-GENERAL FUND	33
SUPPLEMENTARY INFORMATION – REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE	
NOTES REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE (Included in the notes to the financial statements)	
SERVICES AND RATES	35-36
GENERAL FUND EXPENDITURES	37
INVESTMENTS	38
TAXES LEVIED AND RECEIVABLE	39-40
LONG-TERM DEBT SERVICE REQUIREMENTS	41-53
CHANGES IN LONG-TERM BOND DEBT	54-56
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS	57-60
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS	61-62

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Fort Bend County Municipal Utility District No. 215
Fort Bend County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Fort Bend County Municipal Utility District No. 215 (the "District") as of and for the year ended July 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of July 31, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund 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 supplementary information required by the Texas Commission on Environmental Quality as published in the *Water District Financial Management Guide* is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide an assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

A handwritten signature in black ink that reads "McCall Gibson Swedlund Barfoot PLLC". The signature is written in a cursive, flowing style.

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

October 15, 2024

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JULY 31, 2024

Management’s discussion and analysis of the financial performance of Fort Bend County Municipal Utility District No. 215 (the “District”) provides an overview of the District’s financial activities for the year ended July 31, 2024. Please read it in conjunction with the District’s financial statements.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances. This report also includes required and other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The District’s annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide financial statements provide both long-term and short-term information about the District’s overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The Statement of Net Position presents information that includes all of the District’s assets and liabilities with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District as a whole is improving or deteriorating. Evaluation of the overall health of the District would extend to other non-financial factors.

The Statement of Activities reports how the District’s net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has three governmental fund types. The General Fund accounts for property tax revenues, City of Richmond service revenues, operating costs and administrative expenditures. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and cost of assessing and collecting taxes. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JULY 31, 2024

FUND FINANCIAL STATEMENTS (Continued)

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the District's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the District and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements.

OTHER INFORMATION

In addition to the financial statements and accompanying notes, this report also presents certain required supplementary information ("RSI") and other supplementary information. A budgetary comparison schedule is included as RSI for the General Fund.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, liabilities exceeded assets by \$24,257,605 as of July 31, 2024. A portion of the District's net position reflects its net investment in capital assets which includes land and landscaping, as well as water, wastewater and drainage infrastructure less any debt used to acquire those assets that is still outstanding.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JULY 31, 2024

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The following is a comparative analysis of government-wide changes in net position:

	Summary of Changes in the Statement of Net Position		
	2024	2023	Change Positive (Negative)
Current and Other Assets	\$ 11,033,885	\$ 9,626,667	\$ 1,407,218
Capital Assets (Net of Accumulated Depreciation)	41,972,070	42,393,182	(421,112)
Total Assets	\$ 53,005,955	\$ 52,019,849	\$ 986,106
Due to Developer	\$ 6,140,025	\$ 16,210,345	\$ 10,070,320
Bonds Payable	69,978,318	57,545,780	(12,432,538)
Other Liabilities	1,145,217	932,078	(213,139)
Total Liabilities	\$ 77,263,560	\$ 74,688,203	\$ (2,575,357)
Net Position:			
Net Investment in Capital Assets	\$ (31,963,525)	\$ (29,389,259)	\$ (2,574,266)
Restricted	5,062,445	3,803,231	1,259,214
Unrestricted	2,643,475	2,917,674	(274,199)
Total Net Position	\$ (24,257,605)	\$ (22,668,354)	\$ (1,589,251)

The following table provides a summary of the District's operations for the years ended July 31, 2024, and July 31, 2023.

	Summary of Changes in the Statement of Activities		
	2024	2023	Change Positive (Negative)
Revenues:			
Property Taxes	\$ 5,715,071	\$ 5,216,253	\$ 498,818
Service Revenues	1,358,019	1,428,722	(70,703)
Miscellaneous Revenues	475,920	165,803	310,117
Total Revenues	\$ 7,549,010	\$ 6,810,778	\$ 738,232
Total Expenses	9,138,261	7,734,832	(1,403,429)
Change in Net Position	\$ (1,589,251)	\$ (924,054)	\$ (665,197)
Net Position, Beginning of Year	(22,668,354)	(21,744,300)	(924,054)
Net Position, End of Year	\$ (24,257,605)	\$ (22,668,354)	\$ (1,589,251)

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JULY 31, 2024

FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS

The District's combined fund balances as of July 31, 2024, were \$10,864,924, an increase of \$1,404,282 from the prior year.

The General Fund fund balance decreased by \$281,746, primarily due to capital outlay, operating and administrative expenditures exceeding property tax revenues, garbage revenues, and City of Richmond service revenues.

The Debt Service Fund fund balance increased by \$1,476,964, primarily due to the structure of the District's long-term debt and the receipt of capitalized interest from the sale of bonds in the current fiscal year.

The Capital Projects Fund fund balance increased by \$209,064. The District sold debt during the current fiscal year and used the proceeds to reimburse the developer (see Note 13).

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Directors adopted a budget for the current fiscal year. Actual revenues were \$902,719 more than budgeted revenues, actual expenditures were \$1,609,936 more than budgeted expenditures, and transfers in were \$50,131 more than budgeted which resulted in a negative budget variance of \$657,086. See the budget to actual comparison for more information.

CAPITAL ASSETS

The District's capital assets as of July 31, 2024, total \$41,972,070 (net of accumulated depreciation) and include the District's capacity interest in the City of Richmond's facilities, land, landscaping, and the water, wastewater and drainage infrastructure. See Note 13 for information on assets financed by the District through the sale of bonds during the year.

Capital Assets At Year-End			
	2024	2023	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	\$ 3,161	\$ 3,161	\$
Construction in Progress	406,275	201,080	205,195
Capital Assets Subject to Depreciation:			
Water System	10,912,468	10,689,864	222,604
Wastewater System	12,509,519	11,646,455	863,064
Drainage System	16,672,650	16,882,844	(210,194)
Landscaping	9,070,863	8,831,852	239,011
Less Accumulated Depreciation	(7,602,866)	(5,862,074)	(1,740,792)
Total Net Capital Assets	<u>\$ 41,972,070</u>	<u>\$ 42,393,182</u>	<u>\$ (421,112)</u>

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JULY 31, 2024

LONG-TERM DEBT ACTIVITY

At the end of the current fiscal year, the District had total bond debt payable of \$69,945,000. The changes in the debt position of the District during the fiscal year ended July 31, 2024, are summarized as follows:

Bond Debt Payable, August 1, 2023	\$ 57,630,000
Add: Bond Sale	13,765,000
Less: Bond Principal Paid	<u>(1,450,000)</u>
Bond Debt Payable, July 31, 2024	<u>\$ 69,945,000</u>

With the exception of the District's Series 2018 and Series 2018A Bonds (which are not rated), the District's bonds carry underlying ratings of Baa1 and insured ratings of AA or A1 by virtue of bond insurance issued by either Build America Mutual Assurance Company or Assured Guaranty Municipal. Credit enhanced ratings provided through bond insurance policies are subject to change based on changes to the ratings of the insurers.

CONTACTING THE DISTRICT'S MANAGEMENT

This financial report is designed to provide a general overview of District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Fort Bend County Municipal Utility District No. 215, c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Blvd., Suite 2400, Houston, Texas 77056-3012.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
JULY 31, 2024

	<u>General Fund</u>	<u>Debt Service Fund</u>
ASSETS		
Cash	\$ 212,841	\$ 48,698
Investments	2,614,715	6,017,708
Receivables:		
Property Taxes	12,574	52,999
Penalty and Interest on Delinquent Taxes		
Due from Other Funds	12,659	
Prepaid Costs	30,534	
Due from the City of Richmond	94,629	
Land		
Construction in Progress		
Capital Assets (Net of Accumulated Depreciation)		
TOTAL ASSETS	<u>\$ 2,977,952</u>	<u>\$ 6,119,405</u>

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

<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
\$ 32,462	\$ 294,001	\$	\$ 294,001
1,906,247	10,538,670		10,538,670
	65,573		65,573
		10,478	10,478
280,098	292,757	(292,757)	
	30,534		30,534
	94,629		94,629
		3,161	3,161
		406,275	406,275
		41,562,634	41,562,634
<u>\$ 2,218,807</u>	<u>\$ 11,316,164</u>	<u>\$ 41,689,791</u>	<u>\$ 53,005,955</u>

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

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
JULY 31, 2024

	<u>General Fund</u>	<u>Debt Service Fund</u>
LIABILITIES		
Accounts Payable	\$ 54,379	\$ 2,472
Accrued Interest Payable		
Due to Developer		
Due to Other Funds	280,098	12,659
Long-Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
TOTAL LIABILITIES	<u>\$ 334,477</u>	<u>\$ 15,131</u>
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	<u>\$ 12,574</u>	<u>\$ 52,999</u>
FUND BALANCES		
Nonspendable: Prepaid Costs	\$ 30,534	\$
Restricted for Authorized Construction		
Restricted for Debt Service		6,051,275
Unassigned	<u>2,600,367</u>	
TOTAL FUND BALANCES	<u>\$ 2,630,901</u>	<u>\$ 6,051,275</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 2,977,952</u>	<u>\$ 6,119,405</u>
NET POSITION		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
TOTAL NET POSITION		

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 36,059	\$ 92,910	\$	\$ 92,910
		1,052,307	1,052,307
		6,140,025	6,140,025
	292,757	(292,757)	
		1,695,000	1,695,000
		68,283,318	68,283,318
<u>\$ 36,059</u>	<u>\$ 385,667</u>	<u>\$ 76,877,893</u>	<u>\$ 77,263,560</u>
<u>\$ -0-</u>	<u>\$ 65,573</u>	<u>\$ (65,573)</u>	<u>\$ -0-</u>
\$ 2,182,748	\$ 30,534	\$ (30,534)	\$
	2,182,748	(2,182,748)	
	6,051,275	(6,051,275)	
	2,600,367	(2,600,367)	
<u>\$ 2,182,748</u>	<u>\$ 10,864,924</u>	<u>\$ (10,864,924)</u>	<u>\$ -0-</u>
<u>\$ 2,218,807</u>	<u>\$ 11,316,164</u>		
		\$ (31,963,525)	\$ (31,963,525)
		5,062,445	5,062,445
		2,643,475	2,643,475
		<u>\$ (24,257,605)</u>	<u>\$ (24,257,605)</u>

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

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
RECONCILIATION OF THE GOVERNMENTAL FUNDS
BALANCE SHEET TO THE STATEMENT OF NET POSITION
JULY 31, 2024

Total Fund Balances - Governmental Funds	\$ 10,864,924
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds.	41,972,070
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Deferred inflows of resources related to property tax revenues and penalty and interest receivable on delinquent taxes for the 2023 and prior tax levies became part of recognized revenue in the governmental activities of the District.	76,051
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Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of the following:

Accrued Interest Payable	\$ (1,052,307)	
Due to Developer	(6,140,025)	
Bonds Payable	<u>(69,978,318)</u>	<u>(77,170,650)</u>
Total Net Position - Governmental Activities		<u>\$ (24,257,605)</u>

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

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FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JULY 31, 2024

	General Fund	Debt Service Fund
REVENUES		
Property Taxes	\$ 1,068,343	\$ 4,609,813
Garbage Service	428,413	
City of Richmond Service Revenues	929,606	
Investment and Miscellaneous Revenues	156,388	216,508
TOTAL REVENUES	<u>\$ 2,582,750</u>	<u>\$ 4,826,321</u>
EXPENDITURES/EXPENSES		
Service Operations:		
Professional Fees	\$ 145,949	\$ 4,949
Contracted Services	700,453	83,370
City of Richmond Operations Fees	792,084	
Repairs and Maintenance	88,285	
Depreciation		
Other	79,353	10,308
Conveyance of Assets		
Capital Outlay and Developer Reimbursements	1,108,503	
Developer Interest		
Debt Service:		
Bond Principal		1,450,000
Bond Interest		2,132,630
Bond Issuance Costs		
TOTAL EXPENDITURES/EXPENSES	<u>\$ 2,914,627</u>	<u>\$ 3,681,257</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES/EXPENSES	<u>\$ (331,877)</u>	<u>\$ 1,145,064</u>
OTHER FINANCING SOURCES (USES)		
Transfers In (Out)	\$ 50,131	\$
Proceeds from Issuance of Long-Term Debt		331,900
Bond Discounts		
Bond Premiums		
TOTAL OTHER FINANCING SOURCES (USES)	<u>\$ 50,131</u>	<u>\$ 331,900</u>
NET CHANGE IN FUND BALANCES	\$ (281,746)	\$ 1,476,964
CHANGE IN NET POSITION		
FUND BALANCES/NET POSITION - AUGUST 1, 2023	<u>2,912,647</u>	<u>4,574,311</u>
FUND BALANCES/NET POSITION - JULY 31, 2024	<u><u>\$ 2,630,901</u></u>	<u><u>\$ 6,051,275</u></u>

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

Capital Projects Fund	Total	Adjustments	Statement of Activities
\$	\$ 5,678,156	\$ 36,915	\$ 5,715,071
	428,413		428,413
	929,606		929,606
96,475	469,371	6,549	475,920
<u>\$ 96,475</u>	<u>\$ 7,505,546</u>	<u>\$ 43,464</u>	<u>\$ 7,549,010</u>
\$ 25,304	\$ 176,202	\$	\$ 176,202
	783,823		783,823
	792,084		792,084
	88,285		88,285
		1,740,792	1,740,792
	89,661		89,661
		312,483	312,483
10,593,981	11,702,484	(11,702,484)	
1,719,745	1,719,745		1,719,745
	1,450,000	(1,450,000)	
	2,132,630	254,078	2,386,708
1,048,478	1,048,478		1,048,478
<u>\$ 13,387,508</u>	<u>\$ 19,983,392</u>	<u>\$ (10,845,131)</u>	<u>\$ 9,138,261</u>
<u>\$ (13,291,033)</u>	<u>\$ (12,477,846)</u>	<u>\$ 10,888,595</u>	<u>\$ (1,589,251)</u>
\$ (50,131)	\$	\$	\$
13,433,100	13,765,000	(13,765,000)	
(164,331)	(164,331)	164,331	
281,459	281,459	(281,459)	
<u>\$ 13,500,097</u>	<u>\$ 13,882,128</u>	<u>\$ (13,882,128)</u>	<u>\$ -0-</u>
\$ 209,064	\$ 1,404,282	\$ (1,404,282)	\$
		(1,589,251)	(1,589,251)
1,973,684	9,460,642	(32,128,996)	(22,668,354)
<u>\$ 2,182,748</u>	<u>\$ 10,864,924</u>	<u>\$ (35,122,529)</u>	<u>\$ (24,257,605)</u>

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

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JULY 31, 2024

Net Change in Fund Balances - Governmental Funds	\$ 1,404,282
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report tax revenues when collected. In the Statement of Activities, revenue is recorded in the accounting period the taxes are levied.	36,915
Governmental funds report penalty and interest revenue on property taxes when collected. However, in the Statement of Activities, revenue is recorded when penalties and interest are assessed.	6,549
Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.	(1,740,792)
Governmental funds report capital outlay and developer reimbursements as expenditures in the year paid. However, in governmental activities, these payments increase capital assets or reduce the related developer liability.	11,702,484
Certain capital assets constructed by the developer on behalf of the District are conveyed upon completion to other entities for ownership and operation. These costs are reflected as an expense in the government-wide financial statements.	(312,483)
Governmental funds report bond premiums and bond discounts as other financing sources and uses in the year bonds are sold. However, bond premiums and bond discounts are amortized over the life of the bonds in governmental activities.	(117,128)
Governmental funds report principal payments on debt as expenditures. However, in the Statement of Net Position, principal payments on debt are reported as decreases in long-term liabilities.	1,450,000
Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in governmental activities, interest is accrued on the long-term debt through fiscal year-end.	(254,078)
Governmental funds report bond proceeds as other financing sources. Issued bonds increase long-term liabilities in governmental activities.	(13,765,000)
Change in Net Position - Governmental Activities	<u>\$ (1,589,251)</u>

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

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 1. CREATION OF DISTRICT

Fort Bend County Municipal Utility District No. 215 (the “District”) was created effective November 13, 2014, by an Order of the Texas Commission on Environmental Quality (the “Commission”). The District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, sanitary sewer service, storm sewer drainage, irrigation, and to construct roads as well as parks and recreational facilities for the residents of the District. The Board of Directors held its organizational meeting on February 17, 2015.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). In addition, the accounting records of the District are maintained generally in accordance with the *Water District Financial Management Guide* published by the Commission.

The District is a political subdivision of the State of Texas governed by an elected board. GASB has established the criteria for determining whether or not an entity is a primary government or a component unit of a primary government. The primary criteria are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District’s financial statement as component units.

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (“GASB Codification”). GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted.

These classifications are defined as follows:

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (Continued)

- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

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

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. The District's Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The District is viewed as a special-purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenue and expense in the government-wide Statement of Activities.

Fund Financial Statements

The District's fund financial statements are combined with the government-wide financial statements. The fund financial statements include a Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances.

Governmental Funds

The District has three governmental funds and considers each to be a major fund.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental Funds (Continued)

The General Fund accounts for property tax revenues, garbage revenues, City of Richmond service revenues, operating costs and administrative expenditures. The Debt Service Fund accounts for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes. The Capital Projects Fund accounts for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both “measurable and available.” Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The District considers revenue reported in governmental funds to be available if they are collectable within 60 days after year end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Property taxes considered available by the District and included in revenue include taxes collected during the year and taxes collected after year-end, which were considered available to defray the expenditures of the current year. Deferred inflows of resources related to property tax revenues are those taxes which the District does not reasonably expect to be collected soon enough in the subsequent period to finance current expenditures.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis.

As of year-end, the Debt Service Fund owed the General Fund \$12,659 for maintenance tax collections and arbitrage compliance costs and the General Fund owed the Capital Projects Fund \$280,098 for the over-transfer of bond issuance costs. The Capital Projects Fund transferred \$50,131 to the General Fund to reimburse bond issuance costs paid in a prior year.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Pensions

A pension plan has not been established. The District does not have employees, except that the Internal Revenue Service has determined that directors are considered to be “employees” for federal payroll tax purposes only.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their fair market value on the date donated. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Engineering fees and certain other costs are capitalized as part of the asset. Assets are capitalized, including infrastructure assets, if they have an original cost greater than \$5,000 and a useful life over two years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation over periods ranging from 10 to 45 years.

The District has constructed roads within the District’s boundaries which have been conveyed to other entities for ownership and maintenance. Conveyances to date total \$16,143,547, including \$312,483 during the current fiscal year.

Budgeting

An annual budget is adopted for the General Fund by the District’s Board. The budget is prepared using the same method of accounting as for financial reporting. The original General Fund budget for the current year was not amended. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund presents the budgeted amounts compared to the actual amounts of revenues and expenditures for the current year.

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the 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 associated with the activities are reported. Fund equity is classified as net position.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus (Continued)

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the Balance Sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources.

Fund balances in governmental funds are classified using the following hierarchy:

Nonspendable: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

Restricted: amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally.

Committed: amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The District does not have any committed fund balances.

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

Unassigned: all other spendable amounts in the General Fund.

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

Accounting 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 amount 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 expenditures during the reporting period. Actual results could differ from those estimates.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 3. LONG-TERM DEBT

The changes in bonds payable for the current fiscal year are summarized in the following table:

	August 1, 2023	Additions	Retirements	July 31, 2024
Bonds Payable	\$ 57,630,000	\$ 13,765,000	\$ 1,450,000	\$ 69,945,000
Unamortized Discounts	(384,041)	(164,331)	(22,156)	(526,216)
Unamortized Premiums	299,821	281,459	21,746	559,534
Bonds Payable, Net	<u>\$ 57,545,780</u>	<u>\$ 13,882,128</u>	<u>\$ 1,449,590</u>	<u>\$ 69,978,318</u>
			Amount Due Within One Year	\$ 1,695,000
			Amount Due After One Year	<u>68,283,318</u>
			Bonds Payable, Net	<u>\$ 69,978,318</u>

The District's bonds payable at July 31, 2024, consists of the following bonds:

	Series 2018 Utility	Series 2018A Road	Series 2019 Utility
Amount Outstanding – July 31, 2024	\$6,285,000	\$3,305,000	\$3,795,000
Interest Rates	3.00% - 4.00%	2.70% - 3.875%	2.00% - 4.00%
Maturity Dates – Serially Beginning/Ending	September 1, 2024/2043	September 1, 2024/2043	September 1, 2024/2044
Interest Payment Dates	September 1/ March 1	September 1/ March 1	September 1/ March 1
Callable Dates	September 1, 2023 (1)	September 1, 2023 (1)	September 1, 2024 (1)

- (1) Or any date thereafter at par plus accrued interest from the most recent payment date to the date fixed for redemption. Series 2018 term bonds maturing September 1, 2025, 2033, 2036, 2038, 2040, and 2043 are subject to mandatory redemption by lot or other customary method beginning September 1, 2024, 2032, 2035, 2037, 2039, and 2041, respectively. Series 2018A term bonds maturing September 1, 2031, 2035, 2037, 2039, and 2043 are subject to mandatory redemption by lot or other customary method beginning September 1, 2030, 2034, 2036, 2038, and 2040, respectively. Series 2019 term bonds maturing September 2044 are subject to mandatory redemption by lot or other customary method beginning September 1, 2043.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 3. LONG-TERM DEBT (Continued)

	Series 2019A Road	Series 2020 Utility	Series 2020A Road
Amount Outstanding – July 31, 2024	\$4,935,000	\$6,855,000	\$1,125,000
Interest Rates	2.00% - 4.00%	2.00% - 2.25%	2.00% - 4.50%
Maturity Dates – Serially Beginning/Ending	September 1, 2024/2044	September 1, 2024/2045	September 1, 2024/2045
Interest Payment Dates	September 1/ March 1	September 1/ March 1	September 1/ March 1
Callable Dates	September 1, 2024 (2)	September 1, 2025 (2)	September 1, 2025 (2)
	Series 2021 Utility	Series 2021A Road	Series 2022 Utility
Amount Outstanding – July 31, 2024	\$5,665,000	\$5,155,000	\$11,855,000
Interest Rates	1.00% - 3.50%	1.00% - 3.50%	3.75% - 6.25%
Maturity Dates – Serially Beginning/Ending	September 1, 2024/2046	September 1, 2024/2046	September 1, 2024/2047
Interest Payment Dates	September 1/ March 1	September 1/ March 1	September 1/ March 1
Callable Dates	September 1, 2026 (2)	September 1, 2026 (2)	September 1, 2028 (2)

- (2) Or any date thereafter at par plus accrued interest from the most recent payment date to the date fixed for redemption. Series 2019A term bonds maturing September 1, 2044 are subject to mandatory redemption by lot or other customary method beginning September 1, 2040. Series 2020 term bonds maturing on September 1, 2042 and 2045 are subject to mandatory redemption by lot or other customary method beginning September 1, 2040 and 2043, respectively. Series 2020A term bonds maturing September 1, 2032, 2036, and 2045 are subject to mandatory redemption by lot or other customary method beginning September 1, 2030, 2033, and 2037, respectively. Series 2021 term bonds maturing September 1, 2039, 2042, and 2046 are subject to mandatory redemption by lot or other customary method beginning September 1, 2038, 2040, and 2043, respectively. Series 2021A term bonds maturing September 1, 2041, 2043, and 2046 are subject to mandatory redemption by lot or other customary method beginning September 1, 2040, 2042, and 2044, respectively. Series 2022 term bonds maturing September 1, 2038, 2040, 2042, and 2047 are subject to mandatory redemption by lot or other customary method beginning September 1, 2037, 2039, 2041, and 2043, respectively.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 3. LONG-TERM DEBT (Continued)

	Series 2022A Road	Series 2022B Utility	Series 2023 Park
Amount Outstanding – July 31, 2024	\$1,930,0000	\$5,275,000	\$13,765,000
Interest Rates	3.25% - 5.75%	4.25% - 6.75%	4.00% - 6.50%
Maturity Dates – Serially Beginning/Ending	September 1, 2024/2047	September 1, 2024/2048	September 1, 2025/2049
Interest Payment Dates	September 1/ March 1	September 1/ March 1	September 1/ March 1
Callable Dates	September 1, 2028 (3)	September 1, 2028 (3)	October 1, 2030 (3)

- (3) Or any date thereafter at par plus accrued interest from the most recent payment date to the date fixed for redemption. Series 2022A term bonds maturing September 1, 2029, 2031, 2033, 2036, 2039, 2041, and 2046 are subject to mandatory redemption by other customary method beginning September 1, 2028, 2030, 2032, 2034, 2037, 2040, 2042 and 2045, respectively. Series 2022B term bonds maturing September 1, 2034, 2040, 2044, 2046, and 2048 are subject to mandatory redemption by lot or other method beginning September 1, 2031, 2033, 2039, 2041, 2045, and 2047, respectively. Series 2023 term bonds maturing September 1, 2030, 2033, 2045, 2047, and 2049 are subject to mandatory redemption by lot or other term bonds maturing September 1, 2025, 2031, 2044, 2046, and 2048.

As of July 31, 2024, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2025	\$ 1,695,000	\$ 2,490,906	\$ 4,185,906
2026	2,055,000	2,413,986	4,468,986
2027	2,115,000	2,327,912	4,442,912
2028	2,190,000	2,242,391	4,432,391
2029	2,280,000	2,157,859	4,437,859
2030-2034	12,750,000	9,502,931	22,252,931
2035-2039	15,345,000	7,104,571	22,449,571
2040-2044	18,470,000	4,191,833	22,661,833
2045-2049	12,135,000	1,242,504	13,377,504
2050	910,000	21,613	931,613
	<u>\$ 69,945,000</u>	<u>\$ 33,696,506</u>	<u>\$ 103,641,506</u>

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 3. LONG-TERM DEBT (Continued)

The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount. During the current fiscal year, the District levied an ad valorem debt service tax rate of \$0.69 (\$0.53 for utilities and \$0.16 for roads) per \$100 of assessed valuation, which resulted in a tax levy of \$4,649,008 on the adjusted taxable valuation of \$673,739,961 for the 2023 tax year. The ad valorem debt service tax must be sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes.

As of July 31, 2024, the District had authorized but unissued tax bonds in the amount of \$69,855,000 for utility facilities, \$4,935,000 for park bonds, \$130,700,000 for the purposes of refunding utility and park bonds, \$21,105,000 for road bonds, and \$39,000,000 for the purposes of refunding road bonds.

NOTE 4. SIGNIFICANT BOND ORDER AND LEGAL REQUIREMENTS

The bond orders state that the District is required to provide continuing disclosure of certain general financial information and operating data to certain information repositories. This information is of the general type included in the audited annual financial statements and is to be provided within six months after the end of each fiscal year and shall continue to be provided through the life of the bonds. The bond orders state that the District should take all necessary steps to comply with Section 148(f) of the Internal Revenue Code.

NOTE 5. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes. Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At year end, the carrying amount of the District's deposits was \$294,001 and the bank balance was \$334,788. The District was not exposed to custodial credit risk at year-end.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Deposits (Continued)

The carrying values of the deposits are as follows:

	<u>Cash</u>
GENERAL FUND	\$ 212,841
DEBT SERVICE FUND	48,698
CAPITAL PROJECTS FUND	<u>32,462</u>
TOTAL DEPOSITS	<u>\$ 294,001</u>

Investments

The District invests in the Texas Short Term Asset Reserve Program (“TexSTAR”), an external public funds investment pool that is not SEC-registered. J. P. Morgan Investment Management Inc. provides investment management and Hilltop Securities Inc., provides participant services and marketing under an agreement with the TexSTAR Board of Directors. Custodial, fund accounting and depository services are provided by JPMorgan Chase Bank, N.A. and/or its subsidiary J.P. Morgan Investors Services Co. Investments held by TexSTAR are marked to market daily. The investments are considered to be Level I investments because their fair value is measured by quoted prices in active markets. The fair value of the District’s position in the pool is the same as the value of the pool shares. There are no limitations or restrictions on withdrawals from TexSTAR.

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District’s financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The District’s investments must be made “with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.” No person may invest District funds without express written authority from the Board of Directors. Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The District has adopted a written investment policy to establish the guidelines by which it may invest which is reviewed annually and which may be more restrictive than the Public Funds Investment Act.

As of July 31, 2024, the District had the following investments:

Funds and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
TexSTAR	\$ 2,614,715	\$ 2,614,715
<u>DEBT SERVICE FUND</u>		
TexSTAR	6,017,708	6,017,708
<u>CAPITAL PROJECTS FUND</u>		
TexSTAR	1,906,247	1,906,247
TOTAL INVESTMENTS	<u><u>\$ 10,538,670</u></u>	<u><u>\$ 10,538,670</u></u>

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. The District's investment in TexSTAR was rated AAAm by Standard and Poor's.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investment in TexSTAR to have a maturity of less than one year since share position can usually be redeemed each day at the discretion of the District, unless there has been significant change in value.

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of debt service and the costs of assessing and collecting taxes.

All cash and investments of the Capital Projects Fund are restricted for the purchase of capital assets.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 6. CAPITAL ASSETS

Capital asset activity during the current fiscal year is summarized in the following table:

	August 1, 2023	Increases	Decreases	July 31, 2024
Capital Assets Not Being Depreciated				
Land and Land Improvements	\$ 3,161	\$	\$	\$ 3,161
Construction in Progress	201,080	1,319,680	1,114,485	406,275
Total Capital Assets Not Being Depreciated	<u>\$ 204,241</u>	<u>\$ 1,319,680</u>	<u>\$ 1,114,485</u>	<u>\$ 409,436</u>
Capital Assets Subject to Depreciation				
Water System	\$ 10,689,864	\$ 222,604	\$	\$ 10,912,468
Wastewater System	11,646,455	863,064		12,509,519
Drainage System	16,882,844		210,194	16,672,650
Landscaping	8,831,852	239,011		9,070,863
Total Capital Assets Subject to Depreciation	<u>\$ 48,051,015</u>	<u>\$ 1,324,679</u>	<u>\$ 210,194</u>	<u>\$ 49,165,500</u>
Accumulated Depreciation				
Water System	\$ 1,213,425	\$ 231,515	\$	\$ 1,444,940
Wastewater System	1,028,324	256,119		1,284,443
Drainage System	1,368,379	363,115		1,731,494
Landscaping	2,251,946	890,043		3,141,989
Total Accumulated Depreciation	<u>\$ 5,862,074</u>	<u>\$ 1,740,792</u>	<u>\$ -0-</u>	<u>\$ 7,602,866</u>
Total Depreciable Capital Assets, Net of Accumulated Depreciation	<u>\$ 42,188,941</u>	<u>\$ (416,113)</u>	<u>\$ 210,194</u>	<u>\$ 41,562,634</u>
Total Capital Assets, Net of Accumulated Depreciation	<u><u>\$ 42,393,182</u></u>	<u><u>\$ 903,567</u></u>	<u><u>\$ 1,324,679</u></u>	<u><u>\$ 41,972,070</u></u>

NOTE 7. MAINTENANCE TAX

On May 9, 2015, the voters of the District approved the levy and collection of a maintenance tax not to exceed \$1.00 per \$100 of assessed valuation of taxable property within the District. During the year ended July 31, 2024, the District levied an ad valorem maintenance tax rate of \$0.16 per \$100 of assessed valuation, which resulted in a tax levy of \$1,077,782 on the adjusted taxable valuation of \$673,739,961 for the 2023 tax year. This maintenance tax is to be used by the District for operating, maintaining, constructing, acquiring, and repairing District facilities and for the payment of other lawful organization and administrative expenditures. All property values and exempt status, if any, are determined by the appraisal district. Assessed values are determined as of January 1 of each year, at which time a tax lien attaches to the related property. Taxes are levied around October/November, are due upon receipt and are delinquent the following February 1. Penalty and interest attach thereafter.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 8. UNREIMBURSED COSTS

The District has executed construction and purchase agreements with a Developer which call for the Developer to fund costs associated with the construction of District facilities. Reimbursement of such costs is planned from future bond sales. The following table summarizes current year activity related to unreimbursed Developer costs for completed projects.

Due to Developer, beginning of year	\$ 16,210,345
Additions	523,661
Reimbursements	<u>(10,593,981)</u>
Due to Developer, end of year	<u>\$ 6,140,025</u>

NOTE 9. WATER SUPPLY AND WASTEWATER SERVICES CONTRACT

The District receives water and wastewater services through contractual agreement with the City of Richmond, Texas (the “City”). Effective May 19, 2014, The Henderson-Wessendorff Foundation, a Texas non-profit corporation and predecessor to the Developer in title to the lands of the District, entered into that certain Water Supply and Wastewater Services Contract (“Contract”) with the City on behalf of itself and the District. The Contract was assigned to the District on March 17, 2015, and sets out the terms and provisions relative to the provision of water supply, wastewater treatment, and other services from the City to serve the District, as more fully described below.

Water Supply to the District

The City supplies water to the District through facilities owned and operated by the City. Under the Contract, the City agreed to construct a water plant (named the “Edgar Water Plant” in the Contract) from which it will deliver wholesale water to connection points on the District’s internal water supply system, and the District agreed to pay its pro rata share of the costs to construct the Edgar Water Plant based on the District’s reserved capacity in the plant as a proportion of the plant’s total capacity. By execution of the Contract, the District reserved 1,550 esfc of such capacity.

Wastewater Service to the District

Wastewater treatment for the District is provided by the City under the terms and provisions of the Contract. The City’s current wastewater facilities have adequate capacity to service ultimate build out in the District, and, under the Contract, the District reserved 1,550 esfc of such capacity and agreed to pay the City the then-current connection fees for permanent capacity in the wastewater treatment plant prior to final plat recordation in accordance with the City’s ordinance, rule, or regulation regarding such connection fee.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 10. STRATEGIC PARTNERSHIP AGREEMENT

The District and the City have entered into a Strategic Partnership Agreement dated effective June 15, 2015, (the “SPA”) pursuant to Chapter 43 of the Texas Local Government Code. The SPA establishes terms and provisions for the potential future limited purpose and full purpose annexation of the District by the City. Under an annexation for limited purposes, the SPA generally provides that the City may annex property in the District associated with commercial development and impose a sales and use tax thereon. Under an annexation for full purposes, the City assumes all rights, powers, and obligations of the District, the District is dissolved, and all property within the District is made part of the City. The SPA provides that the City will not annex the District for full purposes until such time as (i) ninety percent (90%) of the Utility System, Park System, and Road System to serve property in the District has been constructed and (ii) the District has reimbursed the Developer for such facilities to the maximum extent permitted by the rules of the TCEQ or the City assumes the District’s obligation to reimburse the Developer under such rules. The procedures for full-purpose annexation under the SPA may differ from those otherwise applicable under Chapter 43, Texas Local Government Code, including any requirements for an election.

NOTE 11. RISK MANAGEMENT

The District is exposed to various risks of loss and carries commercial insurance for general liability, directors and officer’s liability, public employees blanket crime and director’s bond. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage since inception of the District.

NOTE 12. FIRE PROTECTION AGREEMENT

On August 21, 2017, the District entered into a Fire Protection Agreement with the City of Richmond, Texas. On December 1, 2017, after the successful fire plan election on November 7, 2017, the City started providing fire protection services to District persons, buildings and property located within the City’s extraterritorial jurisdiction. The District makes monthly payments of (1) \$17.89 for each residential unit in the District that is connected to and receiving service from the District’s water supply system; and (2) \$17.89 for each 2,000 square feet or part thereof of building floor area for every improved non-residential property located in the District that is connected to and receiving service from the District’s water supply system. The term of the agreement is 15 years and is automatically renewed for successive one-year terms.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
NOTES TO THE FINANCIAL STATEMENTS
JULY 31, 2024

NOTE 13. BOND SALE

On October 19, 2023, the District issued its \$13,765,000 Unlimited Tax Park Bonds, Series 2023. Proceeds from the bond sale were used to reimburse the developer for construction and engineering costs for certain park and recreational facilities serving the District. Additional bond proceeds were used to fund capitalized interest, developer interest, and issuance costs of the bonds.

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FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215

REQUIRED SUPPLEMENTARY INFORMATION

JULY 31, 2024

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED JULY 31, 2024

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Property Taxes	\$ 885,000	\$ 1,068,343	\$ 183,343
Garbage Service	447,656	428,413	(19,243)
City of Richmond Service Revenues	234,375	929,606	695,231
Investment and Miscellaneous Revenues	<u>113,000</u>	<u>156,388</u>	<u>43,388</u>
TOTAL REVENUES	<u>\$ 1,680,031</u>	<u>\$ 2,582,750</u>	<u>\$ 902,719</u>
EXPENDITURES			
Service Operations:			
Professional Fees	\$ 158,000	\$ 145,949	\$ 12,051
Contracted Services	732,656	700,453	32,203
City of Richmond Operations Fees	98,175	792,084	(693,909)
Repairs, Maintenance, Capital Outlay	173,000	111,120	61,880
Impact Fees		1,085,668	(1,085,668)
Other	<u>142,860</u>	<u>79,353</u>	<u>63,507</u>
TOTAL EXPENDITURES	<u>\$ 1,304,691</u>	<u>\$ 2,914,627</u>	<u>\$ (1,609,936)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 375,340</u>	<u>\$ (331,877)</u>	<u>\$ (707,217)</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	<u>\$ -0-</u>	<u>\$ 50,131</u>	<u>\$ 50,131</u>
NET CHANGE IN FUND BALANCE	\$ 375,340	\$ (281,746)	\$ (657,086)
FUND BALANCE - AUGUST 1, 2023	<u>2,912,647</u>	<u>2,912,647</u>	<u></u>
FUND BALANCE - JULY 31, 2024	<u>\$ 3,287,987</u>	<u>\$ 2,630,901</u>	<u>\$ (657,086)</u>

See accompanying independent auditor's report.

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FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215

**SUPPLEMENTARY INFORMATION – REQUIRED BY THE
WATER DISTRICT FINANCIAL MANAGEMENT GUIDE**

JULY 31, 2024

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
SERVICES AND RATES
FOR THE YEAR ENDED JULY 31, 2024

3. UTILITY SERVICE PROVIDER:

The District has a Water Supply and Wastewater Services Contract with the City of Richmond, Texas. The contract outlines the terms by which the District purchased capacity in the City's water and wastewater treatment facilities. In addition, the District receives water and wastewater services from the City and the City operates the District's internal water and wastewater lines (see Note 9).

4. STANDBY FEES (authorized only under TWC Section 49.231):

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

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

5. LOCATION OF DISTRICT:

Is the District located entirely within one county?

Yes ☒ No ☐

County in which District is located:

Fort Bend County, Texas

Is the District located within a city?

Entirely ☐ Partly ☐ Not at all ☒

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

Entirely ☒ Partly ☐ Not at all ☐

ETJ in which District is located:

City of Richmond, Texas.

Are Board Members appointed by an office outside the District?

Yes ☐ No ☒

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED JULY 31, 2024

PROFESSIONAL FEES:	
Auditing	\$ 19,000
Engineering	27,943
Legal	<u>99,006</u>
TOTAL PROFESSIONAL FEES	<u>\$ 145,949</u>
CONTRACTED SERVICES:	
Bookkeeping	\$ 13,609
Security	242,088
Garbage Collection	<u>444,756</u>
TOTAL CONTRACTED SERVICES	<u>\$ 700,453</u>
REPAIRS AND MAINTENANCE	<u>\$ 88,285</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees, Including Payroll Taxes	\$ 18,047
Insurance	9,185
Office Supplies and Postage	2,039
Travel and Other	<u>10,202</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 39,473</u>
CAPITAL OUTLAY	<u>\$ 1,108,503</u>
UTILITIES	<u>\$ 39,880</u>
CITY OF RICHMOND OPERATIONS FEES	<u>\$ 792,084</u>
TOTAL EXPENDITURES	<u>\$ 2,914,627</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
INVESTMENTS
JULY 31, 2024

<u>Funds</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
TexSTAR	XXXX2220	Varies	Daily	\$ 2,614,715	\$ - 0 -
<u>DEBT SERVICE FUND</u>					
TexSTAR	XXXX3330	Varies	Daily	\$ 4,746,434	\$
TexSTAR	XXXX3331	Varies	Daily	1,271,274	
TOTAL DEBT SERVICE FUND				\$ 6,017,708	\$ - 0 -
<u>CAPITAL PROJECTS FUND</u>					
TexSTAR	XXXX4441	Varies	Daily	\$ 573,728	\$
TexSTAR	XXXX4440	Varies	Daily	1,332,519	
TOTAL CAPITAL PROJECTS FUND				\$ 1,906,247	\$ - 0 -
TOTAL - ALL FUNDS				\$ 10,538,670	\$ - 0 -

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED JULY 31, 2024

	<u>Maintenance Taxes</u>		<u>Debt Service Taxes</u>	
TAXES RECEIVABLE -				
AUGUST 1, 2023	\$	5,027	\$	23,631
Adjustments to Beginning				
Balance		<u>(1,892)</u>		<u>(9,827)</u>
	\$	3,135	\$	13,804
Original 2023 Tax Levy	\$	1,044,578	\$	4,504,742
Adjustment to 2023 Tax Levy		<u>33,204</u>		<u>144,266</u>
		<u>1,077,782</u>		<u>4,649,008</u>
TOTAL TO BE				
ACCOUNTED FOR		\$ 1,080,917		\$ 4,662,812
TAX COLLECTIONS:				
Prior Years	\$	1,763	\$	9,113
Current Year		<u>1,066,580</u>		<u>4,600,700</u>
		<u>1,068,343</u>		<u>4,609,813</u>
TAXES RECEIVABLE -				
JULY 31, 2024		<u>\$ 12,574</u>		<u>\$ 52,999</u>
TAXES RECEIVABLE BY				
YEAR:				
2023	\$	11,202	\$	48,308
2022		508		2,667
2021		<u>864</u>		<u>2,024</u>
TOTAL	\$	<u>12,574</u>	\$	<u>52,999</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED JULY 31, 2024

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
PROPERTY VALUATIONS:				
Land	\$ 100,856,105	\$ 88,246,130	\$ 75,207,780	\$ 54,818,110
Improvements	674,197,099	512,969,782	256,232,269	160,006,307
Personal Property	2,152,548	741,196	721,650	433,090
Exemptions	<u>(103,465,791)</u>	<u>(80,439,169)</u>	<u>(11,606,692)</u>	<u>(4,916,517)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 673,739,961</u>	<u>\$ 521,517,939</u>	<u>\$ 320,555,007</u>	<u>\$ 210,340,990</u>
TAX RATES PER \$100 VALUATION:				
Debt Service	\$ 0.69	\$ 0.84	\$ 0.70	\$ 0.72
Maintenance	<u>0.16</u>	<u>0.16</u>	<u>0.30</u>	<u>0.28</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.85</u>	<u>\$ 1.00</u>	<u>\$ 1.00</u>	<u>\$ 1.00</u>
ADJUSTED TAX LEVY*	<u>\$ 5,726,790</u>	<u>\$ 5,215,179</u>	<u>\$ 3,205,550</u>	<u>\$ 2,103,410</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>98.96 %</u>	<u>99.94 %</u>	<u>99.91 %</u>	<u>100.00 %</u>

* Based upon adjusted tax at time of audit for the period in which the tax was levied.

Maintenance Tax – Maximum tax rate of \$1.00 per \$100 of assessed valuation was approved by voters on May 9, 2015.

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

S E R I E S - 2 0 1 8 U T I L I T Y				
Due During Fiscal Years Ending July 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2025	\$ 205,000	\$ 228,254	\$	433,254
2026	215,000	221,954		436,954
2027	225,000	215,185		440,185
2028	235,000	207,823		442,823
2029	240,000	199,984		439,984
2030	255,000	191,629		446,629
2031	265,000	182,656		447,656
2032	275,000	173,069		448,069
2033	285,000	162,775		447,775
2034	300,000	151,806		451,806
2035	310,000	140,369		450,369
2036	325,000	128,463		453,463
2037	340,000	115,994		455,994
2038	355,000	102,963		457,963
2039	365,000	89,463		454,463
2040	385,000	75,159		460,159
2041	400,000	59,950		459,950
2042	415,000	43,900		458,900
2043	435,000	26,900		461,900
2044	455,000	9,100		464,100
2045				
2046				
2047				
2048				
2049				
2050				
	<u>\$ 6,285,000</u>	<u>\$ 2,727,396</u>	<u>\$</u>	<u>9,012,396</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

S E R I E S - 2 0 1 8 A R O A D				
Due During Fiscal Years Ending July 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2025	\$ 110,000	\$ 117,601	\$	227,601
2026	115,000	114,281		229,281
2027	115,000	110,831		225,831
2028	120,000	107,156		227,156
2029	125,000	103,175		228,175
2030	135,000	98,866		233,866
2031	140,000	94,138		234,138
2032	145,000	89,150		234,150
2033	150,000	83,988		233,988
2034	155,000	78,650		233,650
2035	165,000	72,844		237,844
2036	170,000	66,563		236,563
2037	180,000	60,000		240,000
2038	185,000	53,156		238,156
2039	195,000	46,031		241,031
2040	200,000	38,625		238,625
2041	210,000	30,806		240,806
2042	220,000	22,475		242,475
2043	230,000	13,756		243,756
2044	240,000	4,650		244,650
2045				
2046				
2047				
2048				
2049				
2050				
	<u>\$ 3,305,000</u>	<u>\$ 1,406,742</u>	<u>\$</u>	<u>4,711,742</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

S E R I E S - 2 0 1 9 U T I L I T Y				
Due During Fiscal Years Ending July 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2025	\$ 125,000	\$ 101,925	\$	226,925
2026	125,000	98,175		223,175
2027	130,000	95,625		225,625
2028	135,000	92,975		227,975
2029	140,000	90,225		230,225
2030	145,000	87,375		232,375
2031	155,000	84,084		239,084
2032	160,000	80,244		240,244
2033	165,000	76,078		241,078
2034	170,000	71,681		241,681
2035	175,000	67,044		242,044
2036	185,000	62,094		247,094
2037	190,000	56,700		246,700
2038	195,000	50,925		245,925
2039	205,000	44,925		249,925
2040	210,000	38,700		248,700
2041	220,000	32,250		252,250
2042	230,000	25,500		255,500
2043	235,000	18,525		253,525
2044	245,000	11,325		256,325
2045	255,000	3,825		258,825
2046				
2047				
2048				
2049				
2050				
	<u>\$ 3,795,000</u>	<u>\$ 1,290,200</u>	<u>\$</u>	<u>5,085,200</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

S E R I E S - 2 0 1 9 A R O A D				
Due During Fiscal Years Ending July 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2025	\$ 160,000	\$ 118,706	\$	278,706
2026	165,000	113,856		278,856
2027	170,000	110,506		280,506
2028	175,000	107,056		282,056
2029	185,000	103,456		288,456
2030	190,000	99,706		289,706
2031	200,000	95,806		295,806
2032	205,000	91,756		296,756
2033	215,000	87,422		302,422
2034	220,000	82,663		302,663
2035	230,000	77,456		307,456
2036	240,000	71,875		311,875
2037	245,000	65,963		310,963
2038	255,000	59,713		314,713
2039	265,000	53,047		318,047
2040	275,000	45,959		320,959
2041	285,000	38,431		323,431
2042	295,000	30,456		325,456
2043	310,000	22,138		332,138
2044	320,000	13,475		333,475
2045	330,000	4,538		334,538
2046				
2047				
2048				
2049				
2050				
	<u>\$ 4,935,000</u>	<u>\$ 1,493,984</u>	<u>\$</u>	<u>6,428,984</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

S E R I E S - 2 0 2 0 U T I L I T Y			
Due During Fiscal Years Ending July 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2025	\$ 230,000	\$ 139,144	\$ 369,144
2026	240,000	134,444	374,444
2027	245,000	129,594	374,594
2028	250,000	124,644	374,644
2029	260,000	119,544	379,544
2030	265,000	114,294	379,294
2031	270,000	108,944	378,944
2032	280,000	103,444	383,444
2033	285,000	97,794	382,794
2034	295,000	91,994	386,994
2035	305,000	85,994	390,994
2036	310,000	79,844	389,844
2037	320,000	73,544	393,544
2038	330,000	67,044	397,044
2039	340,000	60,344	400,344
2040	345,000	53,494	398,494
2041	355,000	46,272	401,272
2042	365,000	38,622	403,622
2043	375,000	30,759	405,759
2044	385,000	22,444	407,444
2045	395,000	13,669	408,669
2046	410,000	4,613	414,613
2047			
2048			
2049			
2050			
	<u>\$ 6,855,000</u>	<u>\$ 1,740,483</u>	<u>\$ 8,595,483</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

S E R I E S - 2 0 2 0 A R O A D				
Due During Fiscal Years Ending July 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2025	\$ 40,000	\$ 24,275	\$	64,275
2026	40,000	22,475		62,475
2027	40,000	21,175		61,175
2028	40,000	20,375		60,375
2029	40,000	19,575		59,575
2030	45,000	18,725		63,725
2031	45,000	17,825		62,825
2032	45,000	16,925		61,925
2033	45,000	16,025		61,025
2034	50,000	15,075		65,075
2035	50,000	14,075		64,075
2036	50,000	13,075		63,075
2037	55,000	12,025		67,025
2038	55,000	10,891		65,891
2039	55,000	9,722		64,722
2040	55,000	8,553		63,553
2041	60,000	7,331		67,331
2042	60,000	6,056		66,056
2043	60,000	4,781		64,781
2044	65,000	3,453		68,453
2045	65,000	2,072		67,072
2046	65,000	691		65,691
2047				
2048				
2049				
2050				
	<u>\$ 1,125,000</u>	<u>\$ 285,175</u>	<u>\$</u>	<u>1,410,175</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

S E R I E S - 2 0 2 1 U T I L I T Y				
Due During Fiscal Years Ending July 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2025	\$ 185,000	\$ 116,169	\$	301,169
2026	190,000	110,081		300,081
2027	195,000	103,819		298,819
2028	200,000	99,406		299,406
2029	205,000	97,381		302,381
2030	210,000	95,044		305,044
2031	215,000	91,581		306,581
2032	220,000	87,231		307,231
2033	225,000	82,781		307,781
2034	230,000	78,231		308,231
2035	235,000	73,581		308,581
2036	245,000	68,781		313,781
2037	250,000	63,831		313,831
2038	255,000	58,781		313,781
2039	260,000	53,631		313,631
2040	270,000	48,332		318,332
2041	275,000	42,709		317,709
2042	280,000	36,813		316,813
2043	290,000	30,756		320,756
2044	295,000	24,356		319,356
2045	305,000	17,606		322,606
2046	310,000	10,688		320,688
2047	320,000	3,600		323,600
2048				
2049				
2050				
	<u>\$ 5,665,000</u>	<u>\$ 1,495,189</u>	<u>\$</u>	<u>7,160,189</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

S E R I E S - 2 0 2 1 A R O A D				
Due During Fiscal Years Ending July 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2025	\$ 170,000	\$ 104,506	\$	274,506
2026	175,000	98,469		273,469
2027	175,000	92,344		267,344
2028	180,000	87,481		267,481
2029	185,000	84,756		269,756
2030	190,000	82,881		272,881
2031	195,000	80,713		275,713
2032	200,000	77,994		277,994
2033	205,000	74,444		279,444
2034	210,000	70,294		280,294
2035	215,000	66,044		281,044
2036	220,000	61,694		281,694
2037	225,000	57,244		282,244
2038	235,000	52,644		287,644
2039	240,000	47,894		287,894
2040	245,000	43,044		288,044
2041	250,000	38,094		288,094
2042	255,000	33,044		288,044
2043	265,000	27,678		292,678
2044	270,000	21,994		291,994
2045	275,000	16,031		291,031
2046	285,000	9,731		294,731
2047	290,000	3,263		293,263
2048				
2049				
2050				
	<u>\$ 5,155,000</u>	<u>\$ 1,332,281</u>	<u>\$</u>	<u>6,487,281</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

S E R I E S - 2 0 2 2 U T I L I T Y				
Due During Fiscal Years Ending July 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2025	\$ 315,000	\$ 545,769	\$	860,769
2026	325,000	525,769		850,769
2027	335,000	505,144		840,144
2028	350,000	483,738		833,738
2029	365,000	461,394		826,394
2030	375,000	440,613		815,613
2031	390,000	421,488		811,488
2032	405,000	401,613		806,613
2033	420,000	380,988		800,988
2034	435,000	359,613		794,613
2035	455,000	337,363		792,363
2036	470,000	314,238		784,238
2037	485,000	290,363		775,363
2038	505,000	265,613		770,613
2039	525,000	239,863		764,863
2040	545,000	215,155		760,155
2041	565,000	191,568		756,568
2042	585,000	166,765		751,765
2043	605,000	140,733		745,733
2044	630,000	115,687		745,687
2045	655,000	91,593		746,593
2046	680,000	66,562		746,562
2047	705,000	40,593		745,593
2048	730,000	13,687		743,687
2049				
2050				
	<u>\$ 11,855,000</u>	<u>\$ 7,015,912</u>	<u>\$</u>	<u>18,870,912</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

S E R I E S - 2 0 2 2 A R O A D				
Due During Fiscal Years Ending July 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2025	\$ 45,000	\$ 79,344	\$	124,344
2026	50,000	76,613		126,613
2027	50,000	73,738		123,738
2028	55,000	70,856		125,856
2029	55,000	68,037		123,037
2030	60,000	65,162		125,162
2031	60,000	62,687		122,687
2032	65,000	60,656		125,656
2033	65,000	58,300		123,300
2034	70,000	55,600		125,600
2035	70,000	52,800		122,800
2036	75,000	49,900		124,900
2037	80,000	46,800		126,800
2038	80,000	43,600		123,600
2039	85,000	40,300		125,300
2040	90,000	36,800		126,800
2041	95,000	33,100		128,100
2042	100,000	29,200		129,200
2043	105,000	25,100		130,100
2044	105,000	20,900		125,900
2045	110,000	16,600		126,600
2046	115,000	12,100		127,100
2047	120,000	7,400		127,400
2048	125,000	2,500		127,500
2049				
2050				
	<u>\$ 1,930,000</u>	<u>\$ 1,088,093</u>	<u>\$</u>	<u>3,018,093</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

S E R I E S - 2 0 2 2 B U T I L I T Y				
Due During Fiscal Years Ending July 31	Principal Due September 1	Interest Due September 1/ March 1	Total	
2025	\$ 110,000	\$ 251,413	\$	361,413
2026	115,000	243,819		358,819
2027	120,000	235,888		355,888
2028	125,000	227,619		352,619
2029	135,000	218,844		353,844
2030	140,000	211,138		351,138
2031	145,000	204,906		349,906
2032	155,000	198,531		353,531
2033	165,000	191,731		356,731
2034	170,000	184,612		354,612
2035	180,000	177,175		357,175
2036	190,000	169,312		359,312
2037	200,000	160,775		360,775
2038	210,000	151,549		361,549
2039	220,000	141,874		361,874
2040	230,000	131,607		361,607
2041	240,000	120,738		360,738
2042	255,000	109,131		364,131
2043	265,000	96,782		361,782
2044	280,000	83,838		363,838
2045	295,000	70,182		365,182
2046	310,000	55,813		365,813
2047	325,000	40,731		365,731
2048	340,000	24,937		364,937
2049	355,000	8,431		363,431
2050				
	<u>\$ 5,275,000</u>	<u>\$ 3,711,376</u>	<u>\$</u>	<u>8,986,376</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

S E R I E S - 2 0 2 3 P A R K			
Due During Fiscal Years Ending July 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2025	\$	\$ 663,800	\$ 663,800
2026	300,000	654,050	954,050
2027	315,000	634,063	949,063
2028	325,000	613,262	938,262
2029	345,000	591,488	936,488
2030	360,000	568,575	928,575
2031	375,000	544,687	919,687
2032	395,000	522,625	917,625
2033	415,000	502,375	917,375
2034	430,000	481,250	911,250
2035	455,000	461,400	916,400
2036	475,000	442,800	917,800
2037	495,000	422,781	917,781
2038	520,000	401,213	921,213
2039	545,000	378,581	923,581
2040	570,000	354,888	924,888
2041	600,000	329,650	929,650
2042	625,000	302,463	927,463
2043	655,000	273,663	928,663
2044	690,000	243,400	933,400
2045	720,000	211,675	931,675
2046	755,000	178,487	933,487
2047	790,000	142,737	932,737
2048	830,000	104,262	934,262
2049	870,000	63,887	933,887
2050	910,000	21,613	931,613
	<u>\$ 13,765,000</u>	<u>\$ 10,109,675</u>	<u>\$ 23,874,675</u>

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
LONG-TERM DEBT SERVICE REQUIREMENTS
JULY 31, 2024

ANNUAL REQUIREMENTS FOR ALL SERIES			
Due During Fiscal Years Ending July 31	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2025	\$ 1,695,000	\$ 2,490,906	\$ 4,185,906
2026	2,055,000	2,413,986	4,468,986
2027	2,115,000	2,327,912	4,442,912
2028	2,190,000	2,242,391	4,432,391
2029	2,280,000	2,157,859	4,437,859
2030	2,370,000	2,074,008	4,444,008
2031	2,455,000	1,989,515	4,444,515
2032	2,550,000	1,903,238	4,453,238
2033	2,640,000	1,814,701	4,454,701
2034	2,735,000	1,721,469	4,456,469
2035	2,845,000	1,626,145	4,471,145
2036	2,955,000	1,528,639	4,483,639
2037	3,065,000	1,426,020	4,491,020
2038	3,180,000	1,318,092	4,498,092
2039	3,300,000	1,205,675	4,505,675
2040	3,420,000	1,090,316	4,510,316
2041	3,555,000	970,899	4,525,899
2042	3,685,000	844,425	4,529,425
2043	3,830,000	711,571	4,541,571
2044	3,980,000	574,622	4,554,622
2045	3,405,000	447,791	3,852,791
2046	2,930,000	338,685	3,268,685
2047	2,550,000	238,324	2,788,324
2048	2,025,000	145,386	2,170,386
2049	1,225,000	72,318	1,297,318
2050	910,000	21,613	931,613
	\$ 69,945,000	\$ 33,696,506	\$ 103,641,506

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED JULY 31, 2024

Description	Original Bonds Issued	Bonds Outstanding August 1, 2023
Fort Bend County Municipal Utility District No. 215 Unlimited Tax Bonds - Series 2018	\$ 7,025,000	\$ 6,480,000
Fort Bend County Municipal Utility District No. 215 Unlimited Tax Road Bonds - Series 2018A	3,695,000	3,410,000
Fort Bend County Municipal Utility District No. 215 Unlimited Tax Bonds - Series 2019	4,240,000	3,915,000
Fort Bend County Municipal Utility District No. 215 Unlimited Tax Road Bonds - Series 2019A	5,525,000	5,090,000
Fort Bend County Municipal Utility District No. 215 Unlimited Tax Bonds - Series 2020	7,515,000	7,080,000
Fort Bend County Municipal Utility District No. 215 Unlimited Tax Road Bonds - Series 2020A	1,230,000	1,160,000
Fort Bend County Municipal Utility District No. 215 Unlimited Tax Bonds - Series 2021	6,005,000	5,845,000
Fort Bend County Municipal Utility District No. 215 Unlimited Tax Road Bonds - Series 2021A	5,475,000	5,320,000
Fort Bend County Municipal Utility District No. 215 Unlimited Tax Bonds - Series 2022	12,085,000	12,085,000
Fort Bend County Municipal Utility District No. 215 Unlimited Tax Road Bonds - Series 2022A	1,970,000	1,970,000
Fort Bend County Municipal Utility District No. 215 Unlimited Tax Bonds - Series 2022B	5,275,000	5,275,000
Fort Bend County Municipal Utility District No. 215 Unlimited Tax Park Bonds - Series 2023	<u>13,765,000</u>	<u> </u>
TOTAL	<u>\$ 73,805,000</u>	<u>\$ 57,630,000</u>

See accompanying independent auditor's report.

Current Year Transactions					
Bonds Sold	Retirements		Bonds Outstanding July 31, 2024	Paying Agent	
	Principal	Interest			
\$	\$ 195,000	\$ 234,498	\$ 6,285,000	Zions Bancorporation Houston, TX	
	105,000	120,614	3,305,000	Zions Bancorporation Houston, TX	
	120,000	106,825	3,795,000	Zions Bancorporation Houston, TX	
	155,000	125,006	4,935,000	Zions Bancorporation Houston, TX	
	225,000	143,694	6,855,000	Zions Bancorporation Houston, TX	
	35,000	25,963	1,125,000	Zions Bancorporation Houston, TX	
	180,000	122,556	5,665,000	Zions Bancorporation Houston, TX	
	165,000	110,369	5,155,000	Zions Bancorporation Houston, TX	
	230,000	562,800	11,855,000	Zions Bancorporation Houston, TX	
	40,000	81,787	1,930,000	Zions Bancorporation Houston, TX	
		255,125	5,275,000	Zions Bancorporation Houston, TX	
<u>13,765,000</u>		<u>243,393</u>	<u>13,765,000</u>	Zions Bancorporation Houston, TX	
<u>\$ 13,765,000</u>	<u>\$ 1,450,000</u>	<u>\$ 2,132,630</u>	<u>\$ 69,945,000</u>		

See accompanying independent auditor's report.

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FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED JULY 31, 2024

Bond Authority:	<u>Utility Bonds</u>	<u>Park Bonds</u>	<u>Road Bonds</u>	<u>Refunding Utility and Park Bonds</u>	<u>Refunding Road Bonds</u>
Amount Authorized	\$112,000,000	\$ 18,700,000	\$ 39,000,000	\$130,700,000	\$ 39,000,000
Amount Issued	<u>42,145,000</u>	<u>13,765,000</u>	<u>17,895,000</u>	<u> </u>	<u> </u>
Remaining to be Issued	<u>\$ 69,855,000</u>	<u>\$ 4,935,000</u>	<u>\$ 21,105,000</u>	<u>\$130,700,000</u>	<u>\$ 39,000,000</u>
Debt Service Fund cash and investment balances as of July 31, 2024:				<u>\$ 6,066,406</u>	
Average annual debt service payment for remaining debt:				<u>\$ 3,986,212</u>	

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND - FIVE YEARS

	Amounts		
	2024	2023	2022
REVENUES			
Property Taxes	\$ 1,068,343	\$ 838,071	\$ 955,104
Garbage Service	428,413	357,653	281,003
City of Richmond Service Revenues	929,606	1,071,069	1,047,780
Investment and Miscellaneous Revenues	156,388	94,820	12
TOTAL REVENUES	\$ 2,582,750	\$ 2,361,613	\$ 2,283,899
EXPENDITURES			
Professional Fees	\$ 145,949	\$ 245,598	\$ 177,375
Contracted Services	700,453	586,274	316,705
City of Richmond Operations Fees	792,084	840,550	787,001
Repairs and Maintenance	88,285	201,028	41,389
Other	79,353	52,148	47,778
Capital Outlay	1,108,503		39,057
TOTAL EXPENDITURES	\$ 2,914,627	\$ 1,925,598	\$ 1,409,305
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (331,877)	\$ 436,015	\$ 874,594
OTHER FINANCING SOURCES (USES)			
Transfers In	\$ 50,131	\$ - 0 -	\$ 5,475
NET CHANGE IN FUND BALANCE	\$ (281,746)	\$ 436,015	\$ 880,069
BEGINNING FUND BALANCE	2,912,647	2,476,632	1,596,563
ENDING FUND BALANCE	\$ 2,630,901	\$ 2,912,647	\$ 2,476,632

See accompanying independent auditor's report.

		Percentage of Total Revenues						
2021	2020	2024	2023	2022	2021	2020		
\$ 588,785	\$ 365,789	41.3 %	35.5 %	41.8 %	32.6 %	29.7 %		
183,473	116,399	16.6	15.1	12.3	10.1	9.5		
1,036,227	745,337	36.0	45.4	45.9	57.3	60.7		
665	886	6.1	4.0	-		0.1		
<u>\$ 1,809,150</u>	<u>\$ 1,228,411</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>		
\$ 114,175	\$ 118,134	5.7 %	10.4 %	7.8 %	6.3 %	9.6 %		
218,608	139,484	27.1	24.8	13.9	12.1	11.4		
634,805	474,436	30.7	35.6	34.5	35.1	38.6		
62,276	70,846	3.4	8.5	1.8	3.4	5.8		
29,600	31,068	3.1	2.2	2.1	1.6	2.5		
		42.9		1.7				
<u>\$ 1,059,464</u>	<u>\$ 833,968</u>	<u>112.9 %</u>	<u>81.5 %</u>	<u>61.8 %</u>	<u>58.5 %</u>	<u>67.9 %</u>		
<u>\$ 749,686</u>	<u>\$ 394,443</u>	<u>(12.9) %</u>	<u>18.5 %</u>	<u>38.2 %</u>	<u>41.5 %</u>	<u>32.1 %</u>		
<u>\$ -0-</u>	<u>\$ 9,765</u>							
\$ 749,686	\$ 404,208							
846,877	442,669							
\$ 1,596,563	\$ 846,877							

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
DEBT SERVICE FUND - FIVE YEARS

	Amounts		
	2024	2023	2022
REVENUES			
Property Taxes	\$ 4,609,813	\$ 4,377,348	\$ 2,228,806
Investment and Miscellaneous Revenues	<u>216,508</u>	<u>35,366</u>	<u>10,576</u>
TOTAL REVENUES	<u>\$ 4,826,321</u>	<u>\$ 4,412,714</u>	<u>\$ 2,239,382</u>
EXPENDITURES			
Tax Collection and Other Costs	\$ 95,612	\$ 76,952	\$ 53,365
Debt Service Principal	1,450,000	1,125,000	775,000
Debt Service Interest and Fees	<u>2,135,645</u>	<u>1,473,820</u>	<u>950,959</u>
TOTAL EXPENDITURES	<u>\$ 3,681,257</u>	<u>\$ 2,675,772</u>	<u>\$ 1,779,324</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>\$ 1,145,064</u>	<u>\$ 1,736,942</u>	<u>\$ 460,058</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from Issuance of Long-Term Debt	<u>\$ 331,900</u>	<u>\$ 169,031</u>	<u>\$ 344,334</u>
NET CHANGE IN FUND BALANCE	<u>\$ 1,476,964</u>	<u>\$ 1,905,973</u>	<u>\$ 804,392</u>
BEGINNING FUND BALANCE	<u>4,574,311</u>	<u>2,668,338</u>	<u>1,863,946</u>
ENDING FUND BALANCE	<u>\$ 6,051,275</u>	<u>\$ 4,574,311</u>	<u>\$ 2,668,338</u>

See accompanying independent auditor's report.

		Percentage of Total Revenues					
2021	2020	2024	2023	2022	2021	2020	
\$ 1,514,569 11,359	\$ 1,041,434 10,089	95.5 % 4.5	99.2 % 0.8	99.5 % 0.5	99.3 % 0.7	99.0 % 1.0	
\$ 1,525,928	\$ 1,051,523	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %	
\$ 38,534 510,000 727,170	\$ 22,116 510,976	2.0 % 30.0 44.2	1.7 % 25.5 33.4	2.4 % 34.6 42.5	2.5 % 33.4 47.7	2.1 % 48.6	
\$ 1,275,704	\$ 533,092	76.2 %	60.6 %	79.5 %	83.6 %	50.7 %	
\$ 250,224	\$ 518,431	23.8 %	39.4 %	20.5 %	16.4 %	49.3 %	
\$ 154,453	\$ 207,141						
\$ 404,677	\$ 725,572						
1,459,269	733,697						
\$ 1,863,946	\$ 1,459,269						

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
JULY 31, 2024

District Mailing Address - Fort Bend County Municipal Utility District No. 215
c/o Schwartz Page & Harding, L.L.P.
1300 Post Oak Blvd., Suite 2400
Houston, TX 77056-3012

District Telephone Number - (713) 623-4531

Board Members:	<u>Term of Office (Elected or Appointed)</u>	<u>Fees of Office for the year ended July 31, 2024</u>	<u>Expense Reimbursements for the year ended July 31, 2024</u>	<u>Title</u>
Gary Gillen	05/2022 05/2026 (Elected)	\$ 2,652	\$ -0-	President
Billy Johnson	05/2022 05/2026 (Elected)	\$ 4,199	\$ 2,644	Vice President
Jessica Huang	05/2022 05/2026 (Elected)	\$ 2,873	\$ -0-	Assistant Vice President
Terri Morgan	05/2024 05/2028 (Elected)	\$ 2,652	\$ -0-	Secretary
Wilbert Haverly	05/2024 05/2028 (Elected)	\$ 4,641	\$ 2,557	Assistant Secretary

Notes: No Director has any business or family relationships (as defined by the Texas Water Code) with major landowners in the District or with any of the District's consultants.

Submission date of most recent District Registration Form: May 2024

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution on February 17, 2015. Fees of Office are the amounts actually paid to a Director during the District's fiscal year.

See accompanying independent auditor's report.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 215
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
JULY 31, 2024

Consultants:	Date Hired	Fees / Compensation for the year ended July 31, 2024	Title
Schwartz, Page & Harding, L.L.P.	02/17/15	\$ 106,580 \$ 335,955	General Counsel Bond Counsel
McCall Gibson Swedlund Barfoot PLLC	07/19/16	\$ 19,000 \$ 28,500 \$ 750	Auditor Bond Related Other Services
Myrtle Cruz, Inc.	02/17/15	\$ 15,609 \$ 3,000	Bookkeeper Bond Related
Pape-Dawson Engineers	02/16/16	\$ 27,943 \$ 29,568	Engineer Bond Related
Robert W. Baird & Co. Incorporated	02/16/16	\$ 277,999	Financial Advisor
Mary Jarmon of Myrtle Cruz, Inc.	02/17/15	\$ -0-	Investment Officer
Tax Tech, Incorporated	07/19/16	\$ 39,513	Tax Assessor/ Collector
Perdue, Brandon, Fielder, Collins & Mott, LLP	01/17/17	\$ 4,949	Delinquent Tax Attorney

See accompanying independent auditor's report.