

**KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 6
(Kaufman County, Texas)**

**PRELIMINARY OFFICIAL STATEMENT
DATED: SEPTEMBER 18, 2025**

**\$2,190,000
UNLIMITED TAX ROAD BONDS
SERIES 2025**

**BIDS TO BE SUBMITTED:
9:30 A.M., CENTRAL TIME
THURSDAY, OCTOBER 16, 2025**

**BIDS TO BE OPENED:
12:15 P.M., CENTRAL TIME
THURSDAY, OCTOBER 16, 2025**



Financial Advisor

PRELIMINARY OFFICIAL STATEMENT DATED SEPTEMBER 18, 2025

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

IN THE OPINION OF BOND COUNSEL, INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES UNDER EXISTING LAW AND IS NOT INCLUDED IN THE ALTERNATIVE MINIMUM TAXABLE INCOME OF INDIVIDUALS; HOWEVER, SUCH INTEREST IS TAKEN INTO ACCOUNT IN DETERMINING THE ANNUAL ADJUSTED FINANCIAL STATEMENT INCOME OF APPLICABLE CORPORATIONS FOR THE PURPOSE OF DETERMINING THE ALTERNATIVE MINIMUM TAX IMPOSED ON CORPORATIONS. SEE “TAX MATTERS” HEREIN FOR A DISCUSSION OF THE OPINION OF BOND COUNSEL.

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

NEW ISSUE—Book-Entry-Only

**RATING: Moody’s Investors Service, Inc. (Underlying) “Baa1”
See “MUNICIPAL BOND INSURANCE AND RATING.”**

KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 6

(A Political Subdivision of the State of Texas, located within Kaufman County)

\$2,190,000

Unlimited Tax Road Bonds

Series 2025

Dated Date: November 1, 2025

Interest Accrues From: Date of Delivery

Due: September 1, as shown on inside cover

The \$2,190,000 Kaufman County Municipal Utility District No. 6 Unlimited Tax Road Bonds, Series 2025 (the “Bonds”) are obligations of Kaufman County Municipal Utility District No. 6 (the “District”) and are not obligations of the State of Texas; Kaufman County, Texas; the City of Dallas, Texas; the City of Heath, Texas; or any entity other than the District. Neither the full faith and credit nor the taxing power of the State of Texas; Kaufman County, Texas; the City of Dallas, Texas; the City of Heath, Texas; nor any entity other than the District is pledged to the payment of the principal of or interest on the Bonds.

Interest on the Bonds accrues from the initial date of delivery (expected on or about November 20, 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 of a 360-day year composed of 12, 30-day months. The Bonds will be issued in fully registered form only, without coupons, in principal denominations of \$5,000 or any integral multiple thereof, and, when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company, New York, New York (“DTC”), acting as securities depository for the Bonds until DTC resigns or is discharged. So long as Cede & Co., as nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable by the Paying Agent/Registrar (herein defined) to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The District has designated Zions Bancorporation, National Association, Houston, Texas, as the initial paying agent/registrar (the “Paying Agent/Registrar”) for the Bonds. See “THE BONDS—Book-Entry-Only System” and “—Paying Agent/Registrar”.

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

The Bonds constitute the eighth (8th) series of unlimited tax bonds issued by the District for the purpose of constructing or acquiring a road system to serve the District (the “Road System”). The District has also issued six (6) series of unlimited tax bonds for the purpose of constructing or acquiring water, wastewater, and drainage improvements to serve the District (the “Utility System”) and one series of unlimited tax bonds for refunding previously issued Utility System bonds. At an election held within the District on May 10, 2008, voters of the District authorized the District’s issuance of \$50,900,000 principal amount of unlimited tax bonds for the Road System and \$76,350,000 for the refunding of such bonds and at an election held within the District on May 3, 2003, voters of the District authorized the issuance of \$70,780,000 principal amount of unlimited tax bonds for the Utility System and \$106,170,000 for the refunding of such bonds. Following issuance of the Bonds, \$14,790,000 principal amount of unlimited tax bonds for the Road System and \$76,350,000 for the refunding of such bonds and \$40,220,000 principal amount of authorized unlimited tax bonds for the Utility System and \$105,990,000 for the refunding of such bonds will remain authorized but unissued. See “THE BONDS—Authority for Issuance.”

The Bonds, when issued, will be payable from the proceeds of an annual ad valorem tax, without legal limit as to rate or amount, levied by the District against all taxable property within the District. Investment in the Bonds is subject to investment considerations as described herein. See “THE BONDS—Source of Payment” and “INVESTMENT CONSIDERATIONS.”

The Bonds are offered when, as, and if issued by the District and are also offered subject, among other things, to the approval of the Attorney General of Texas and of Coats Rose, P.C., Dallas, Texas, Bond Counsel. Delivery of the Bonds through the facilities of DTC is expected on or about November 20, 2025. See “LEGAL MATTERS.”

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

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

\$2,190,000 Unlimited Tax Road Bonds, Series 2025

Due (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. _____ (b)	Due (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. _____ (b)
2027	\$50,000	____%	____%	_____	2039 (c)	\$90,000	____%	____%	_____
2028	55,000	____%	____%	_____	2040 (c)	95,000	____%	____%	_____
2029	55,000	____%	____%	_____	2041 (c)	100,000	____%	____%	_____
2030	60,000	____%	____%	_____	2042 (c)	100,000	____%	____%	_____
2031	60,000	____%	____%	_____	2043 (c)	105,000	____%	____%	_____
2032 (c)	65,000	____%	____%	_____	2044 (c)	110,000	____%	____%	_____
2033 (c)	65,000	____%	____%	_____	2045 (c)	115,000	____%	____%	_____
2034 (c)	70,000	____%	____%	_____	2046 (c)	125,000	____%	____%	_____
2035 (c)	75,000	____%	____%	_____	2047 (c)	130,000	____%	____%	_____
2036 (c)	75,000	____%	____%	_____	2048 (c)	135,000	____%	____%	_____
2037 (c)	80,000	____%	____%	_____	2049 (c)	140,000	____%	____%	_____
2038 (c)	85,000	____%	____%	_____	2050 (c)	150,000	____%	____%	_____

- (a) The initial reoffering yield has been provided by the Initial Purchaser (hereinafter defined) and represents the initial offering price to the public of a substantial amount of the Bonds for each maturity. Such initial reoffering yield may subsequently be changed. The initial reoffering yields indicated above represent the lower of the yields resulting when priced to maturity or to the first call date.
- (b) CUSIP numbers will be assigned to the Bonds by CUSIP Global Services, managed by FactSet Research Systems, Inc. on behalf of the American Bankers Association and are included solely for the convenience of the owners of the Bonds.
- (c) The Bonds maturing on September 1, 2032, and thereafter, are subject to redemption prior to maturity at the option of the District, as a whole or from time to time in part, on September 1, 2031, or any date thereafter, at a price equal to the par value thereof, plus accrued interest to the date fixed for redemption. See "THE BONDS—Redemption Provisions."

USE OF INFORMATION IN OFFICIAL STATEMENT

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

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

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

This Official Statement is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation. All of the summaries of the statutes, orders, contracts, records, and engineering and other related reports set forth in the Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from Bond Counsel.

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

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

TABLE OF CONTENTS

<u>Page</u>	<u>Page</u>
USE OF INFORMATION IN OFFICIAL STATEMENT ..1	Mutilated, Lost, Stolen or Destroyed
SALE AND DISTRIBUTION OF THE BONDS.....3	Bonds 11
Award of the Bonds3	Authority for Issuance..... 11
Prices and Marketability3	Source of Payment 12
Securities Laws3	Redemption Provisions..... 12
MUNICIPAL BOND INSURANCE AND RATING.....3	Outstanding Bonds..... 12
OFFICIAL STATEMENT SUMMARY.....4	Annexation 12
SELECTED FINANCIAL INFORMATION7	Consolidation 13
INTRODUCTION.....8	Defeasance..... 13
THE BONDS8	Issuance of Additional Debt..... 13
General8	Amendments to the Bond Order..... 14
Book-Entry-Only System.....8	Registered Owners' Remedies..... 14
Paying Agent/Registrar10	Legal Investment and Eligibility to
Registration, Transfer and Exchange.....10	Secure Public Funds in Texas..... 14

Use and Distribution of Bond Proceeds.....	15	Tax Collections and Foreclosure	
DISTRICT DEBT	16	Remedies.....	35
General	16	Registered Owners' Remedies.....	35
Estimated Overlapping Debt Statement.....	17	Bankruptcy Limitation to Registered	
Debt Ratios	17	Owners' Rights.....	36
Pro-Forma Debt Service Requirements.....	18	Bond Insurance Risk Factors.....	36
TAXING PROCEDURES.....	19	Future Debt	37
Authority to Levy Taxes.....	19	Competitive Nature of Dallas	
Property Tax Code and County-Wide		Residential Market.....	37
Appraisal District.....	19	Marketability of the Bonds.....	37
Property Subject to Taxation by the		Continuing Compliance with Certain	
District.....	20	Covenants.....	37
Residential Homestead Exemption	20	Approval of the Bonds.....	38
Valuation of Property for Taxation.....	21	Environmental Regulations	38
District and Taxpayer Remedies.....	21	Future and Proposed Legislation	40
Disaster Exemption	21	LEGAL MATTERS	40
Tax Abatement.....	21	Legal Opinions	40
Rollback of Operation and		Legal Review.....	40
Maintenance Tax Rate	22	No-Litigation Certificate.....	41
Levy and Collection of Taxes	22	No Material Adverse Change	41
District's Rights in the Event of Tax		TAX MATTERS.....	41
Delinquencies.....	23	Opinion.....	41
TAX DATA.....	24	Federal Income Tax Accounting	
General	24	Treatment of Original Issue	
Tax Rate Limitation	24	Discount.....	42
Historical Tax Collections	24	Collateral Federal Income Tax	
Tax Rate Distribution.....	24	Consequences.....	42
Analysis of Tax Base	25	State, Local and Foreign Taxes	43
Principal Taxpayers.....	25	Qualified Tax-Exempt Obligations.....	43
Tax Rate Calculations.....	25	CONTINUING DISCLOSURE OF INFORMATION	43
Estimated Overlapping Taxes	25	Annual Reports.....	44
THE DISTRICT	26	Event Notices.....	44
General	26	Availability of Information from MSRB	45
Description	26	Limitations and Amendments.....	45
Management of the District.....	26	Compliance with Prior Undertakings	45
DEVELOPMENT STATUS OF THE DISTRICT.....	28	OFFICIAL STATEMENT	45
Homebuilding within the District.....	28	General	45
TRAVIS RANCH	29	Experts	46
THE DEVELOPERS.....	29	Certification as to Official Statement	46
The Role of a Developer	29	Updating the Official Statement	46
The Developers.....	29	Official Statement "Deemed Final"	47
PHOTOGRAPHS TAKEN WITHIN THE DISTRICT ...	30	CONCLUDING STATEMENT	47
THE SYSTEM	31		
Master District Contract	31	APPENDIX A: Financial Statements of the District	
Regulation.....	32		
Description of the Utility System.....	32		
Description of the Road System	33		
Historical Operations of the Utility			
System	33		
INVESTMENT CONSIDERATIONS.....	34		
General	34		
Economic Factors Affecting Taxable			
Values and Tax Payments	34		
Contract Tax.....	34		

SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District has accepted the bid resulting in the lowest net effective interest rate, which was tendered by _____ (the "Initial Purchaser") to purchase the Bonds bearing the interest rates shown 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

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 prices and other terms with respect to the offering and sale of the Bonds may be changed from time to time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts.

IN CONNECTION WITH 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 United States Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities laws of any other 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 AND RATING

The District has made an application to Assured Guaranty Municipal Corp. and Build America Mutual Assurance Company 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"), will be at the expense of the Initial Purchaser. The District will pay the rating fees charged by Moody's.

Moody's has assigned an underlying credit rating of "Baa1" to the Bonds. An explanation of the ratings may be obtained from Moody's, 7 World Trade Center at 250 Greenwich Street, New York, New York 10007. Furthermore, a security rating is not a recommendation to buy, sell or hold securities. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by Moody's, if in their judgment, circumstances so warrant. Any such revisions or withdrawal of the rating may have an adverse effect on the market price of the Bonds.

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

OFFICIAL STATEMENT SUMMARY

The following information 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

<i>The District</i>	Kaufman County Municipal Utility District No. 6 (the "District"), a political subdivision of the State of Texas, is located in Kaufman County, Texas. See "THE DISTRICT."
<i>The Issue</i>	The District's \$2,190,000 Unlimited Tax Road Bonds, Series 2025 (the "Bonds"), are dated November 1, 2025, and mature on September 1 in the years and in the principal amounts as shown on the inside cover page hereof. Interest on the Bonds accrues from the initial date of delivery (expected to be on or about November 20, 2025), and is payable on March 1, 2026, and on each September 1 and March 1 thereafter until maturity or prior redemption.
<i>Redemption Provisions</i>	The Bonds maturing on September 1, 2032, and thereafter, 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 par value thereof plus accrued interest thereon to the date fixed for redemption. See "THE BONDS—General," and "—Redemption Provisions."
<i>Source of Payment</i>	Principal of and interest on the Bonds are payable from the proceeds of a continuing direct 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; Kaufman County, Texas; the City of Dallas, Texas; the City of Heath, Texas; or any entity other than the District. See "THE BONDS—Source of Payment."
<i>Qualified Tax-Exempt Obligations</i>	The 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 "TAX MATTERS— Qualified Tax-Exempt Obligations."
<i>Outstanding Bonds</i>	The District has previously issued seven (7) series of unlimited tax bonds issued for Road System (hereinafter defined) purposes, six (6) series of unlimited tax bonds for Utility System (hereinafter defined) purposes, and one (1) series of unlimited tax bonds for refunding Utility System bonds. As of delivery of the Bonds, \$54,625,000 principal amount of the above-referenced bonds issued by the District remains outstanding (the "Outstanding Bonds"). See "THE BONDS—Outstanding Bonds."
<i>Use of Proceeds of Bonds</i>	Proceeds from the sale of the Bonds will be used to finance certain roadway maintenance and repair costs as set forth herein under "THE BONDS—Use and Distribution of Bond Proceeds." Proceeds of the Road Bonds will also be used to pay for certain costs of issuance associated with the Bonds.
<i>Payment Record</i>	The District has never defaulted on the timely payment of principal and interest on its bonded indebtedness. See "THE BONDS—Source of Payment."
<i>Authority</i>	The rights, powers, privileges, authority and functions of the District are established by (i) 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; (ii) Article

XVI, Section 59 and Article III, Section 52 of the Texas Constitution; and (iii) elections held within the District. The District is subject to continuing supervision of the Texas Commission on Environmental Quality (the “TCEQ”). See “THE DISTRICT—General.”

<i>Municipal Bond Insurance and Rating</i>	Applications have been made for a commitment for municipal bond guaranty 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 any rating companies, other than Moody’s Investors Service, Inc. (“Moody’s”), will be at the option of the Initial Purchaser. Moody’s has assigned an underlying rating of “Baa1” to the Bonds. See “MUNICIPAL BOND INSURANCE AND RATING.”
<i>Legal Opinion</i>	Coats Rose, P.C., Dallas, Texas, Bond Counsel. See “LEGAL MATTERS.”
<i>Financial Advisor</i>	Robert W. Baird & Co. Incorporated, Houston, Texas.
<i>Disclosure Counsel</i>	McCall, Parkhurst & Horton L.L.P., Houston, Texas.
<i>Paying Agent/Registrar</i>	Zions Bancorporation, National Association (Amegy Bank Division), Houston, Texas.

THE DISTRICT

<i>Description</i>	The District is located within Kaufman County, Texas, approximately 2 miles north of downtown Forney, Texas, and approximately 20 miles east of downtown Dallas, Texas. The District is located 1 mile north of the intersection of Farm-to-Market 460 (“F.M. 460”) and Farm-to-Market 740 (“F.M. 740”). The District is bordered by F.M. 740 on the east, Lake Ray Hubbard on the west, Travis Ranch Boulevard on the north and Kaufman County Municipal Utility District No. 5 on the south. All of the land within the District is either within the extraterritorial jurisdiction (“ETJ”) of the City of Dallas, Texas or the City of Heath, Texas. See “THE DISTRICT— General” and “—Description.” The District is one of three municipal utility districts collectively comprising approximately 1,946.60 acres, herein referred to as the “Service Area.” The District, Kaufman County Municipal Utility District No. 5 (“KC MUD 5”), and Kaufman County Municipal Utility District No. 7 (“KC MUD 7”), collectively referred to herein as the “Participants,” make up the Service Area. KC MUD 5 acts as the “Master District” and is the provider of trunkwater and sanitary sewer lines and off-site facilities that serve the Service Area (the “Master District Facilities”). See “THE SYSTEM—Master District Contract.”
<i>Status of Development</i>	The District encompasses approximately 477.4 acres of land. Of such land, approximately 447.98 acres (2,367 lots) have been developed with water distribution, sanitary sewer and storm drainage facilities to serve the single-family subdivisions of Travis Ranch, Phases 2A, 2B, 2B1, 2C, 2D, 2E1, 2E2, 2G, 2I, 2J, 2K, Travis Ranch Marina Lots, Phases 1-3, and Travis Ranch Model Park. As of September 1, 2025, the District was comprised of 2,350 completed homes (2,343 occupied and 7 unoccupied), 3 homes under construction, and 14 vacant developed lots. The District also contains an elementary school on approximately 14.72 acres. The remaining acreage within the District consists of approximately 14.7 undevelopable acres. See “DEVELOPMENT STATUS OF THE DISTRICT.”

<i>Homebuilding within the District</i>	Homes are currently being constructed within Travis Ranch Marina, Phases 1 and 2. Travis Ranch Marina, Phase 1 is a custom community where Travis Ranch Marina, LLC is selling vacant developed lots to individuals and/or unaffiliated homebuilders for custom home construction. Homes within Travis Ranch Marina, Phase 2 are being constructed by Castlerock Homes ranging in price from \$303,990 to \$437,649 and in size from 1,362 square feet to 2,843 square feet. See “DEVELOPMENT STATUS OF THE DISTRICT—Homebuilding within the District.”
<i>Travis Ranch</i>	All of the land within the District is within the master-planned community known as “Travis Ranch,” a development that comprises approximately 761 acres in total. In addition to single-family residential development, Travis Ranch currently includes an amenity center with pool, a splash park, a covered pavilion, playgrounds, an in-line skating rink, pocket parks and an elementary school, which serves the existing subdivisions. See “DEVELOPMENT STATUS OF THE DISTRICT” and “TRAVIS RANCH.”
<i>The Developers</i>	<p>CTMGT Travis Ranch, LLC, a Texas limited liability company (“CTMGT”), Pulte Homes of Texas, L.P., a Texas limited partnership (“Pulte Homes”), and Travis Ranch Marina, LLC, a Texas limited liability company, are the developing entities within the District. CTMGT, Pulte Homes and Travis Ranch Marina, LLC are collectively referred to herein as the “Developers”.</p> <p>CTMGT is comprised of two members, CTMGT LLC, a Texas limited liability company, and Centamtar Terras, L.L.C., a Texas limited liability company. Within the District, CTMGT is managed by Scarborough Management LLC, a third-party management company controlled by James R. Feagin. CTMGT and related party entities, developed approximately 260.64 acres (1,291 lots) as Travis Ranch, Phases 2A, 2B, 2B1, 2C, 2D and 2G and Travis Ranch, Model Park.</p> <p>Pulte Homes purchased approximately 42.80 acres of land within the District from CTMGT, on which it developed Travis Ranch, Phases 2E1 and 2E2 (an aggregate of 230 lots). Pulte Homes is the active homebuilder within Travis Ranch, Phase 2E1 and 2E2. Pulte Homes subsequently purchased an additional 81.26 acres within the District from CTMGT on which it developed Travis Ranch, Phase 2I, 2J and 2K (an aggregate of 488 lots). Pulte Homes is a subsidiary of PulteGroup, Inc., which is a publicly traded company on the New York Stock Exchange and a national homebuilder. For more information, visit www.pultegroupinc.com.</p> <p>Travis Ranch Marina, LLC, or its related entities, has developed approximately 62.27 acres within the District as Travis Ranch Marina, Phases 1-3 (an aggregate of 358 lots). See “THE DEVELOPERS.”</p>

INVESTMENT CONSIDERATIONS

INVESTMENT IN THE BONDS IS SUBJECT TO CERTAIN INVESTMENT CONSIDERATIONS. PROSPECTIVE PURCHASERS SHOULD REVIEW THE ENTIRE OFFICIAL STATEMENT, INCLUDING PARTICULARLY THE SECTION OF THE OFFICIAL STATEMENT ENTITLED “INVESTMENT CONSIDERATIONS,” BEFORE MAKING AN INVESTMENT DECISION.

**SELECTED FINANCIAL INFORMATION
(UNAUDITED)**

2025 Taxable Assessed Valuation	\$ 708,119,066	(a)
See "TAX DATA" and "TAXING PROCEDURES."		
Direct Debt:		
The Outstanding Bonds	\$ 54,625,000	
The Bonds	<u>\$ 2,190,000</u>	
Total.....	\$ 56,815,000	
Estimated Overlapping Debt	<u>\$ 96,408,607</u>	(b)
Total Direct and Estimated Overlapping Debt.....	\$ 153,223,607	
Direct Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation.....	8.02	%
Direct and Estimated Overlapping Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation.....	21.64	%
Utility System Debt Service Fund Balance (as of September 18, 2025)	\$ 1,117,497	(c)
Road System Debt Service Fund Balance (as of September 18, 2025)	\$ 1,224,748	(d)
General Fund Balance (as of September 18, 2025).....	\$ 2,229,458	
2025 Tax Rate		
Utility System Debt Service.....	\$0.2400	(e)
Road System Debt Service.....	\$0.3125	(e)
Maintenance & Operations	\$0.1400	
Contract Tax	<u>\$0.0400</u>	(f)
Total.....	\$0.7325	
Estimated Average Annual Debt Service Requirement (2026-2045, high years).....	\$ 3,889,129	(g)
Estimated Maximum Annual Debt Service Requirement (2044).....	\$ 3,969,610	(g)
Combined Tax Rate per \$100 of Assessed Valuation Required to Pay Estimated Average Annual Debt Service Requirement on the Bonds and Outstanding Bonds (2026-2045, high years) at 95% Tax Collections Based on 2025 Taxable Assessed Valuation (\$708,119,066).....	\$0.58	
Combined Tax Rate per \$100 of Assessed Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement on the Bonds and Outstanding Bonds (2044) at 95% Tax Collections Based on 2025 Taxable Assessed Valuation (\$708,119,066).....	\$0.60	

- (a) Certified taxable assessed value of all taxable property within the District as of January 1, 2025, provided by the Kaufman Central Appraisal District (the "Appraisal District"). The value includes \$1,138,937, which represents 80% of the value under arbitration by the Appraisal District and is the estimated minimum value that will ultimately become certified by the Appraisal District. See "TAX DATA" and "TAXING PROCEDURES."
- (b) See "DISTRICT DEBT—Estimated Overlapping Debt Statement."
- (c) Neither Texas law nor the Bond Order (herein defined) requires that the District maintain any particular sum in the Utility System Debt Service Fund or the Road Debt Service Fund. Funds in the Utility System Debt Service Fund are not available to pay debt service on bonds issued by the District for the Road System (including the Bonds).
- (d) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Road System Debt Service Fund or the Utility System Debt Service Fund. Funds in the Road System Debt Service Fund are not available to pay debt service on bonds issued by the District for the Utility System.
- (e) The District is authorized to levy separate taxes for payment of debt service on bonds issued by the District for the Utility System and for payment of debt service on bonds issued for the Road System; both of which are unlimited as to rate or amount. See "THE BONDS—Authority for Issuance."
- (f) See "INVESTMENT CONSIDERATIONS—Contract Tax."
- (g) Requirements of debt service on the Outstanding Bonds and the Bonds. Debt service on the Bonds is estimated at an average interest rate of 4.75%. See "DISTRICT DEBT—Pro-Forma Debt Service Requirements."

OFFICIAL STATEMENT

\$2,190,000

KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 6
(A Political Subdivision of the State of Texas, located within Kaufman County)

Unlimited Tax Road Bonds, Series 2025

INTRODUCTION

This Official Statement provides certain information in connection with the issuance by Kaufman County Municipal Utility District No. 6 (the "District"), of its \$2,190,000 Unlimited Tax Road Bonds, Series 2025 (the "Bonds").

The Bonds are issued pursuant to (i) an order adopted by the Board of Directors of the District (the "Board") on the date of the sale of the Bonds (the "Bond Order"); (ii) Article III, Section 52 of the Texas Constitution and general laws of the State of Texas, particularly Chapters 49 and 54 of the Texas Water Code, as amended; and (iii) an election held by the District on May 10, 2008.

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 certain terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Order. A copy of the Bond Order may be obtained from the District upon request to Coats Rose, P.C., Dallas, Texas, Bond Counsel. 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.

The Bonds are dated November 1, 2025 and will mature on September 1 of the years and in principal amounts indicated on the inside of the cover page hereof. The Bonds will accrue interest from the initial date of delivery (expected to be on or about November 20, 2025) (the "Date of Delivery"), at the stated interest rates indicated on the inside cover page hereof. Interest on the Bonds will be payable March 1, 2026, and on each September 1 and March 1 thereafter (each an "Interest Payment Date") until maturity or prior redemption. The Bonds will be issued as fully registered bonds in principal denominations of \$5,000 or any integral multiple thereof. Principal of the Bonds will be payable to a Bondholder thereof at maturity or earlier redemption upon presentation of Bonds at the principal payment office of Zions Bancorporation, National Association, Houston, Texas (the "Paying Agent/Registrar"). Interest on the Bonds will be payable by check, dated as of the interest payment date, and mailed by the Paying Agent/Registrar to Bondholders as shown on the records of the Paying Agent/Registrar at the close of business on the 15th day of the calendar month next preceding each Interest Payment Date (the "Record Date"), or by other such customary banking arrangements as may be acceptable to the Paying Agent/Registrar and the Bondholder at the expense and risk of the Bondholder.

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 The Depository Trust Company, New York, New York ("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 Participants, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission ("SEC"), 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 series of Bonds, each in the aggregate principal amount of such series, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a rating of AA+ from S&P Global Ratings. The DTC Rules applicable to its Participants are on file with the SEC. 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.

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

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

Redemption proceeds, principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or The Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with 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, The Paying Agent/Registrar or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

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

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

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.

Paying Agent/Registrar

The Board has selected Zions Bancorporation, National Association, Houston, Texas, as the initial Paying Agent/Registrar for the Bonds. The initial designated payment office for the Bonds is located in Houston, Texas. Provision is made in the Bond Order for removal of the Paying Agent/Registrar, provided that no such removal shall be effective until a successor paying agent/registrar shall have accepted the duties of the Paying Agent/Registrar under the provisions of the Bond Order. Any successor paying agent/registrar selected by the District shall be a corporation organized and doing business under the laws of the United States of America or any state authorized under such laws to exercise trust powers, shall have a combined capital and surplus of at least \$50,000,000, shall be subject to supervision or examination by federal or state authority, shall be registered as a transfer agent with the United States Securities and Exchange Commission ("SEC") and shall have a corporate trust office in the State of Texas.

Registration, Transfer and Exchange

In the event the Book-Entry-Only system is discontinued, the Bonds are transferable only on the bond register kept by the Paying Agent/Registrar upon surrender at the principal payment office of the Paying Agent/Registrar in Houston, Texas. A Bond may be assigned by the execution of an assignment form on the Bonds or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. At any time after the date of initial delivery, any Bond may be transferred upon its presentation and surrender at the designated offices of the Paying Agent/Registrar, duly endorsed for transfer or accompanied by an assignment

duly executed by the Bondholder. The Bonds are exchangeable upon presentation at the designated office(s) of the Paying Agent/Registrar, for an equal principal amount of Bonds of the same series and maturity in authorized denominations. To the extent possible, new Bonds issued in exchange or transfer of Bonds will be delivered to the Bondholder or assignee of the Bondholder within not more than three (3) business days after the receipt by the Paying Agent/Registrar of the request in proper form to transfer or exchange the Bonds. New Bonds registered and delivered in an exchange or transfer shall be in the denomination of \$5,000 in principal amount for a Bond, or any integral multiple thereof for any one maturity and shall bear interest at the same rate and be for a like aggregate principal or maturity amount as the Bond or Bonds surrendered for exchange or transfer. Neither the Paying Agent/Registrar nor the District is required to issue, transfer, or exchange any Bond during a period beginning at the opening of business on a Record Date and ending at the close of business on the next succeeding Interest Payment Date or to transfer or exchange any Bond selected for redemption, in whole or in part, beginning fifteen (15) calendar days prior to, and ending on the date of the mailing of notice of redemption, or where such redemption is scheduled to occur within thirty (30) calendar days. No service charge will be made for any transfer or exchange, but the District or Paying Agent/Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

Mutilated, Lost, Stolen or Destroyed Bonds

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

Authority for Issuance

The Bonds are issued pursuant to (i) the Bond Order; (ii) Article III, Section 52 of the Texas Constitution and general laws of the State of Texas, particularly Chapters 49 and 54 of the Texas Water Code, as amended; and (iii) an election held by the District.

At an election held within the District on May 10, 2008, voters of the District authorized the issuance of \$50,900,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring a road system (the "Road System") and \$76,350,000 for the refunding of such bonds and at an election held within the District on May 3, 2003, voters of the District authorized the issuance of \$70,780,000 principal amount of unlimited tax bonds for the purpose of constructing or acquiring a water, wastewater, and drainage system (the "Utility System") and \$106,170,000 for the refunding of such bonds.

Following issuance of the Bonds, \$14,790,000 principal amount of unlimited tax bonds for the Road System and \$76,350,000 for the refunding of such bonds and \$40,220,000 principal amount of authorized unlimited tax bonds for the Utility System and \$105,990,000 for the refunding of such bonds will remain authorized but unissued. The bonds authorized by the resident electors of the District, the amount of bonds issued, and the remaining authorized but unissued bonds are as follows:

<u>Election Date</u>	<u>Purpose</u>	<u>Amount Authorized</u>	<u>Amount Issued</u>	<u>Remaining Authorized But Unissued</u>
May 10, 2008	Road System	\$50,900,000	\$36,110,000 (a)	\$14,790,000
May 10, 2008	Refunding (Road System)	76,350,000	-0-	76,350,000
May 3, 2003	Utility System	70,780,000	30,560,000	40,220,000
May 3, 2003	Refunding (Utility System)	106,170,000	180,000	105,990,000

(a) Includes the Bonds.

In the Bond Order, the District reserves the right to issue the remaining authorized but unissued bonds plus such additional bonds as may hereafter be authorized by voters in the District. The Bond Order imposes no limitation on the amount of additional parity bonds that may be issued by the District (if authorized by the District's voters and approved by the Board and, in the case of bonds for the Utility System, approved by the

Texas Commission on Environmental Quality (the “TCEQ”)). The District’s issuance of bonds for the Road System (such as the Bonds) is not subject to approval by the TCEQ.

Source of Payment

The Bonds, when issued, will constitute valid and binding obligations of the District, and the principal thereof and the interest thereon, and such additional tax bonds of the District as may hereafter be authorized by District voters, if any, and subsequently issued, are payable from and secured by 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. See “TAX PROCEDURES” and “TAX DATA—Tax Rate Calculations” for tax adequacy, manner of assessing and collecting taxes, and the remedy to the District in the event of tax delinquencies; and “Registered Owners’ Remedies” below for the remedies available to Bondholders in the event of default in the performance of any of the covenants set forth in the Bond Order or in the event of default in the payment of principal of or interest on the Bonds.

Redemption Provisions

The Bonds maturing on September 1, 2032, and thereafter are subject to redemption 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 par value thereof plus accrued interest to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the bond register. If less than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed shall be selected by the District. If less than all of the Bonds of a maturity are to be redeemed, the particular Bonds or portions thereof to be redeemed will be selected by the Paying Agent/Registrar prior to the redemption date by a random selection method in integral multiples of \$5,000 within any one maturity. The Registered Owner of any Bond, all or a portion of which has been called for redemption, shall be required to present such Bond to the Paying Agent/Registrar for payment of the redemption price on the portion of the Bonds so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

Outstanding Bonds

The District has previously issued seven (7) series of unlimited tax bonds issued for Road System (hereinafter defined) purposes, six (6) series of unlimited tax bonds for Utility System (hereinafter defined) purposes, and one (1) series of unlimited tax bonds for refunding Utility System bonds. As of delivery of the Bonds, \$54,625,000 principal amount of the above-referenced bonds issued by the District remains outstanding (the “Outstanding Bonds”).

Annexation

The District lies partly within the extraterritorial jurisdiction (“ETJ”) of the City of Dallas, Texas, and partly within the ETJ of the City of Heath, Texas. Certain portions of the District may be annexed and dissolved by the City of Dallas or by the City of Heath only if (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed and (ii) if the registered voters in the area to be annexed do not own more than 50% of the land in the area, a petition has been signed by more than 50% of the land owners, consenting to annexation. If the District is annexed, the City of Dallas or the City of Heath must assume the District’s assets and obligations (including the Bonds) and abolish the District within ninety (90) days of the date of annexation. Annexation of territory by the City of Dallas or the City of Heath is a policy-making matter within the discretion of the Mayors and City Councils of such cities, and therefore, the District makes no representation that the City of Dallas or the City of Heath will ever annex the District and assume its debt. Moreover, no representation is made concerning the ability of the City of Dallas or the City of Heath to make debt service payments should annexation occur. The Bond Order provides for the termination of the pledge of taxes to the Bonds upon annexation and dissolution by a city.

Pursuant to the terms of that certain Settlement Agreement by and among the City of Heath, the City of Dallas and Travis Ranch Development, L.P., entered into following the filing of a lawsuit by the City of Heath against the City of Dallas seeking a declaration of the boundaries of the ETJs of both cities, the City of Heath has agreed

not to annex any of the land located within its ETJ until all of the land in the District is fully developed with water, wastewater and drainage facilities and the District has issued all of its bonds to finance such facilities.

Consolidation

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

Defeasance

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

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

Issuance of Additional Debt

The District's voters have authorized the issuance of \$50,900,000 principal amount of unlimited tax bonds for the Road System and \$76,350,000 for the refunding of such bonds and \$70,780,000 principal amount of unlimited tax bonds for the Utility System and \$106,170,000 for the refunding of such bonds, and could authorize additional amounts. Following issuance of the Bonds, \$14,790,000 principal amount of unlimited tax bonds for the Road System and \$76,350,000 for the refunding of such bonds and \$40,220,000 principal amount of authorized unlimited tax bonds for the Utility System and \$105,990,000 for the refunding of such bonds will remain authorized but unissued.

Based on present engineering cost estimates and on development plans supplied by the Developers, in the opinion of the Engineer, following the issuance of the Bonds, the remaining \$14,790,000 principal amount of authorized but unissued road bonds will be sufficient to fully reimburse the Developers for the construction of the Road System to serve the remaining undeveloped but developable land within the District.

The District has fully reimbursed the Developers for expenditures to construct the Road System and Utility System.

Amendments to the Bond Order

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

Registered Owners' Remedies

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 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 defaults 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 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 be further 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 and creditors of political subdivisions, such as the District.

Legal Investment and Eligibility to Secure Public Funds in Texas

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

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

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

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

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

Use and Distribution of Bond Proceeds

Proceeds from the sale of the Bonds will be used to finance certain roadway maintenance and repair costs as set forth below. Proceeds of the Road Bonds will also be used to pay for certain costs of issuance associated with the Bonds..

Construction Costs	
1. Roadway and Sidewalk Infrastructure Repairs	\$ 1,495,000
2. Drainage Facility Repairs	300,000
3. Inspection/Testing/Miscellaneous	<u>160,000</u>
Total Construction Costs	\$ 1,955,000
Non-Construction Costs	
1. Legal Fees	\$ 65,700
2. Fiscal Agent Fees	43,800
3. Bond Discount	65,700
4. Engineering Report	5,000
5. Bond Issuance Costs	52,610
6. AG Fee	<u>2,190</u>
Total Non-Construction Costs	\$ 235,000
Total Bond Issue Requirement	\$ 2,190,000

Non-construction costs are based upon either contract amounts or estimates of various costs by the Engineer (herein defined) and the Financial Advisor (herein defined). The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Bonds and the completion of agreed-upon procedures by the District's Auditor (hereinafter defined). The surplus funds, if any, may be expended for any lawful purpose for which surplus construction funds may be used, limited, however, to the purposes for which the Bonds were issued.

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

2025 Taxable Assessed Valuation \$ 708,119,066 (a)
 See "TAX DATA" and "TAXING PROCEDURES."

Direct Debt:

The Outstanding Bonds \$ 54,625,000
 The Bonds \$ 2,190,000
 Total \$ 56,815,000

Estimated Overlapping Debt \$ 96,408,607 (b)
 Total Direct and Estimated Overlapping Debt \$ 153,223,607

Direct Debt Ratios:

As a percentage of 2025 Taxable Assessed Valuation 8.02 %

Direct and Estimated Overlapping Debt Ratios:

As a percentage of 2025 Taxable Assessed Valuation 21.64 %

Utility System Debt Service Fund Balance (as of September 18, 2025) \$ 1,117,497 (c)
 Road System Debt Service Fund Balance (as of September 18, 2025) \$ 1,224,748 (d)
 General Fund Balance (as of September 18, 2025) \$ 2,229,458

2025 Tax Rate

Utility System Debt Service \$0.2400 (e)
 Road System Debt Service \$0.3125 (e)
 Maintenance & Operations \$0.1400
 Contract Tax \$0.0400 (f)
 Total \$0.7325

Estimated Average Annual Debt Service Requirement (2026-2045, high years) \$ 3,889,129 (g)
 Estimated Maximum Annual Debt Service Requirement (2044) \$ 3,969,610 (g)

Combined Tax Rate per \$100 of Assessed Valuation Required to Pay Estimated Average Annual Debt Service Requirement on the Bonds and Outstanding Bonds (2026-2045, high years) at 95% Tax Collections

Based on 2025 Taxable Assessed Valuation (\$708,119,066) \$0.58

Combined Tax Rate per \$100 of Assessed Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement on the Bonds and Outstanding Bonds (2044) at 95% Tax Collections

Based on 2025 Taxable Assessed Valuation (\$708,119,066) \$0.60

- (a) Certified taxable assessed value of all taxable property within the District as of January 1, 2025, provided by the Appraisal District. The value includes \$1,138,937, which represents 80% of the value under arbitration by the Appraisal District and is the estimated minimum value that will ultimately become certified by the Appraisal District. See "TAX DATA" and "TAXING PROCEDURES."
- (b) See "DISTRICT DEBT—Estimated Overlapping Debt Statement."
- (c) Neither Texas law nor the Bond Order (herein defined) requires that the District maintain any particular sum in the Utility System Debt Service Fund or the Road Debt Service Fund. Funds in the Utility System Debt Service Fund are not available to pay debt service on bonds issued by the District for the Road System (including the Bonds).
- (d) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Road System Debt Service Fund or the Utility System Debt Service Fund. Funds in the Road System Debt Service Fund are not available to pay debt service on bonds issued by the District for the Utility System.
- (e) The District is authorized to levy separate taxes for payment of debt service on bonds issued by the District for the Utility System and for payment of debt service on bonds issued for the Road System; both of which are unlimited as to rate or amount. See "THE BONDS—Authority for Issuance."
- (f) See "INVESTMENT CONSIDERATIONS—Contract Tax."
- (g) Requirements of debt service on the Outstanding Bonds and the Bonds. Debt service on the Bonds is estimated at an average interest rate of 4.75%. See "DISTRICT DEBT—Pro-Forma Debt Service Requirements."

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	Overlapping	
	August 31, 2025	Percent	Amount
Forney Independent School District	\$1,264,769,911 (a)	6.96	\$ 88,000,444
Kaufman County	169,615,000 (a)	2.49%	4,227,826
Master District Contract Revenue Bonds (b)	11,700,000 (c)	35.73%	<u>4,180,338</u>
Total Estimated Overlapping Debt.....			\$ 96,408,607
The District.....			<u>\$ 56,815,000</u> (d)
Total Direct & Estimated Overlapping Debt			\$153,223,607 (d)

(a) As of August 31, 2025.

(b) See "THE SYSTEM—The Master District" and "INVESTMENT CONSIDERATIONS—Contract Tax."

(c) As of September 1, 2025.

(d) Includes the Bonds.

Debt Ratios

	2025 Assessed Taxable Valuation
Direct Debt (a)	8.02%
Direct and Estimated Overlapping Debt (a)	21.64%

(a) Includes the Bonds.

[Remainder of Page Left Blank Intentionally]

Pro-Forma Debt Service Requirements

The following schedule sets forth the annual debt service requirements on the Outstanding Bonds, plus the principal and estimated interest requirements of the Bonds, assuming an interest rate of 4.75% per annum.

Year Ending 12/31	Outstanding Debt Service	Plus: The Bonds			Total Debt Service
		Principal	Interest	Debt Service	
2026	\$ 3,721,544	\$ -	\$ 86,688	\$ 86,688	\$ 3,808,232
2027	3,722,945	50,000	104,025	154,025	3,876,970
2028	3,732,084	55,000	101,650	156,650	3,888,734
2029	3,731,123	55,000	99,038	154,038	3,885,160
2030	3,737,494	60,000	96,425	156,425	3,893,919
2031	3,741,649	60,000	93,575	153,575	3,895,224
2032	3,742,093	65,000	90,725	155,725	3,897,818
2033	3,747,405	65,000	87,638	152,638	3,900,043
2034	3,754,555	70,000	84,550	154,550	3,909,105
2035	3,763,030	75,000	81,225	156,225	3,919,255
2036	3,767,561	75,000	77,663	152,663	3,920,224
2037	3,773,699	80,000	74,100	154,100	3,927,799
2038	3,775,436	85,000	70,300	155,300	3,930,736
2039	3,785,549	90,000	66,263	156,263	3,941,811
2040	3,795,955	95,000	61,988	156,988	3,952,943
2041	3,793,749	100,000	57,475	157,475	3,951,224
2042	3,806,230	100,000	52,725	152,725	3,958,955
2043	3,804,165	105,000	47,975	152,975	3,957,140
2044	3,816,623	110,000	42,988	152,988	3,969,610
2045	3,244,928	115,000	37,763	152,763	3,397,690
2046	1,666,650	125,000	32,300	157,300	1,823,950
2047	1,404,000	130,000	26,363	156,363	1,560,363
2048	-	135,000	20,188	155,188	155,188
2049	-	140,000	13,775	153,775	153,775
2050	-	150,000	7,125	157,125	157,125
	\$ 77,828,464	\$ 2,190,000	\$ 1,614,525	\$ 3,804,525	\$ 81,632,989

Estimated Average Annual Debt Service Requirement: (2026–2045, high years)..... \$ 3,889,129
 Estimated Maximum Annual Debt Service Requirement: (2044) \$ 3,969,610

[Remainder of Page Left Blank Intentionally]

TAXING PROCEDURES

Authority to Levy Taxes

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

Property Tax Code and County-Wide Appraisal District

The Texas Property Tax Code (the “Property Tax Code”), specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized herein. The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the Appraisal District. The Kaufman Central Appraisal District (the “Appraisal District”) has the responsibility of appraising property for all taxing units within Kaufman County, including the District. Such appraisal values will be subject to review and change by the Kaufman Central Appraisal Review Board (the “Appraisal Review Board”). The appraisal roll, as approved by the Appraisal Review Board, will be used by the District in establishing its tax rolls and tax rate.

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

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

Property Subject to Taxation by the District

General: Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually-owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years or older and certain disabled persons, to the extent deemed advisable by the Board. The District may be required to offer certain exemptions if a majority of voters approve same at an election. The District would be required to call an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax supported debt incurred prior to adoption of the exemption by the District. Furthermore, the District must grant exemptions to disabled veterans or the surviving spouse or children of a deceased veteran who died while on active duty in the armed forces, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of one hundred percent (100%) is entitled to an exemption for the full value of the veteran's residence homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization at no cost to the veteran. This exemption applies to a residence homestead that was donated by a charitable organization at some cost to such veterans. The surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

The surviving spouse of a first responder who is killed or fatally injured in the line of duty is entitled to an exemption of the total appraised value of the surviving spouse's residence homestead if the surviving spouse has not remarried since the first responder's death, and said property was the first responder's residence homestead at the time of death. Such exemption would be transferrable to a subsequent residence homestead of the surviving spouse, if the surviving spouse has not remarried, in an amount equal to the exemption received on the prior residence in the last year in which such exemption was received.

Residential Homestead Exemption

The Property Tax Code authorizes the governing body of each political subdivision in the State to exempt up to twenty percent (20%) of the appraised market value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted by May 1. The District has not adopted a general 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. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code.

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

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 timely petition for review in district court. In such event, the property value in question may be determined by the court, or by a jury, if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to compel compliance with the Property Tax Code.

Disaster Exemption

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.

Tax Abatement

Kaufman County may designate all or part of the area within the District as a reinvestment zone. Thereafter, the District, at the option and discretion of the District, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement, which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed, on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdiction. None of the area within the District has been designated as a Reinvestment Zone to date, and the District has not approved any such tax abatement agreements.

Rollback of Operation and Maintenance Tax Rate

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

Special Taxing Units: Special Taxing Units that adopt a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, 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 Special Taxing Unit is the current year's debt service and contract tax rate plus 1.08 times the previous year's operation and maintenance tax rate.

Developed Districts: Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions for the preceding tax year, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, 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 1.035 times the previous year's operation and maintenance tax rate plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

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

The District: A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board on an annual basis. For the 2025 tax year, the District was classified as a Developed District by the Board. 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.

Levy and Collection of Taxes

The District is responsible for the levy and collection of its taxes, unless it elects to transfer such functions to another governmental entity. The date of delinquency may be postponed if the tax bills are mailed after January 1. A person over sixty-five (65) years of age is entitled by law to pay current taxes on his residential homestead in installments or to defer tax without penalty during the time he owns and occupies the property as his residential homestead. By September 1 of each year, or as soon thereafter as practicable, the rate of taxation is set by the Board based on valuation of property within the District as of the preceding January 1.

Taxes are due September 1, or when billed, whichever comes later, and become delinquent after January 31 of the following year. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty of up to twenty percent (20%) if imposed by the District. The delinquent tax also accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. 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 at least 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 equal 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 within the District in the preceding 24 months.

District's Rights in the Event of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property as of January 1 of the year in which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties and interest ultimately imposed for the year on the property. The lien exists in favor of the State and each taxing unit, including the District, having the power to tax the property. The District's tax lien is on a parity with the tax liens of other such taxing units. A tax lien on real property takes priority over the claims of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien, however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by federal law. Personal property, under certain circumstances, is subject to seizure and sale for the payment of delinquent taxes, penalty and interest.

At any time after taxes on property become delinquent, the 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, by taxpayer redemption rights or by bankruptcy proceedings which restrict the collection of taxpayer debts. A taxpayer may redeem property within two (2) years for residential and agricultural property and six (6) months for commercial property and all other types of property after the purchasers deed at the foreclosure sale is filed in the county records.

[Remainder of Page Left Blank Intentionally]

TAX DATA

General

Taxable property within the District is subject to the assessment, levy and collection by the District of a continuing direct, annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds, the Outstanding Bonds, and any future tax-supported bonds which 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 October 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 available funds. In addition, the District has the power and authority to assess, levy and collect ad valorem taxes, not to exceed \$0.99 per \$100 of assessed valuation, for operation and maintenance purposes. The District levied a total 2025 tax rate of \$0.7325 per \$100 of assessed valuation comprised of: \$0.1400 per \$100 of assessed valuation for maintenance and operation purposes, \$0.2400 per \$100 of assessed valuation for Utility System debt service purposes, \$0.3125 per \$100 of assessed valuation for Road System debt service purposes, and \$0.0400 per \$100 of assessed valuation for contract tax purposes. See "THE SYSTEM—The Master District" and "INVESTMENT CONSIDERATIONS—Contract Tax."

Tax Rate Limitation

Utility System Debt Service:	Unlimited (no legal limit as to rate or amount).
Road System Debt Service:	Unlimited (no legal limit as to rate or amount).
Contract Tax:	Unlimited (no legal limit as to rate or amount).
Operation and Maintenance:	\$0.99 per \$100 assessed valuation.

Historical Tax Collections

The following table illustrates the collection history of the District for the 2021–2025 tax years:

Tax Year	Assessed Valuation	Tax Rate (a)	Adjusted Levy	Percent of Collections Current Year (b)	Current Year Ended 9/30	Percent of Collections 8/31/2025
2021	\$367,126,105	\$0.9000	\$3,304,135	98.93%	2022	99.72%
2022	494,636,168	0.8625	4,266,237	98.66%	2023	99.68%
2023	694,249,155	0.7325	5,085,375	99.05%	2024	99.59%
2024	721,211,796	0.7325	5,282,876	99.28%	2025	99.28%
2025	708,119,066	0.7325	5,186,972	(c)	2026	(c)

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

(b) Represents collections from October 1 of each respective tax year through September 30 of the year thereafter.

(c) In process of collection.

Tax Rate Distribution

	2025	2024	2023	2022	2021
Utility System Debt Service	\$0.2400	\$0.2350	\$0.2500	\$0.3350	\$0.3700
Road System Debt Service	0.3125	0.2850	0.3050	0.4075	0.3800
Maintenance & Operation	0.1400	0.1725	0.1400	0.0725	0.0825
Contract	<u>0.0400</u>	<u>0.0400</u>	<u>0.0375</u>	<u>0.0475</u>	<u>0.0675</u>
	\$0.7325	\$0.7325	\$0.7325	\$0.8625	\$0.9000

Analysis of Tax Base

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

Property Type	2025 Assessed Valuation	2024 Assessed Valuation	2023 Assessed Valuation	2022 Assessed Valuation	2021 Assessed Valuation
Land	\$188,839,258	\$221,585,489	\$240,893,076	\$ 141,401,609	\$ 94,884,316
Improvements	536,459,783	517,265,643	465,066,747	360,952,205	277,866,435
Personal Property	1,217,538	1,067,936	1,243,048	1,284,446	917,984
Exemption	(18,397,513)	(18,707,272)	(12,953,716)	(9,002,092)	(6,542,630)
Total	\$ 708,119,066	\$ 721,211,796	\$ 694,249,155	\$ 494,636,168	\$ 367,126,105

Principal Taxpayers

The following represents the principal taxpayers, type of property, and their assessed values as of January 1, 2025:

Taxpayer	Type of Property	2025 Assessed Taxable Value	Percent of District's AV
Castlerock Communities LP	Land & Improvements	\$4,275,411	0.60%
Triangle Travis Ranch Forney LLC	Land & Improvements	2,289,253	0.32%
Yassine LLC	Land & Improvements	2,006,770	0.28%
High Opportunity Neighborhood LLC	Land & Improvements	1,188,000	0.17%
Homeowner	Land & Improvements	1,045,848	0.15%
MLTD Enterprises LLC	Land & Improvements	1,026,186	0.14%
FKH SFR PropCo A LP	Land & Improvements	893,810	0.13%
CSH Property One LLC	Land & Improvements	889,480	0.13%
SN DFW LLC	Land & Improvements	876,412	0.12%
Homeowner	Land & Improvements	<u>837,978</u>	0.12%
Total		\$15,329,148	2.16%

Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of taxable assessed valuation that would be required to meet certain debt service requirements on the Outstanding Bonds and the Bonds if no growth in the District occurs beyond the 2025 Taxable Assessed Valuation (\$708,119,066). The following further assumes collection of 95% of taxes levied and the sale of no additional bonds:

Estimated Average Annual Debt Service Requirement (2026–2045, high years)	\$ 3,889,129
Tax Rate of \$0.58 on the 2025 Taxable Assessed Valuation produces.....	\$ 3,895,461
Estimated Maximum Debt Service Requirement (2042)	\$ 3,969,610
Tax Rate of \$0.60 on the 2025 Taxable Assessed Valuation produces.....	\$ 4,029,787

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 a 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—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 2025 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.

Taxing Jurisdiction	2025 Tax Rate Per \$100 of Assessed Taxable Valuation
The District	\$0.732500
Kaufman County	0.334478
Kaufman County Road and Bridge Fund	0.080635
Kaufman County Emergency Services District No. 6 (a)	0.0492455
Forney Independent School District	<u>1.286900</u>
Total Tax Rate	\$2.483758

THE DISTRICT

General

The District is a limited-purpose political subdivision of the State of Texas operating as a municipal utility district pursuant to Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution. The District was created by the TCEQ on March 6, 2003, as Lake Vista Ranch Municipal Utility District No. 2 of Kaufman County, Texas. By order of the TCEQ dated January 26, 2005, the District's name was changed to Kaufman County Municipal Utility District No. 6.

The District is vested with all the rights, privileges, authority and functions conferred by the laws of the State of Texas applicable to municipal utility districts, including without limitation those conferred by Chapters 49 and 54, Texas Water Code, as amended. The District is empowered to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply of water; the collection, transportation and treatment of wastewater; and the control and diversion of storm water, among other things. The District may also provide solid waste collection and disposal service and operate and maintain recreational facilities. Currently the District contracts for solid waste collection service. The District may operate and maintain a fire department, independently or with one or more other conservation and reclamation districts, if approved by the voters and the TCEQ. The District does not operate and/or maintain a fire department. The District is subject to the continuing supervision of the TCEQ and is located in the ETJ of either the City of Dallas or the City of Heath.

Description

The District is located within Kaufman County, Texas, approximately 2 miles north of downtown Forney, Texas, and approximately 20 miles east of downtown Dallas, Texas. The District is located 1 mile north of the intersection of Farm-to-Market 460 ("F.M. 460") and Farm-to-Market 740 ("F.M. 740"). The District is bordered by F.M. 740 on the east, Lake Ray Hubbard on the west, Travis Ranch Boulevard on the north and Kaufman County Municipal Utility District No. 5 on the south. All of the land within the District is either within the extraterritorial jurisdiction of the City of Dallas, Texas or the City of Heath, Texas. See "THE DISTRICT – General" and "– Description." The District comprises 477.4 acres and is one of three municipal utility districts collectively comprising approximately 1,946.60 acres, herein referred to as the "Service Area." The District, Kaufman County Municipal Utility District No. 5 ("KC MUD 5"), and Kaufman County Municipal Utility District No. 7 ("KC MUD 7"), collectively referred to herein as the "Participants," make up the Service Area. KC MUD 5 acts as the "Master District" and is the provider of trunkwater and sanitary sewer lines and off-site facilities that serve the Service Area (the "Master District Facilities"). See "THE SYSTEM—Master District Contract."

Management of the District

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

Name	Position	Term Expires May
Tom Baloga	President	2026
Hannah Sweitzer	Vice President	2026
Erica Dilley	Secretary	2026
Steven P. Shrum	Assistant Secretary	2028
Jeanie Jones	Assistant Secretary	2028

The District has engaged the following companies to operate its utilities and recreational facilities:

Tax Assessor/Collector: The District's Tax Assessor/Collector is Utility Tax Service, LLC.

Bookkeeper: The District contracts with L&S District Services for bookkeeping services.

Utility System Operator: The District's operator is Inframark.

Auditor: As required by the Texas Water Code, the District retains an independent auditor to audit the District's financial statements annually, which annual financial statements are filed with the TCEQ. A copy of the District's financial statements audited by McGrath & Co., PLLC for the fiscal year ended July 31, 2024, is included as "APPENDIX A" to this Official Statement.

Engineer: The consulting engineer retained by the District in connection with the design and construction of the District's facilities is Westwood Professional Services, Inc. (the "Engineer").

Bond Counsel: The District has engaged Coats Rose, P.C. as Bond Counsel in connection with the issuance of the Bonds. The legal fees to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds are based on a percentage of the Bonds actually issued, sold and delivered and, therefore, such fees are contingent on the sale and delivery of the Bonds. Coats Rose, P.C. also acts as general counsel for the District.

Disclosure Counsel: The District has engaged McCall, Parkhurst & Horton L.L.P., Houston, Texas as Disclosure Counsel in connection with the issuance of the Bonds. The legal fees to be paid Disclosure Counsel for services rendered in connection with the issuance of the Bonds are contingent on the sale and delivery of bonds.

Financial Advisor: The District has engaged the firm of Robert W. Baird & Co. Incorporated as financial advisor to the District. Payment to the Financial Advisor by the District is contingent upon the issuance, sale and delivery of the Bonds. The Financial Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information in this Official Statement.

[Remainder of Page Left Blank Intentionally]

DEVELOPMENT STATUS OF THE DISTRICT

The District encompasses approximately 477.4 acres of land. Of such land, approximately 447.98 acres (2,367 lots) have been developed with water distribution, sanitary sewer and storm drainage facilities to serve the single-family subdivisions of Travis Ranch, Phases 2A, 2B, 2B1, 2C, 2D, 2E1, 2E2, 2G, 2I, 2J, 2K, Travis Ranch Marina Lots, Phases 1-3, and Travis Ranch Model Park. As of September 1, 2025, the District was comprised of 2,350 completed homes (2,343 occupied and 7 unoccupied), 3 homes under construction, and 14 vacant developed lots. The District also contains an elementary school on approximately 14.72 acres. The remaining acreage within the District consists of approximately 14.7 undevelopable acres.

Section	Acreage	No. of Lots	Homes		Vacant Lots
			Complete	Under Construction	
Travis Ranch, Phase 2A	72.10	325	325	-	-
Travis Ranch, Phase 2B	65.90	333	333	-	-
Travis Ranch, Phase 2B1	13.50	78	78	-	-
Travis Ranch, Phase 2C	47.30	223	223	-	-
Travis Ranch, Phase 2D	18.04	117	117	-	-
Travis Ranch, Phase 2E1	17.44	98	98	-	-
Travis Ranch, Phase 2E2	25.37	132	132	-	-
Travis Ranch, Phase 2G	35.63	186	186	-	-
Travis Ranch, Phase 2I	29.14	154	154	-	-
Travis Ranch, Phase 2J	22.21	140	140	-	-
Travis Ranch, Phase 2K	30.91	194	194	-	-
Travis Ranch Marina, Phase 1	13.03	77	65	2	10
Travis Ranch Marina, Phase 2	17.06	91	86	1	4
Travis Ranch Marina, Phase 3	32.18	190	190	-	-
Travis Ranch Model Park	8.17	29	29	-	-
Total Developed	447.98	2,367	2,350	3	14
Elementary School	14.72				
Undevelopable (a)	14.70				
Total District Acreage	477.40				

(a) Comprised of parks, right-of-way, and open space.

Homebuilding within the District

Homes are currently being constructed within Travis Ranch Marina, Phases 1 and 2. Travis Ranch Marina, Phase 1 is a custom community where Travis Ranch Marina, LLC is selling vacant developed lots to individuals and/or unaffiliated homebuilders for custom home construction. Homes within Travis Ranch Marina, Phase 2 are being constructed by Castlerock Homes ranging in price from \$303,990 to \$437,649 and in size from 1,362 square feet to 2,843 square feet.

TRAVIS RANCH

All of the land within the District is within the master-planned community known as “Travis Ranch,” a development that comprises approximately 761 acres in total. In addition to single-family residential development, Travis Ranch currently includes an amenity center with pool, a splash park, a covered pavilion, playgrounds, an in-line skating rink, pocket parks and an elementary school, which serves the existing subdivisions.

THE DEVELOPERS

The Role of a Developer

In general, the activities of a developer in a municipal utility district, such as the District, include the following: acquiring the land within the district, designing the subdivision, the utilities and streets to be constructed in the subdivision, and any community facilities to be built; defining a marketing program and building schedule; securing necessary governmental approvals and permits for development; arranging for the construction of roads and the installation of utilities; and selling improved lots and commercial reserves to builders and other developers or other third parties. Pursuant to the rules of the TCEQ, a developer can be required to pay up to 30% of the cost of constructing certain water, wastewater and drainage facilities in a municipal utility district. The relative success or failure of a developer to perform such activities in the development of property within a municipal utility district may have a profound effect on the security of the bonds issued by a district. A developer is generally under no obligation to a municipal utility district to develop the property that it owns in a district. Furthermore, there is no restriction on a developer’s right to sell any or all of the land that the developer owns within a municipal utility district.

The Developers

CTMGT Travis Ranch, LLC, a Texas limited liability company (“CTMGT”), Pulte Homes of Texas, L.P., a Texas limited partnership (“Pulte Homes”), and Travis Ranch Marina, LLC, a Texas limited liability company, are the developing entities within the District. CTMGT, Pulte Homes and Travis Ranch Marina, LLC are collectively referred to herein as the “Developers”.

CTMGT is comprised of two members, CTMGT LLC, a Texas limited liability company, and Centamtar Terras, L.L.C., a Texas limited liability company. Within the District, CTMGT is managed by Scarborough Management LLC, a third-party management company controlled by James R. Feagin. CTMGT and related party entities developed approximately 260.64 acres (1,291 lots) as Travis Ranch, Phases 2A, 2B, 2B1, 2C, 2D and 2G and Travis Ranch, Model Park.

Pulte Homes purchased approximately 42.80 acres of land within the District from CTMGT, on which it developed Travis Ranch, Phases 2E1 and 2E2 (an aggregate of 230 lots). Pulte Homes subsequently purchased an additional 81.26 acres within the District from CTMGT on which it developed Travis Ranch, Phase 2I, 2J and 2K (an aggregate of 488 lots). Pulte Homes is a subsidiary of PulteGroup, Inc., which is a publicly traded company on the New York Stock Exchange and a national homebuilder. For more information, visit www.pultegroupinc.com.

Travis Ranch Marina, LLC, or its related entities, has developed approximately 62.27 acres within the District as Travis Ranch Marina, Phases 1-3 (an aggregate of 358 lots).

PHOTOGRAPHS TAKEN WITHIN THE DISTRICT



THE SYSTEM

Master District Contract

In 2004, the District, KC MUD 5 (as a Participant), and KC MUD 7 each entered into a certain “Contract for Financing and Operation of Regional Waste Collection, Treatment and Disposal Facilities and Regional Water Supply and Delivery Facilities” (or the “Master District Contract”) that provides for the financing and operation of the Master District Facilities that service the Service Area. The Master District contract was approved by the voters of the District at an election held on February 5, 2005. In its capacity as the Master District, KC MUD 5 provides the trunkwater and sanitary sewer lines and off-site facilities that service the Service Area. In addition, the Master District contracts with the providers of water supply (Forney Lake Water Supply Corporation) and sanitary sewer service (City of Heath) for the Service Area. See “—Description of the Utility System” below.

Under the Master District Contract, the Master District, is deemed the primary coordinating district that is responsible for the construction, financing, and operation of the water supply and wastewater treatment facilities, as well as the regional water distribution and wastewater collection trunklines, that are necessary to serve the Service Area (the “Master District Facilities”). Each Participant, including the District, is obligated to pay its pro rata share, based on the assessed valuation of a Participant to the combined assessed valuation of all Participants, of debt service on the Contract Revenue Bonds (herein defined) issued by the Master District to finance the Master District Facilities. Each Participant, including the District, is further obligated to pay its pro rata share of debt service on the Contract Revenue Bonds from (i) the proceeds of the Contract Tax; (ii) from the proceeds of operation of each Participant’s water distribution and wastewater collection systems; or (iii) from any other legally available funds of each of the Participants. The Master District Contract also provides for operation and maintenance expenses for facilities constructed pursuant to the Master District Contract, duties of the parties, establishment and maintenance of funds, assignment, arbitration, amendments, force majeure, insurance, and other provisions.

The Master District is authorized to issue bonds in an amount necessary to finance Master District Facilities (the “Contract Revenue Bonds”) sufficient to complete acquisition and construction of the Master District Facilities. To date, the Master District has issued \$19,740,000 in Contract Revenue Bonds, and, as of September 1, 2025, \$11,700,000 of such previously issued Contract Revenue Bonds remains outstanding. As of the date of this Official Statement, the Master District has fully reimbursed all expenditures to construct the Master District Facilities. The Master District plans to issue approximately \$6,520,000 of Contract Revenue Bonds in the next twelve (12) months to finance costs associated with Master District Facilities improvements and lift station expenses See “INVESTMENT CONSIDERATIONS—Contract Tax.”

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

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

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

Regulation

According to the Engineer, the Utility System's water distribution and wastewater collection lines constructed by the District have been designed in accordance with accepted engineering practices and the requirements of all governmental agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities including, among others, the TCEQ, the City of Dallas, the City of Heath, and Kaufman County. According to the District's Engineer, the design of all such facilities has been approved by all required governmental agencies and inspected by the TCEQ.

Operation of the District's waterworks and sewer treatment facilities is subject to regulation by, among others, the Environmental Protection Agency and the TCEQ. In many cases, regulations promulgated by these agencies have become effective only recently and are subject to further development and revisions.

Description of the Utility System

Wastewater Treatment and Conveyance System: Wastewater treatment for the Service Area is being provided by the City of Heath through its participation in the North Texas Municipal Water District's ("NTMWD") South Mesquite Creek Sewage Treatment Plant ("NTMWD Plant"). Pursuant to an October 7, 2004 agreement between the City of Heath and the Master District, the City of Heath has agreed to provide wholesale wastewater service for the full development of Travis Ranch.

The NTMWD Plant is sized sufficient to treat 41 million gallons per day ("MGD") of wastewater and the current flows at the NTMWD Plant are approximately 14 MGD. Capacity in the NTMWD is available to its participants on a first come/first serve basis and NTMWD has committed to its participants to expand the NTMWD Plant or construct other facilities to serve its customers' needs.

Water Supply and Distribution: Water supply for the Service Area, including the District, is provided by Forney Lake Water Supply Corporation ("FLWSC"), which holds a Certificate of Convenience and Necessity over a certain area, including all of the Service Area. FLWSC purchases wholesale water from NTMWD. Pursuant to an August 11, 2003 agreement between FLWSC and the Participants, as amended, FLWSC has committed 7,083, ESFCs of its existing capacity to the Service Area, but is currently serving all 5,893 active ESFCs within the Service Area. In addition, FLWSC is currently designing additional ground storage that will add to the overall system to continue service to all ESFCs within the Service Area, including the District. FLWSC has contracted with NTMWD to purchase 1,500 gallons per minute ("gpm") of water supply. FLWSC owns and operates five ground storage tanks with a total capacity of 1,425,000 gallons, two elevated storage tanks with a total capacity of 1,000,000 gallons, and 1,500 gpm supply line. FLWSC is capable of serving 7,083 ESFCs, which is sufficient to serve 6,493 ESFCs existing within the Service Area, including the 2,367 ESFCs in the District.

FLWSC operates and maintains the water lines serving the District and receives all of the revenue from the providing of retail water service. The FLWSC is capable of serving approximately 7,083 ESFCs, which is sufficient to serve the 6,493 ESFCs existing within the Service Area, including 2,367 in the District. As development proceeds within the Service Area, FLWSC will need to purchase additional water supply from NTMWD and the Master District has agreed to construct the water infrastructure necessary to serve the Service Area.

Drainage: Storm water from within the District currently drains through underground lines leading to drainage channels, or through underground lines directly to natural tributaries, and then to Lake Ray Hubbard. One drainage ditch has been constructed jointly within the District and KC MUD 7.

Description of the Road System

The District's Road System primarily includes internal section roads, such as Luckenbach Dr., Grimes Dr., and Rains County Rd. that service the developed phases of Travis Ranch. These internal roadways also provide access to Travis Ranch Blvd., the main boulevard within Travis Ranch, along with access to F.M. 740. Construction of the road improvements within the boundaries of the District has been financed with funds advanced by the Developers, to be reimbursed with bond proceeds. The roads within the District vary in width in accordance with standards adopted by Kaufman County, but are sized to accommodate the anticipated traffic demands of full build-out of the property within the District. The District owns and maintains the roads within the District.

Historical Operations of the Utility System

The following is a summary of the District's Operating Fund for the last five years. Such summary has been prepared by the Financial Advisor for inclusion herein, based upon information obtained from the District's audited financial statements for the fiscal years ended July 31, 2020, through July 31, 2024, reference to which is hereby made. The figures for the fiscal year ended July 31, 2025 are unaudited and were provided by the District's bookkeeper. The District is required by statute to have an independent certified public accountant audit the District's financial statements annually, such audited financial statements are filed with the TCEQ.

	Fiscal Year Ended July 31,					
Revenues	2025 (a)	2024	2023	2022	2021	2020
Sewer Service	\$ 900,772	\$ 962,940	\$ 881,375	\$ 837,076	\$ 626,760	\$ 505,770
Garbage Service	653,263	621,518	582,202	521,494	430,420	340,219
Property Taxes	1,232,417	964,252	357,414	305,603	357,510	193,577
Penalties & Interest	66,429	79,025	71,161	49,849	34,636	25,108
Sewer Connection & Inspection Fees	13,880	46,783	165,693	536,895	651,300	376,350
Storm Water Fees	91,302	99,812	93,507	83,769	69,158	55,014
Investment Earnings	123,216	163,606	134,405	11,241	3,597	13,973
Miscellaneous Revenues	202	-	-	-	-	-
Total	\$ 3,081,482	\$ 2,937,936	\$ 2,285,757	\$ 2,345,927	\$ 2,173,381	\$ 1,510,011
Expenditures						
Purchased Services	\$ 1,238,363	\$ 1,274,669	\$ 1,171,382	\$ 594,931	\$ 478,637	\$ 543,435
Professional Fees	132,163	89,125	75,728	95,726	58,442	105,074
Contracted Services	1,023,825	1,160,708	1,029,538	901,795	592,430	408,899
Repairs & Maintenance	209,847	232,386	170,681	66,859	73,995	87,395
Utilities	37,395	34,572	34,503	28,475	26,957	22,954
Administrative	11,461	19,655	17,413	20,019	18,408	15,971
Other	9,331	2,270	341	626	100	155
Developer Interest	-	-	27,859	-	-	-
Total	\$ 2,662,386	\$ 2,813,385	\$ 2,527,445	\$ 1,708,431	\$ 1,248,969	\$ 1,183,883
Net Revenues (Deficit)	\$ 419,096	\$ 124,551	\$ (241,688)	\$ 637,496	\$ 924,412	\$ 326,128
Other Financing Sources (Uses)	\$ -	\$ (643,000)	\$ (140,000)	\$ -	\$ 148,081	\$ -
Beginning Fund Balance	\$ 2,829,199	\$ 3,347,648	\$ 3,729,336	\$ 3,091,840	\$ 2,019,347	\$ 1,693,219
Ending Fund Balance	\$ 3,248,295	\$ 2,829,199	\$ 3,347,648	\$ 3,729,336	\$ 3,091,840	\$ 2,019,347

(a) Unaudited.

INVESTMENT CONSIDERATIONS

General

The Bonds are obligations of the District and are not obligations of the State of Texas, Kaufman County, Texas, the City of Dallas, Texas, the City of Heath, Texas, or any political subdivision other than the District. The Bonds are secured by a continuing, direct, annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property located within the District. See “THE BONDS – Source of 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 industry, not only due to general economic conditions, but also due to the particular factors discussed below.

Economic Factors Affecting Taxable Values and Tax Payments

The rate of development within the District is directly related to the vitality of the single-family housing in the Dallas metropolitan area. New single-family residential construction can be significantly affected by factors such as interest rates, construction costs, and consumer demand. Decreased levels of single-family residential construction would restrict the growth of property values in the District. Although 2,367 single-family homes are either completed within the District as of September 1, 2025, the District cannot predict the pace or magnitude of any future development in the District. See “DEVELOPMENT STATUS OF THE DISTRICT.”

Developer’s Obligations to the District: There is no commitment by or legal requirement of the Developers or any other landowner to the District to proceed at any particular rate or according to any specified plan with the development of land in the District, or of any home builder to proceed at any particular pace with the construction of homes in the District. Moreover, there is no restriction on any land owner’s right to sell its land. Therefore, the District can make no representation about the profitability of future development, if any, or the rate of future home construction activity in the District. Failure to construct taxable improvements on developed lots would restrict the rate of growth of taxable values in the District and result in higher tax rates. See “DEVELOPMENT STATUS OF THE DISTRICT” and “THE DEVELOPERS.”

Maximum Impact on District Tax Rate: Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners to pay their taxes. The 2025 Taxable Assessed Valuation of property within the District is \$708,119,066. After issuance of the Bonds, the estimated maximum annual debt service requirement on the Bonds and the Outstanding Bonds will be \$3,969,610 (2044) and the estimated average annual debt service requirement on the Bonds and the Outstanding Bonds will be \$3,889,129 (2026-2045, high years) (see “DISTRICT DEBT—Pro-Forma Debt Service Requirements”). Assuming no increase or decrease from the 2025 Taxable Assessed Valuation, a tax rate of \$0.60 per \$100 of assessed valuation at a 95% collection rate would be necessary to pay the estimated maximum annual debt service requirement and a tax rate of \$0.58 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the estimated average annual debt service requirement. The District levied a total 2025 tax rate of \$0.7325 per \$100 of assessed valuation comprised of: \$0.1400 per \$100 of assessed valuation for maintenance and operation purposes; \$0.2400 per \$100 of assessed valuation for Utility System debt service purposes, \$0.3125 per \$100 of assessed valuation for Road System debt service purposes, and \$0.0400 per \$100 of assessed valuation for contract tax purposes.

Contract Tax

The Master District is responsible for obtaining the water supply and wastewater treatment, as well as the regional water distribution and wastewater collection trunklines, necessary to serve the Service Area, which includes the District. By execution of the Master District Contract, KC MUD 5, KC MUD 7, and the District are obligated to pay a pro rata share, based on the certified assessed valuation of each district, of debt service on Contract Revenue Bonds issued by the Master District to finance the Master District Facilities. The District is obligated to pay its pro rata share of debt service on the Contract Revenue Bonds from the proceeds of the

Contract Tax or from any other lawful source of District income. As of September 1, 2025, \$11,700,000 principal amount of Contract Revenue Bonds are outstanding. The District levied a contract tax rate of \$0.0400 per \$100 of assessed valuation for the 2025 tax year. The Master District is authorized, without additional voter approval, to issue Contract Revenue Bonds in an amount necessary to finance the Master District Facilities to serve the entire development of the Service Area. The Master District anticipates issuing approximately \$6,520,000 in Contract Revenue Bonds within the next 12 months to finance costs associated with Master District Facilities improvements and lift station expenses.

The Master District has fully reimbursed the Developers for Master District Facilities. The District cannot represent whether any of the development planned or occurring in the area within the Service Area served by the Master District Facilities will be successful. A levy of a Contract Tax to substantially high levels could have an adverse impact upon future development and upon development and home sales within the Service Area, including the District, and the ability of the District to collect, and the willingness of owners of property located within the Service Area to pay, the ad valorem taxes levied by the District (including the Contract Tax). See "THE SYSTEM."

Tax Collections and Foreclosure Remedies

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. See "TAXING PROCEDURES".

Moreover, the proceeds of any sale of property within the District available to pay debt service on the Bonds may be limited by the existence of other tax liens on the property (see "TAX DATA—Estimated Overlapping Taxes"), by the current aggregate tax rate being levied against the property, and by other factors (including the taxpayer's right to redeem property after foreclosure). 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 assessed against such taxpayer.

Registered Owners' Remedies

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 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 defaults 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 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 be further 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 and 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, thereby invoking the protection of the automatic stay until 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 proceeds 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 Owners' 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.

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 District has yet to determine whether an insurance policy will be purchased with the Bonds. 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 "Insurance 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 Insurance 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 District which is recovered by the District 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 bond insurer at such time and in such amounts as would have been due absence such prepayment by the bond insurer 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 Insurance Policy, the Bonds are payable solely from the moneys received pursuant to the applicable bond documents. In the event the bond insurer becomes obligated to make payments with respect to the Bonds, no assurance is given that such event will not adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

The long-term ratings on the Bonds are dependent in part on the financial strength of the bond insurer and its claim paying ability. The bond insurer's financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of the bond

insurer and of the ratings on the Bonds insured by the bond insurer will not be subject to downgrade and such event could adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds. See “MUNICIPAL BOND INSURANCE AND RATING.”

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

Neither the District or Initial Purchaser (hereinafter defined) 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 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 AND RATING” herein for further information provided by the bond insurer and the Insurance Policy, which includes further instructions for obtaining current financial information concerning the bond insurer.

Future Debt

The District’s voters have authorized the issuance of \$50,900,000 principal amount of unlimited tax bonds for the Road System and \$76,350,000 for the refunding of such bonds and \$70,780,000 principal amount of unlimited tax bonds for the Utility System and \$106,170,000 for the refunding of such bonds, and could authorize additional amounts. Following issuance of the Bonds, \$14,790,000 principal amount of unlimited tax bonds for the Road System and \$76,350,000 for the refunding of such bonds and \$40,220,000 principal amount of authorized unlimited tax bonds for the Utility System and \$105,990,000 for the refunding of such bonds will remain authorized but unissued.

Based on present engineering cost estimates and on development plans supplied by the Developers, in the opinion of the Engineer, following the issuance of the Bonds, the remaining \$14,790,000 principal amount of authorized but unissued road bonds will be sufficient to fully reimburse the Developers for the construction of the Road System to serve the remaining undeveloped but developable land within the District.

The District has full reimbursed the Developers for current expenditures to construct the Road System and Utility System.

Competitive Nature of Dallas Residential Market

The housing industry in the Dallas area is very competitive, and the District can give no assurance that the building programs which are planned by the Developers will be continued or completed. The respective competitive positions of the Developers and any of the homebuilders are affected by most of the factors discussed in this section, and such competitive positions are directly related to tax revenues received by the District and the growth and maintenance of taxable values in the District.

Marketability of the Bonds

The District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds and has no control over trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Bonds. If there is a secondary market, the difference between the bid and asked price 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 “TAX MATTERS—Opinion.”

Approval of the Bonds

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

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 District and surrounding area. Under the Clean Air Act (“CAA”) Amendments of 1990, the Dallas-Fort Worth area (“DFW Area”)—Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Tarrant, and Wise Counties, and Rockwall County for the purposes of the 2008 Ozone Standards only—has been designated a nonattainment area under three separate federal ozone standards: the one-hour (124 parts per billion (“ppb”)) and eight-hour (84 ppb) standards promulgated by the EPA in 1997 (the “1997 Ozone Standards”); the tighter, 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 Texas has been able to demonstrate steady progress and improvements in air quality in the DFW Area, the DFW Area remains subject to CAA nonattainment requirements.

The DFW Area is currently designated as a serious ozone nonattainment area under the 1997 Ozone Standards. On June 24, 2019, the EPA proposed approval of redesignation of the DFW to “attainment” for the 1997 Ozone Standards, which would terminate the serious nonattainment area “anti-backsliding” requirements and leave the DFW Area subject only to the nonattainment area requirements under the 2008 Ozone Standard and the 2015 Ozone Standard.

On October 7, 2022, the EPA published final notice reclassifying the DFW Area from “serious” to “severe” under the 2008 Ozone Standard, effective November 7, 2022. As the DFW Area is now designated a “severe” nonattainment area, it must meet the attainment date of July 20, 2027 with an attainment year of 2026. The “severe” nonattainment classification provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

On October 7, 2022, the EPA published final notice reclassifying the DFW Area from “marginal” to “moderate” under the 2015 Ozone Standard, effective November 7, 2022. The attainment deadline for the DFW Area under the 2015 Ozone Standard is August 3, 2024, with an attainment year of 2023.

In order to demonstrate progress toward attainment of the EPA's ozone standards, the TCEQ has established a state implementation plan ("SIP") for the DFW 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 DFW 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 DFW Area to reach attainment with the ozone standards by the EPA's attainment deadlines. These additional controls could have a negative impact on the DFW Area's economic growth and development. As a result of the DFW Area's reclassification, the TCEQ must submit revisions of the SIP to the EPA no later than January 1, 2023, addressing the "moderate" nonattainment classification and by May 2024 addressing the "severe" nonattainment classification.

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 DFW 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), 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 nonstormwater discharges into surface water in the state. It has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act ("CWA") and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district's ability to obtain and maintain compliance with TPDES permits.

The TCEQ issued the General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the "MS4 Permit") on August 15, 2024. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. The District has an application for a waiver from MS4 permitting requirements pending with the TCEQ, but, if the District's application is unsuccessful or inclusion of the District were required at a future date, the District could incur substantial costs to develop, implement, and maintain the necessary plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff in order to comply with the MS4 Permit.

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

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

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

Future and Proposed Legislation

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

LEGAL MATTERS

Legal Opinions

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

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

Legal Review

In its capacity as Bond Counsel, Coats Rose, P.C., has reviewed the information appearing in this Official Statement under the captioned sections “THE BONDS” (except for information under the subsections “Book-Entry-Only System” and “Use and Distribution of Bond Proceeds”), “THE DISTRICT—General” and “—Management of the District—Bond Counsel and General Counsel,” “TAXING PROCEDURES,” “THE SYSTEM—Master District Contract,” 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.

No-Litigation Certificate

The District will furnish the Initial Purchaser a certificate, dated as of the date of delivery of the Bonds, executed by both the President and Secretary of the Board, to the effect that no litigation of any nature is then pending against or, to the best knowledge and belief of the certifying officers, threatened against the District contesting or attacking the Bonds; restraining or enjoining the authorization, execution or delivery of the Bonds; affecting the provisions made for the payment of or security for the Bonds; in any manner questioning the authority of proceedings for the authorization, execution or delivery of the Bonds; or affecting the validity of the Bonds, the corporate existence or boundaries of the District or the titles of the then present officers of the Board.

No Material Adverse Change

The obligations of the Initial Purchaser to take and pay for the Bonds, and of the 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 Preliminary Official Statement, as it may have been supplemented or amended through the date of sale.

TAX MATTERS

Opinion

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

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

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

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

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

Federal Income Tax Accounting Treatment of Original Issue Discount

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 accrual period or be in excess of one year (the "Original Issue Discount Bonds"). In such event, 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 would constitute original issue discount. 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, any owner who has purchased such Original Issue Discount Bond in the initial public offering 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 accrual period. For a discussion of certain collateral federal tax consequences, see discussion set forth below.

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 the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (b) the amounts payable as current interest during such accrual period on such Original Issue Discount 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 the treatment 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.

Collateral Federal Income Tax Consequences

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

The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, such as financial institutions, property and casualty insurance companies, life insurance companies,

individual recipients of Social Security or Railroad Retirement benefits, individuals allowed an earned income credit, certain S corporations with accumulated earnings and profits and excess passive investment income, foreign corporations subject to the branch profits tax, taxpayers qualifying for the health insurance premium assistance credit and taxpayers who may be deemed to have incurred or continued indebtedness to purchase tax-exempt obligations.

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

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

State, Local and Foreign Taxes

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

Qualified Tax-Exempt Obligations

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

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

CONTINUING DISCLOSURE OF INFORMATION

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

Annual Reports

The District shall file annually with the MSRB, (1) within six months after the end of each fiscal year ending in or after 2025, financial information and operating data of the general type included in this Official Statement under the headings “THE SYSTEM—Historical Operations of the Utility System,” “DISTRICT DEBT” (except for the subheading “Estimated Overlapping Debt Statement”), “TAX DATA,” and financial statements of the District including supplemental schedules, if audited financial statements are then available and (2) if not provided as part of such financial information and operating data, audited financial statements when and if available. Any financial statements provided by the District 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 twelve months after any such fiscal year end, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such twelve month period, and audited financial statements when and if 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 the MSRB of the change.

Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax-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 SEC Rule 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 other obligated person within the meaning of the Rule, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which reflect financial difficulties. The term “material” when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Order makes any provision for debt service reserves or liquidity enhancement. The term “financial obligation” when used in this paragraph shall have the meaning ascribed to it under federal securities laws including meaning a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of (i) or (ii). The term “financial obligation” does not include municipal securities for which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule. In addition, the 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 foregoing notices to the MSRB. The District is required to file its continuing disclosure information using EMMA, which is the format currently prescribed by the MSRB and has been established by the MSRB to make such continuing disclosure information available to investors free of charge. Investors may 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 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 holders and beneficial owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

The District may amend its continuing disclosure agreement 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 or the Developers but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering described herein in compliance with the Rule, taking into account any amendments and interpretations of the Rule to the date of such amendment, as well as changed circumstances, and either the holders of a majority in aggregate principal amount of the outstanding Bonds consent or any person unaffiliated with the 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 United States Securities and Exchange Commission 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

The District has entered into continuing disclosure agreements pursuant to the Rule in connection with the issuance of its outstanding indebtedness. Due to an administrative oversight, the District failed to file in a timely manner the following: (i) the District's audited financial statements for its fiscal year ended July 31, 2019; (ii) a notice of its underlying rating upgrade from Moody's on March 6, 2020; and (iii) a notice of its underlying rating upgrade from Moody's on April 31, 2025. Such filings have since been made along with notice of late filings for each instance. The District has implemented procedures to ensure timely filing of all future annual financial data. Notwithstanding the above, during the last five years, the District has been in compliance with its prior continuing disclosure obligations.

OFFICIAL STATEMENT

General

The information contained in this Official Statement has been obtained primarily from the District's records, the Engineer, the Developers, the Tax Assessor/Collector, the Auditor, 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, resolutions and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

The District's financial statements for the year ended July 31, 2024, were audited by McGrath & Co., PLLC, and have been included herein as "APPENDIX A." McGrath & Co., PLLC, Certified Public Accountants, has consented to the publication of such financial statements in this Preliminary Official Statement.

Experts

The information contained in this Official Statement relating to development and the status of development within the District generally and, in particular, the information in the section captioned "THE DEVELOPERS—The Developers" has been provided by the Developers and has been included herein in reliance upon the authority and knowledge of such parties concerning the matters described therein.

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

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

Certification as to Official Statement

At the time of payment for and delivery of the Bonds, the District will furnish the Initial Purchaser a certificate, executed by the President and Secretary of the Board of Directors of the District, acting in their official capacities, to the effect that to the best of their knowledge and belief: (a) the descriptions and statements of or pertaining to the District contained in this Official Statement, on the date thereof and on the date of delivery, were and are true and correct in all material respects; (b) insofar as the District and its affairs, including its financial affairs, are concerned, this Official Statement did not and does not contain an untrue statement of a material fact or omit to state a material fact required to be stated herein or necessary to make the statements herein, in the light of the circumstances under which they were made, not misleading; and (c) insofar as the descriptions and statements, including financial data, contained in this Official Statement, of or pertaining to entities other than the District, such statements and data have been obtained from sources which the District believes to be reliable, and the District has no reason to believe that they are untrue in any material respect.

Updating the Official Statement

If, subsequent to the date of the Official Statement to and including the date the Initial Purchaser is no longer required to provide an Official Statement to potential customers who request the same pursuant to SEC Rule 15c2-12 (the earlier of (i) 90 days from the "end of the underwriting period" (as defined in the SEC Rule 15c2-12) and (ii) the time when the Official Statement is available to any person from a nationally recognized repository but in no case less than 25 days after the "end of the underwriting period"), the District learns or is notified by the Initial Purchaser of any adverse event which causes any of the key representations in the Official Statement to be materially misleading, the District will promptly prepare and supply to the Initial Purchaser a supplement to the Official Statement which corrects such representation to the reasonable satisfaction of the Initial Purchaser. The obligation of the District to update or change the Official Statement will terminate when the District delivers the Bonds to the Initial Purchaser (the "end of the underwriting period" within the meaning of SEC Rule 15c2-12), unless the Initial Purchaser provides written notice to the District that less than all of the Bonds have been sold to ultimate customers on or before such date, in which case the obligation to update or change the Official Statement will extend for an additional period of time of 25 days after all of the Bonds have been sold to ultimate customers. In the event the Initial Purchaser provides written notice to the District that less than all of the Bonds have been sold to ultimate customers, the Initial Purchaser agrees to notify the District in writing following the occurrence of the "end of the underwriting period" as defined in SEC Rule 15c2-12.

Official Statement “Deemed Final”

For purposes of compliance with SEC Rule 15c2-12 , this document, as the same may be supplemented or corrected by the District from time-to-time, may be treated as an “official statement” with respect to the Bonds described herein “deemed final” by the District as of the date hereof (or of any such supplement or correction).

The Official Statement, when further supplemented by adding 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 that term is defined in SEC Rule 15c2-12.

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 Kaufman County Municipal Utility District No. 6 as of the date specified on the first page hereof.

/s/ _____
Tom Baloga
President, Board of Directors
Kaufman County Municipal Utility District No. 6

ATTEST:

/s/ _____
Erica Dilley
Secretary, Board of Directors
Kaufman County Municipal Utility District No. 6

APPENDIX A
FINANCIAL STATEMENTS OF THE DISTRICT

**KAUFMAN COUNTY MUNICIPAL
UTILITY DISTRICT NO. 6**

KAUFMAN COUNTY, TEXAS

FINANCIAL REPORT

July 31, 2024

Table of Contents

	<u>Schedule</u>	<u>Page</u>
Independent Auditor's Report		1
Management's Discussion and Analysis		7
BASIC FINANCIAL STATEMENTS		
Statement of Net Position and Governmental Funds Balance Sheet		16
Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances		17
Notes to Financial Statements		19
REQUIRED SUPPLEMENTARY INFORMATION		
Budgetary Comparison Schedule – General Fund		34
Notes to Required Supplementary Information		35
TEXAS SUPPLEMENTARY INFORMATION		
Services and Rates	TSI-1	38
General Fund Expenditures	TSI-2	40
Investments	TSI-3	41
Taxes Levied and Receivable	TSI-4	42
Long-Term Debt Service Requirements by Years	TSI-5	44
Change in Long-Term Bonded Debt	TSI-6	60
Comparative Schedule of Revenues and Expenditures – General Fund	TSI-7a	64
Comparative Schedule of Revenues and Expenditures – Debt Service Fund	TSI-7b	66
Board Members, Key Personnel and Consultants	TSI-8	68

McGRATH & CO., PLLC

Certified Public Accountants

2900 North Loop West, Suite 880

Houston, Texas 77092

Independent Auditor's Report

Board of Directors

Kaufman County Municipal Utility District No. 6

Kaufman County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Kaufman County Municipal Utility District No. 6 (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 Kaufman County Municipal Utility District No. 6, as of July 31, 2024, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

***Board of Directors
Kaufman County Municipal Utility District No. 6
Kaufman County, Texas***

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

Supplementary Information

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

McGuire & Co, P.C.

Houston, Texas
December 19, 2024

(This page intentionally left blank)

Management's Discussion and Analysis

(This page intentionally left blank)

***Kaufman County Municipal Utility District No. 6
Management's Discussion and Analysis
July 31, 2024***

Using this Annual Report

Within this section of the financial report of Kaufman County Municipal Utility District No. 6 (the "District"), the District's Board of Directors ("Board") provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended July 31, 2024. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

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

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

Overview of the Financial Statements

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

Government-Wide Financial Statements

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

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

Kaufman County Municipal Utility District No. 6
Management's Discussion and Analysis
July 31, 2024

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

Fund Financial Statements

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

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

Financial Analysis of the District as a Whole

The District's net position at July 31, 2024, was negative \$8,991,715. A comparative summary of the District's overall financial position, as of July 31, 2024 and 2023, is as follows:

	2024	2023
Current and other assets	\$ 8,254,706	\$ 8,708,599
Capital assets	41,705,114	42,088,238
Total assets	<u>49,959,820</u>	<u>50,796,837</u>
 Total deferred outflows of resources	 <u>55,388</u>	 <u>66,466</u>
 Current liabilities	 3,109,459	 2,444,761
Long-term liabilities	55,897,464	57,609,134
Total liabilities	<u>59,006,923</u>	<u>60,053,895</u>
 Net position		
Net investment in capital assets	(15,665,130)	(15,618,810)
Restricted	3,832,215	3,072,663
Unrestricted	2,841,200	3,355,555
Total net position	<u>\$ (8,991,715)</u>	<u>\$ (9,190,592)</u>

***Kaufman County Municipal Utility District No. 6
Management's Discussion and Analysis
July 31, 2024***

The total net position of the District increased during the current fiscal year by \$198,877. A comparative summary of the District's *Statement of Activities* for the past two years is as follows:

	2024	2023
Revenues		
Sewer and garbage services	\$ 1,584,458	\$ 1,463,577
Property taxes, penalties and interest	5,193,886	4,374,173
Other	506,042	539,398
Total revenues	<u>7,284,386</u>	<u>6,377,148</u>
Expenses		
Current service operations	2,912,543	2,712,900
Debt interest and fees	2,033,807	2,015,031
Developer interest		1,017,986
Debt issuance costs		1,188,617
Contractual obligations	262,752	232,611
Depreciation	1,876,407	1,801,743
Total expenses	<u>7,085,509</u>	<u>8,968,888</u>
Change in net position	198,877	(2,591,740)
Net position, beginning of year	(9,190,592)	(6,598,852)
Net position, end of year	<u>\$ (8,991,715)</u>	<u>\$ (9,190,592)</u>

Financial Analysis of the District's Funds

The District's combined fund balances, as of July 31, 2024, were \$7,608,219, which consists of \$2,829,199 in the General Fund, \$4,587,188 in the Debt Service Fund and \$191,832 in the Capital Projects Fund.

General Fund

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

	2024	2023
Total assets	<u>\$ 3,375,819</u>	<u>\$ 3,749,398</u>
Total liabilities	\$ 534,619	\$ 393,843
Total deferred inflows	12,001	7,907
Total fund balance	2,829,199	3,347,648
Total liabilities, deferred inflows and fund balance	<u>\$ 3,375,819</u>	<u>\$ 3,749,398</u>

***Kaufman County Municipal Utility District No. 6
Management's Discussion and Analysis
July 31, 2024***

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

	2024	2023
Total revenues	\$ 2,937,936	\$ 2,285,757
Total expenditures	(2,813,385)	(2,527,445)
Revenues over/(under) expenditures	124,551	(241,688)
Other changes in fund balance	(643,000)	(140,000)
Net change in fund balance	\$ (518,449)	\$ (381,688)

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District's primary financial resources in the General Fund are from a property tax levy, the provision of sewer and garbage services to customers within the District, and sewer connection fees charged to homebuilders in the District. Financial resources are influenced by a variety of factors each year:

- Property tax revenues are dependent upon assessed values in the District and the maintenance tax rate set by the District. Property tax revenues increased from prior year because the District increased the maintenance and operations component of the levy and because assessed values increased from prior year.
- Sewer revenues are dependent upon customer usage, which fluctuates from year to year as a result of factors beyond the District's control.
- Revenues from providing garbage collection services are based on the number of customers in the District and increases as the number of customers increases.
- Sewer connection and inspection fees fluctuate with homebuilding activity within the District.

Debt Service Fund

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

	2024	2023
Total assets	\$ 4,687,055	\$ 3,938,006
Total liabilities	\$ 10,018	\$ 4,313
Total deferred inflows	89,849	104,686
Total fund balance	4,587,188	3,829,007
Total liabilities, deferred inflows and fund balance	\$ 4,687,055	\$ 3,938,006

***Kaufman County Municipal Utility District No. 6
Management's Discussion and Analysis
July 31, 2024***

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

	2024	2023
Total revenues	\$ 4,335,633	\$ 4,032,408
Total expenditures	(3,577,452)	(3,133,572)
Revenues over expenditures	758,181	898,836
Other changes in fund balance		383,150
Net change in fund balance	\$ 758,181	\$ 1,281,986

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

Capital Projects Fund

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

	2024	2023
Total assets	\$ 191,832	\$ 1,021,195
Total liabilities	\$ -	\$ 575
Total fund balance	191,832	1,020,620
Total liabilities and fund balance	\$ 191,832	\$ 1,021,195

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

	2024	2023
Total revenues	\$ 21,560	\$ 25,151
Total expenditures	(1,493,348)	(14,826,769)
Revenues under expenditures	(1,471,788)	(14,801,618)
Other changes in fund balance	643,000	15,664,850
Net change in fund balance	\$ (828,788)	\$ 863,232

The District has had considerable capital asset activity in the last two years. During the current fiscal year, capital asset activity primarily consisted of construction costs related to the Rains County road rehabilitation project. In the prior fiscal year, capital asset activity was financed with proceeds from the issuance of the Series 2022 Unlimited Tax Utility Bonds and Series 2022 Unlimited Tax Road Bonds.

***Kaufman County Municipal Utility District No. 6
Management's Discussion and Analysis
July 31, 2024***

General Fund Budgetary Highlights

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

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$250,982 less than budgeted. The *Budgetary Comparison Schedule* on page 34 of this report provides variance information per financial statement line item.

Capital Assets

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

	2024	2023
Capital assets not being depreciated		
Land and improvements	\$ 6,276,728	\$ 6,276,728
Capital assets being depreciated		
Water, wastewater and drainage facilities	24,729,343	24,729,343
Roads	23,575,935	22,208,980
Landscaping improvements	126,328	
	<u>48,431,606</u>	<u>46,938,323</u>
Less accumulated depreciation		
Water, wastewater and drainage facilities	(4,457,821)	(3,908,282)
Roads	(8,539,083)	(7,218,531)
Landscaping improvements	(6,316)	
	<u>(13,003,220)</u>	<u>(11,126,813)</u>
Depreciable capital assets, net	<u>35,428,386</u>	<u>35,811,510</u>
Capital assets, net	<u>\$ 41,705,114</u>	<u>\$ 42,088,238</u>

Capital asset additions during the current year include Rains County road rehabilitation and landscaping improvements to serve Travis Ranch Marina Lot No. 3.

***Kaufman County Municipal Utility District No. 6
Management's Discussion and Analysis
July 31, 2024***

Long-Term Debt

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

Series	2024	2023
2007	\$ 245,000	\$ 245,000
2008	505,000	505,000
2014 Refunding	2,025,000	2,385,000
2015 Road	4,535,000	4,535,000
2017 Road	1,345,000	1,495,000
2018	5,200,000	5,200,000
2018 Road	5,770,000	5,970,000
2019 Road	1,575,000	1,575,000
2019	1,970,000	2,030,000
2020 Road	3,085,000	3,175,000
2020	6,430,000	6,545,000
2021 Road	4,595,000	4,805,000
2022	9,860,000	9,860,000
2022 Road	10,590,000	10,590,000
	<u>\$ 57,730,000</u>	<u>\$ 58,915,000</u>

At July 31, 2024, the District had \$40,220,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and \$105,990,000 for refunding of such bonds; \$16,980,000 for road improvements and \$76,350,000 for refunding of such bonds.

Next Year's Budget

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

	2024 Actual	2025 Budget
Total revenues	\$ 2,937,936	\$ 2,928,013
Total expenditures	(2,813,385)	(3,148,430)
Revenues over/(under) expenditures	124,551	(220,417)
Other changes in fund balance	(643,000)	
Net change in fund balance	(518,449)	(220,417)
Beginning fund balance	3,347,648	2,829,199
Ending fund balance	<u>\$ 2,829,199</u>	<u>\$ 2,608,782</u>

Property Taxes

The District's property tax base increased approximately \$28,442,000 for the 2024 tax year from \$692,505,490 to \$720,947,571. This increase was primarily due to new construction in the District and

***Kaufman County Municipal Utility District No. 6
Management's Discussion and Analysis
July 31, 2024***

increased property values. For the 2024 tax year, the District has levied a maintenance tax rate of \$0.1725 per \$100 of assessed value; a contract tax rate of \$0.04 per \$100 of assessed value; a water, sewer and drainage debt service tax rate of \$0.235 per \$100 of assessed value; and a road debt service tax rate of \$0.285 per \$100 of assessed value, for a total combined tax rate of \$0.7325 per \$100 of assessed value. Tax rates for the 2023 tax year were \$0.14 per \$100 for maintenance and operations; \$0.0375 for contract tax; \$0.25 for water, sewer and drainage debt service tax; and \$0.305 per \$100 for road debt service for a combined total of \$0.7325 per \$100 of assessed value.

Basic Financial Statements

Kaufman County Municipal Utility District No. 6
Statement of Net Position and Governmental Funds Balance Sheet
July 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Assets						
Cash	\$ 242,061	\$ 47,117	\$ 191,298	\$ 480,476	\$ -	\$ 480,476
Investments	2,665,532	4,545,668	534	7,211,734		7,211,734
Taxes receivable	12,001	89,849		101,850		101,850
Customer service receivables, net	166,746			166,746		166,746
Internal balances	1,306	(1,306)				
Other receivables	1,635	5,727		7,362		7,362
Due from other governments	119,282			119,282		119,282
Operating reserve	167,256			167,256		167,256
Capital assets not being depreciated					6,276,728	6,276,728
Capital assets, net					35,428,386	35,428,386
Total Assets	<u>\$ 3,375,819</u>	<u>\$ 4,687,055</u>	<u>\$ 191,832</u>	<u>\$ 8,254,706</u>	<u>41,705,114</u>	<u>49,959,820</u>
Deferred Outflows of Resources						
Deferred difference on refunding					55,388	55,388
Liabilities						
Accounts payable	\$ 80,841	\$ -	\$ -	\$ 80,841		80,841
Other payables	3,919	10,018		13,937		13,937
Due to other governments	449,859			449,859		449,859
Accrued interest payable					844,822	844,822
Long-term debt						
Due within one year					1,720,000	1,720,000
Due after one year					55,897,464	55,897,464
Total Liabilities	<u>534,619</u>	<u>10,018</u>	<u></u>	<u>544,637</u>	<u>58,462,286</u>	<u>59,006,923</u>
Deferred Inflows of Resources						
Deferred property taxes	<u>12,001</u>	<u>89,849</u>	<u></u>	<u>101,850</u>	<u>(101,850)</u>	
Fund Balances/Net Position						
Fund Balances						
Nonspendable	167,256			167,256	(167,256)	
Restricted		4,587,188	191,832	4,779,020	(4,779,020)	
Unassigned	2,661,943			2,661,943	(2,661,943)	
Total Fund Balances	<u>2,829,199</u>	<u>4,587,188</u>	<u>191,832</u>	<u>7,608,219</u>	<u>(7,608,219)</u>	
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 3,375,819</u>	<u>\$ 4,687,055</u>	<u>\$ 191,832</u>	<u>\$ 8,254,706</u>		
Net Position						
Net investment in capital assets					(15,665,130)	(15,665,130)
Restricted for debt service					3,832,215	3,832,215
Unrestricted					2,841,200	2,841,200
Total Net Position					<u>\$ (8,991,715)</u>	<u>\$ (8,991,715)</u>

See notes to basic financial statements.

Kaufman County Municipal Utility District No. 6**Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances
For the Year Ended July 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Revenues						
Sewer service	\$ 962,940	\$ -	\$ -	\$ 962,940	\$ -	\$ 962,940
Garbage service	621,518			621,518		621,518
Property taxes	964,252	4,113,122		5,077,374	(10,743)	5,066,631
Penalties and interest	79,025	48,230		127,255		127,255
Sewer connection and inspection	46,783			46,783		46,783
Storm water fees	99,812			99,812		99,812
Investment earnings	163,606	174,281	21,560	359,447		359,447
Total Revenues	<u>2,937,936</u>	<u>4,335,633</u>	<u>21,560</u>	<u>7,295,129</u>	<u>(10,743)</u>	<u>7,284,386</u>
Expenditures/Expenses						
Current service operations						
Purchased services	1,274,669			1,274,669		1,274,669
Professional fees	89,125			89,125		89,125
Contracted services	1,160,708	89,329		1,250,037		1,250,037
Repairs and maintenance	232,386			232,386		232,386
Utilities	34,572			34,572		34,572
Administrative	19,655	9,764		29,419		29,419
Other	2,270		65	2,335		2,335
Capital outlay			1,493,283	1,493,283	(1,493,283)	
Debt service						
Principal		1,185,000		1,185,000	(1,185,000)	
Interest and fees		2,030,607		2,030,607	3,200	2,033,807
Contractual obligations		262,752		262,752		262,752
Depreciation					1,876,407	1,876,407
Total Expenditures/Expenses	<u>2,813,385</u>	<u>3,577,452</u>	<u>1,493,348</u>	<u>7,884,185</u>	<u>(798,676)</u>	<u>7,085,509</u>
Revenues Over/(Under)						
Expenditures	124,551	758,181	(1,471,788)	(589,056)	589,056	
Other Financing Sources/(Uses)						
Internal transfers	<u>(643,000)</u>		643,000			
Net Change in Fund Balances	(518,449)	758,181	(828,788)	(589,056)	589,056	
Change in Net Position					198,877	198,877
Fund Balance/Net Position						
Beginning of the year	3,347,648	3,829,007	1,020,620	8,197,275	(17,387,867)	(9,190,592)
End of the year	<u>\$ 2,829,199</u>	<u>\$ 4,587,188</u>	<u>\$ 191,832</u>	<u>\$ 7,608,219</u>	<u>\$ (16,599,934)</u>	<u>\$ (8,991,715)</u>

See notes to basic financial statements.

(This page intentionally left blank)

Note 1 – Summary of Significant Accounting Policies

The accounting policies of Kaufman County Municipal Utility District No. 6 (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

Creation

The District was organized, created and established as Lake Vista Ranch Municipal Utility District No. 2, pursuant to an order of the Texas Commission on Environmental Quality dated March 6, 2003, and operates in accordance with the Texas Water Code (“TWC”), Chapters 49 and 54. The Board of Directors held its first meeting on March 7, 2003 and the first bonds were issued on March 15, 2007. The District changed its name to Kaufman County Municipal Utility District No. 6 on August 1, 2005.

The District’s primary activities include construction, maintenance and operation of sewer, road and drainage facilities. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll or pension costs, other than payroll taxes on fees of office paid to the directors.

Reporting Entity

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

Government-Wide and Fund Financial Statements

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

Note 1 – Summary of Significant Accounting Policies (continued)

Government-Wide and Fund Financial Statements (continued)

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. Most governments typically have many funds; however, governmental financial statements focus on the most important or “major” funds with non-major funds aggregated in a single column. The District has three governmental funds, which are all considered major funds.

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

- The General Fund is used to account for the operations of the District’s sewer system and all other financial transactions not reported in other funds. The principal sources of revenue are property taxes and service fees. Expenditures include costs associated with the daily operations of the District.
- The Debt Service Fund is used to account for the payment of interest and principal on the District’s general long-term debt and the payment of contract taxes to the Master District (See Note 9). The primary source of revenue for debt service is property taxes. Expenditures include costs incurred in assessing and collecting these taxes.
- The Capital Projects Fund is used to account for the expenditures of bond proceeds for the construction of the District’s water, sewer, drainage and road facilities.

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

Measurement Focus and Basis of Accounting

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

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

Note 1 – Summary of Significant Accounting Policies (continued)

Measurement Focus and Basis of Accounting (continued)

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

Use of Restricted Resources

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

Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At July 31, 2024, an allowance of \$8,000 was provided for possible uncollectible sewer accounts. An allowance for possible uncollectible property taxes receivable was not considered necessary.

Interfund Activity

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

Capital Assets

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost of \$50,000 or more and an estimated useful life in excess of one year. Capital assets that individually are below the capitalization threshold but, in the aggregate, are above the threshold are capitalized. Subsequent replacements of these assets are not capitalized. Capital assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire the asset on the acquisition date. The District has not capitalized interest incurred during the construction of its capital assets. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

Depreciable capital assets, which primarily consist of water, wastewater, drainage and road facilities, are depreciated using the straight-line method as follows:

<u>Assets</u>	<u>Useful Life</u>
Water, wastewater and drainage facilities	45 years
Roads	20 years
Landscaping improvements	20 years

Note 1 – Summary of Significant Accounting Policies (continued)

Capital Assets (continued)

The District's drainage channels are considered improvements to land and are non-depreciable.

Deferred Inflows and Outflows of Financial Resources

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

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

Deferred outflows of financial resources at the government-wide level are from a refunding bond transaction in which the amount required to repay the old debt exceeded the net carrying amount of the old debt. This amount is being amortized to interest expense.

Net Position – Governmental Activities

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

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

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

Unrestricted – resources not included in the other components.

Fund Balances – Governmental Funds

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District's nonspendable fund balance consists of operating reserves paid to Kaufman County Municipal Utility District No. 5 for the joint facilities.

Note 1 – Summary of Significant Accounting Policies (continued)

Fund Balances – Governmental Funds (continued)

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments. The District's restricted fund balances consist of unspent bond proceeds in the Capital Projects Fund and property taxes levied for debt service in the Debt Service Fund.

Committed - amounts that can be used only for specific purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements. The District does not have any committed fund balances.

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

Unassigned - all other spendable amounts in the General Fund.

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

Use of Estimates

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

Kaufman County Municipal Utility District No. 6
Notes to Financial Statements
July 31, 2024

Note 2 – Adjustment from Governmental to Government-wide Basis

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

Total fund balance, governmental funds		\$ 7,608,219
--	--	--------------

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Historical cost	\$ 54,708,334	
Less accumulated depreciation	<u>(13,003,220)</u>	
Change due to capital assets		41,705,114

The difference between the face amount of bonds refunded and the amount paid to the escrow agent is recorded as a deferred difference on refunding in the *Statement of Net Position* and amortized to interest expense. It is not recorded in the fund statements because it is not a financial resource.

55,388

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

Bonds payable, net	(57,617,464)	
Interest payable on bonds	<u>(844,822)</u>	
Change due to long-term debt		(58,462,286)

Property taxes receivable and related penalties and interest have been levied and are due, but are not available soon enough to pay current period expenditures and, therefore, are deferred in the funds.

Property taxes receivable	80,610	
Penalty and interest receivable	<u>21,240</u>	
Change due to property taxes		101,850

Total net position - governmental activities		<u><u>\$ (8,991,715)</u></u>
--	--	------------------------------

Kaufman County Municipal Utility District No. 6
Notes to Financial Statements
July 31, 2024

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

Reconciliation of the *Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances* to the *Statement of Activities*

Net change in fund balances - total governmental funds	\$	(589,056)
--	----	-----------

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

		(10,743)
--	--	----------

Governmental funds report capital outlays for construction costs as expenditures in the funds; however, in the *Statement of Activities*, the cost of capital assets is charged to expense over the estimated useful life of the asset.

Capital outlays	\$ 1,493,283	
Depreciation expense	(1,876,407)	(383,124)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal uses current financial resources. However, neither transaction has any effect on net assets. Other elements of debt financing are reported differently between the fund and government wide statements.

Principal payments	1,185,000	
Interest expense accrual	(3,200)	1,181,800

Change in net position of governmental activities	\$	198,877
---	----	---------

Note 3 – Implementation of New Accounting Guidance

During the current fiscal year, the District implemented GASB Implementation Guide (“GASBIG”) 2021-1, Question 5.1, which requires the capitalization of the acquisition of a group of individual capital assets whose individual acquisition costs are less than the capitalization threshold when the cost of the acquisition of the assets in the aggregate is significant. Under this new guidance, the District’s acquisition of assets that exceed the capitalization threshold in the aggregate should be recorded as capital outlays in the *Statement of Revenues, Expenditures and Changes in Fund Balances* and capital assets on the *Statement of Net Position*.

Note 4 – Deposits and Investments

Deposit Custodial Credit Risk

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

Investments

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

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

Kaufman County Municipal Utility District No. 6
Notes to Financial Statements
July 31, 2024

Note 4 – Deposits and Investments (continued)

As of July 31, 2024, the District’s investments consist of the following:

Type	Fund	Carrying Value	Percentage of Total	Rating	Weighted Average Maturity
Certificates of deposit	Debt Service	<u>\$ 240,000</u>	3%	N/A	N/A
TexPool	General	2,665,532			
	Debt Service	4,305,668			
	Capital Projects	534			
		<u>6,971,734</u>	97%	AAAm	35 days
Total		<u><u>\$ 7,211,734</u></u>	<u>100%</u>		

The District’s investments in certificates of deposit are reported at cost.

TexPool

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

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

Investment Credit and Interest Rate Risk

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

Kaufman County Municipal Utility District No. 6
Notes to Financial Statements
July 31, 2024

Note 5 – Interfund Balances and Transactions

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

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Debt Service Fund	\$ 1,306	Maintenance tax collections not remitted as of year end.

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

A summary of internal transfers for the current fiscal year is as follows:

Transfer Out	Transfer In	Amounts	Purpose
General Fund	Capital Projects Fund	\$ 643,000	To fund a portion of the Rains County Road rehabilitation project.

Note 6 – Capital Assets

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

	Beginning Balances	Additions/ Adjustments	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 6,276,728	\$ -	\$ 6,276,728
Capital assets being depreciated			
Water, wastewater and drainage facilities	24,729,343		24,729,343
Roads	22,208,980	1,366,955	23,575,935
Landscaping improvements		126,328	126,328
	<u>46,938,323</u>	<u>1,493,283</u>	<u>48,431,606</u>
Less accumulated depreciation			
Water, wastewater and drainage facilities	(3,908,282)	(549,539)	(4,457,821)
Roads	(7,218,531)	(1,320,552)	(8,539,083)
Landscaping improvements		(6,316)	(6,316)
	<u>(11,126,813)</u>	<u>(1,876,407)</u>	<u>(13,003,220)</u>
Subtotal depreciable capital assets, net	<u>35,811,510</u>	<u>(383,124)</u>	<u>35,428,386</u>
Capital assets, net	<u>\$ 42,088,238</u>	<u>\$ (383,124)</u>	<u>\$ 41,705,114</u>

Depreciation expense for the current fiscal year was \$1,876,407.

Kaufman County Municipal Utility District No. 6
Notes to Financial Statements
July 31, 2024

Note 7 – Long-Term Debt

Long-term debt is comprised of the following:

Bonds payable	\$ 57,730,000
Unamortized discounts	(112,536)
	<u>\$ 57,617,464</u>
Due within one year	<u>\$ 1,720,000</u>

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

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2007	\$ 245,000	\$ 3,205,000	4.0% - 6.5%	March 1, 2009/2030	September 1, March 1	March 1, 2014
2008	505,000	3,440,000	4.5% - 6.75%	March 1, 2011/2031	September 1, March 1	March 1, 2015
2014 Refunding	2,025,000	4,540,000	2.83%	March 1, 2015/2029	September 1, March 1	March 1, 2022
2015 Road	4,535,000	4,535,000	3.75% - 4.0%	September 1, 2031/2040	September 1, March 1	March 1, 2023
2017 Road	1,345,000	2,170,000	3.0% - 3.3%	September 1, 2018/2031	September 1, March 1	September 1, 2024
2018	5,200,000	5,200,000	3.75% - 5.0%	September 1, 2031/2042	September 1, March 1	September 1, 2023
2018 Road	5,770,000	6,700,000	3.0% - 5.5%	September 1, 2019/2042	September 1, March 1	September 1, 2023
2019 Road	1,575,000	1,575,000	3.375% - 3.5%	September 1, 2041/2044	September 1, March 1	September 1, 2024
2019	1,970,000	2,200,000	2.0% - 3.0%	September 1, 2020/2044	September 1, March 1	September 1, 2024
2020 Road	3,085,000	3,335,000	3.00%	September 1, 2021/2045	September 1, March 1	September 1, 2025
2020	6,430,000	6,655,000	2.0% - 4.0%	September 1, 2022/2045	September 1, March 1	September 1, 2026
2021 Road	4,595,000	5,015,000	2.0% - 2.25%	September 1, 2022/2046	September 1, March 1	September 1, 2026
2022	9,860,000	9,860,000	3.0% - 4.0%	September 1, 2024/2047	September 1, March 1	September 1, 2027
2022 Road	10,590,000	10,590,000	3.75% - 4.0%	September 1, 2024/2047	September 1, March 1	September 1, 2027
	<u>\$ 57,730,000</u>					

Kaufman County Municipal Utility District No. 6
Notes to Financial Statements
July 31, 2024

Note 7 – Long-Term Debt (continued)

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

At July 31, 2024, the District had authorized but unissued bonds in the amount of \$40,220,000 for water, sewer and drainage facilities and \$105,990,000 for refunding of such bonds; \$16,980,000 for road improvements and \$76,350,000 for the refunding of such bonds. The change in the District's long-term debt during the year is as follows:

Bonds payable, beginning of year	\$ 58,915,000
Bonds retired	(1,185,000)
Bonds payable, end of year	<u>\$ 57,730,000</u>

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

Year	Principal	Interest	Totals
2025	\$ 1,720,000	\$ 1,978,169	\$ 3,698,169
2026	1,775,000	1,923,447	3,698,447
2027	1,840,000	1,869,850	3,709,850
2028	1,895,000	1,815,120	3,710,120
2029	1,960,000	1,756,708	3,716,708
2030	2,060,000	1,694,428	3,754,428
2031	1,850,000	1,619,624	3,469,624
2032	1,895,000	1,548,620	3,443,620
2033	2,225,000	1,477,249	3,702,249
2034	2,310,000	1,393,479	3,703,479
2035	2,405,000	1,303,793	3,708,793
2036	2,505,000	1,210,296	3,715,296
2037	2,605,000	1,115,629	3,720,629
2038	2,705,000	1,019,567	3,724,567
2039	2,805,000	920,494	3,725,494
2040	2,915,000	818,252	3,733,252
2041	3,030,000	709,852	3,739,852
2042	3,140,000	597,489	3,737,489
2043	3,265,000	482,698	3,747,698
2044	3,380,000	370,394	3,750,394
2045	3,500,000	260,775	3,760,775
2046	3,040,000	158,289	3,198,289
2047	1,555,000	82,825	1,637,825
2048	1,350,000	27,000	1,377,000
	<u>\$ 57,730,000</u>	<u>\$ 26,154,047</u>	<u>\$ 83,884,047</u>

Kaufman County Municipal Utility District No. 6
Notes to Financial Statements
July 31, 2024

Note 8 – Property Taxes

On May 3, 2003, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing general operations limited to \$0.99 per \$100 of assessed value. The District’s bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

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

Property taxes are collected based on rates adopted in the year of the levy. The District’s 2024 fiscal year was financed through the 2023 tax levy, pursuant to which the District levied property taxes of \$0.7325 per \$100 of assessed value, of which \$0.14 was allocated to maintenance and operations; \$0.0375 was allocated to contract tax; \$0.25 was allocated to water, sewer and drainage debt service; and \$0.305 was allocated to road debt service. The resulting tax levy was \$5,072,603 on the adjusted taxable value of \$692,505,490.

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

Current year taxes receivable	\$ 48,261
Prior years taxes receivable	32,349
	<hr/>
	80,610
Penalty and interest receivable	21,240
Property taxes receivable	<hr/>
	<u>\$ 101,850</u>

Note 9 – Master District

On October 5, 2004, the District entered into a contract (the “Contract”) with Kaufman County Municipal Utility District No. 5 (the “Master District”) whereby the Master District agrees to provide or cause to be provided the regional water supply and distribution facilities and the wastewater collection, treatment and disposal facilities necessary to serve all districts located within the Master District’s service area.

The Master District is authorized to issue bonds for the purpose of acquiring and constructing facilities needed to provide services to all participating districts. The District shall contribute to the payment of debt service requirements based on its pro rata share of the total certified assessed valuation of all participating districts. As of July 31, 2024, the Master District has \$12,115,000 in contract revenue bonds outstanding. The District contributed \$262,752 to this debt service requirement during the fiscal year ended July 31, 2024.

Note 9 – Master District (continued)

The Contract authorizes the establishment of an initial operating and maintenance reserve by the Master District equivalent to three months' operating and maintenance expenditures, as set forth in the Master District's annual budget. As of July 31, 2024, the district has a reserve of \$167,256. The Master District shall adjust the reserve as needed, not less than annually.

Monthly operating and maintenance expenditures of the Master District are charged on a pro rata basis to each participating district, based on the number of equivalent single family connections in the District. As of July 31, 2024, the District has incurred \$1,274,669 for its share of the Master District operating and maintenance expenditures.

Note 10 – Water Service Contract

On August 5, 2003, the District entered into an agreement, as subsequently amended, with Forney Lake Water Supply Corporation ("Forney Lake"). Pursuant to the terms of this Contract, the District is required to construct water facilities to serve customers within the service area. Forney Lake is responsible for the operation and maintenance of the water system and is entitled to all revenues derived from the operation of the water system. After the District's bonded debt and developer are paid in full for the water system, the District shall convey the water system to Forney Lake at Forney Lake's option.

Note 11 – Risk Management

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

Required Supplementary Information

Kaufman County Municipal Utility District No. 6
Required Supplementary Information - Budgetary Comparison Schedule - General Fund
For the Year Ended July 31, 2024

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Sewer service	\$ 912,000	\$ 962,940	\$ 50,940
Garbage service	600,000	621,518	21,518
Property taxes	352,000	964,252	612,252
Penalties and interest	72,000	79,025	7,025
Sewer connection fees	56,213	46,783	(9,430)
Storm water fees	96,000	99,812	3,812
Investment earnings	145,200	163,606	18,406
Total Revenues	<u>2,233,413</u>	<u>2,937,936</u>	<u>704,523</u>
Expenditures			
Current service operations			
Purchased services	1,003,245	1,274,669	(271,424)
Professional fees	86,000	89,125	(3,125)
Contracted services	1,042,850	1,160,708	(117,858)
Repairs and maintenance	306,000	232,386	73,614
Utilities	36,000	34,572	1,428
Administrative	25,885	19,655	6,230
Other	900	2,270	(1,370)
Total Expenditures	<u>2,500,880</u>	<u>2,813,385</u>	<u>(312,505)</u>
Revenues Over/(Under) Expenditures	(267,467)	124,551	392,018
Other Financing Uses			
Internal transfers		(643,000)	(643,000)
Net Change in Fund Balance	(267,467)	(518,449)	(250,982)
Fund Balance			
Beginning of the year	<u>3,347,648</u>	<u>3,347,648</u>	
End of the year	<u>\$ 3,080,181</u>	<u>\$ 2,829,199</u>	<u>\$ (250,982)</u>

Kaufman County Municipal Utility District No. 6
Notes to Required Supplementary Information
July 31, 2024

Budgets and Budgetary Accounting

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

(This page intentionally left blank)

Texas Supplementary Information

Kaufman County Municipal Utility District No. 6
TSI-1. Services and Rates
July 31, 2024

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

<input type="checkbox"/> Retail Water	<input type="checkbox"/> Wholesale Water	<input checked="" type="checkbox"/> Solid Waste/Garbage	<input checked="" type="checkbox"/> Drainage
<input checked="" type="checkbox"/> Retail Wastewater	<input type="checkbox"/> Wholesale Wastewater	<input type="checkbox"/> Flood Control	<input type="checkbox"/> Irrigation
<input type="checkbox"/> Parks/Recreation	<input type="checkbox"/> Fire Protection	<input checked="" type="checkbox"/> Roads	<input type="checkbox"/> Security
<input checked="" type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)			
<input checked="" type="checkbox"/> Other (Specify): <u>Water services are provided by Forney Lake Water Supply Corporation</u>			

2. Retail Service Providers

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

	Minimum Charge	Minimum Usage	Flat Rate (Y/N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels
Water:	N/A	N/A	N/A		to
Wastewater:	\$ 21.50	2,000	N/A	\$ 2.05	2,001 to 10,000
				\$ 2.45	10,001 to no limit
Storm Water Fee	\$ 3.55	N/A	Y		to

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

Total charges per 10,000 gallons usage: Water N/A Wastewater \$ 41.45

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered			x 1.0	
less than 3/4"			x 1.0	
1"			x 2.5	
1.5"			x 5.0	
2"			x 8.0	
3"			x 15.0	
4"			x 25.0	
6"			x 50.0	
8"			x 80.0	
10"			x 115.0	
Total Water				
Total Wastewater	2,876	2,324	x 1.0	2,324

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-1. Services and Rates
July 31, 2024

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

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

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

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

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

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

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

5. Location of District

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

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

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

City(ies) in which the District is located: _____

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

Entirely ☒ Partly ☐ Not at all ☐

ETJs in which the District is located: Dallas, Texas

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

If Yes, by whom? _____

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-2. General Fund Expenditures
For the Year Ended July 31, 2024

Purchased services	\$ 1,274,669
Professional fees	
Legal	32,778
Audit	17,000
Engineering	39,347
	<u>89,125</u>
Contracted services	
Bookkeeping	10,871
Operator	99,825
Garbage collection	493,766
Sludge removal	55,527
Security service	374,037
Billing services	126,682
	<u>1,160,708</u>
Repairs and maintenance	<u>232,386</u>
Utilities	<u>34,572</u>
Administrative	
Directors fees	5,525
Insurance	6,112
Other	8,018
	<u>19,655</u>
Other	<u>2,270</u>
Total expenditures	<u><u>\$ 2,813,385</u></u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-3. Investments
July 31, 2024

<u>Fund</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Interest Receivable</u>
General				
TexPool	Variable	N/A	<u>\$ 2,665,532</u>	<u>\$ -</u>
Debt Service				
Certificates of deposit - Road	5.41%	08/21/24	240,000	5,727
TexPool	Variable	N/A	1,936,921	
TexPool - Contract	Variable	N/A	16,463	
TexPool - Road	Variable	N/A	<u>2,352,284</u>	
			<u>4,545,668</u>	<u>5,727</u>
Capital Projects				
TexPool - Road	Variable	N/A	<u>534</u>	
Total - All Funds			<u><u>\$ 7,211,734</u></u>	<u><u>\$ 5,727</u></u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-4. Taxes Levied and Receivable
July 31, 2024

	Maintenance Taxes	Contract Taxes	W-S-D Debt Service Taxes	Road Debt Service Taxes
Taxes Receivable, Beginning of Year	\$ 7,937	\$ 5,721	\$ 35,905	\$ 41,789
Adjustments	(503)	(332)	(2,322)	(2,815)
Adjusted Receivable	7,434	5,389	33,583	38,974
2023 Original Tax Levy	953,337	255,358	1,702,387	2,076,912
Adjustments	16,171	4,332	28,876	35,230
Adjusted Tax Levy	969,508	259,690	1,731,263	2,112,142
Total to be accounted for	976,942	265,079	1,764,846	2,151,116
Tax collections:				
Current year	960,284	257,219	1,714,792	2,092,047
Prior years	4,642	3,224	20,762	24,403
Total Collections	964,926	260,443	1,735,554	2,116,450
Taxes Receivable, End of Year	\$ 12,016	\$ 4,636	\$ 29,292	\$ 34,666
Taxes Receivable, By Years				
2023	\$ 9,224	\$ 2,471	\$ 16,471	\$ 20,095
2022	1,407	922	6,501	7,908
2021	1,061	868	4,761	4,889
2020 and prior	324	375	1,559	1,774
Taxes Receivable, End of Year	\$ 12,016	\$ 4,636	\$ 29,292	\$ 34,666
	2023	2022	2021	2020
Property Valuations:				
Land	\$ 240,893,076	\$ 141,401,609	\$ 94,884,316	\$ 80,722,780
Improvements	464,140,318	360,781,342	277,866,435	219,732,308
Personal Property	1,203,948	1,284,446	917,984	187,650
Exemptions	(13,731,852)	(9,009,592)	(6,550,130)	(4,684,285)
Total Property Valuations	\$ 692,505,490	\$ 494,457,805	\$ 367,118,605	\$ 295,958,453
Tax Rates per \$100 Valuation:				
Maintenance tax rates	\$ 0.1400	\$ 0.0725	\$ 0.0825	\$ 0.1225
Contract tax rates	0.0375	0.0475	0.0675	0.0775
W-S-D debt service tax rates	0.2500	0.3350	0.3700	0.3400
Road debt service tax rates	0.3050	0.4075	0.3800	0.3600
Total Tax Rates per \$100 Valuation	\$ 0.7325	\$ 0.8625	\$ 0.9000	\$ 0.9000
Adjusted Tax Levy:	\$ 5,072,603	\$ 4,264,699	\$ 3,304,067	\$ 2,663,626
Percentage of Taxes Collected to Taxes Levied **	99.05%	99.61%	99.65%	99.92%

* Maximum Maintenance Tax Rate Approved by Voters: \$0.99 on May 3, 2003

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

See accompanying auditor's report.

Totals	
\$	91,352
	(5,972)
	85,380
	4,987,994
	84,609
	5,072,603
	5,157,983
	5,024,342
	53,031
	5,077,373
\$	80,610
	48,261
	16,738
	11,579
	4,032
\$	80,610

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2007--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due March 1	Interest Due September 1, March 1	Total
2025	\$ -	\$ 10,535	\$ 10,535
2026		10,535	10,535
2027		10,535	10,535
2028		10,535	10,535
2029		10,535	10,535
2030	245,000	10,535	255,535
	<u>\$ 245,000</u>	<u>\$ 63,210</u>	<u>\$ 308,210</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2008--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due March 1	Interest Due September 1, March 1	Total
2025	\$ -	\$ 25,250	\$ 25,250
2026		25,250	25,250
2027		25,250	25,250
2028		25,250	25,250
2029		25,250	25,250
2030	245,000	25,250	270,250
2031	260,000	13,000	273,000
	<u>\$ 505,000</u>	<u>\$ 164,500</u>	<u>\$ 669,500</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2014 Refunding--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due March 1	Interest Due September 1, March 1	Total
2025	\$ 375,000	\$ 57,307	\$ 432,307
2026	390,000	46,695	436,695
2027	405,000	35,658	440,658
2028	420,000	24,196	444,196
2029	435,000	12,310	447,310
	<u>\$ 2,025,000</u>	<u>\$ 176,166</u>	<u>\$ 2,201,166</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2015 Road--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	\$ -	\$ 176,181	\$ 176,181
2026		176,181	176,181
2027		176,181	176,181
2028		176,181	176,181
2029		176,181	176,181
2030		176,181	176,181
2031		176,181	176,181
2032	135,000	173,481	308,481
2033	410,000	162,581	572,581
2034	430,000	145,781	575,781
2035	445,000	128,282	573,282
2036	465,000	110,082	575,082
2037	485,000	91,688	576,688
2038	510,000	73,032	583,032
2039	530,000	53,532	583,532
2040	550,000	32,938	582,938
2041	575,000	11,141	586,141
	<u>\$ 4,535,000</u>	<u>\$ 2,215,805</u>	<u>\$ 6,750,805</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2017 Road--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	\$ 160,000	\$ 39,515	\$ 199,515
2026	165,000	34,640	199,640
2027	175,000	29,540	204,540
2028	180,000	24,215	204,215
2029	190,000	18,546	208,546
2030	195,000	12,409	207,409
2031	205,000	5,857	210,857
2032	75,000	1,238	76,238
	<u>\$ 1,345,000</u>	<u>\$ 165,960</u>	<u>\$ 1,510,960</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2018--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	\$ -	\$ 220,394	\$ 220,394
2026		220,394	220,394
2027		220,394	220,394
2028		220,394	220,394
2029		220,394	220,394
2030		220,394	220,394
2031		220,394	220,394
2032	100,000	218,519	318,519
2033	375,000	209,613	584,613
2034	390,000	192,831	582,831
2035	405,000	172,956	577,956
2036	425,000	152,206	577,206
2037	440,000	132,781	572,781
2038	460,000	114,781	574,781
2039	480,000	95,981	575,981
2040	500,000	76,381	576,381
2041	520,000	55,981	575,981
2042	540,000	34,444	574,444
2043	565,000	11,653	576,653
	<u>\$ 5,200,000</u>	<u>\$ 3,010,885</u>	<u>\$ 8,210,885</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2018 Road--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	\$ 210,000	\$ 219,750	\$ 429,750
2026	215,000	211,141	426,141
2027	225,000	204,406	429,406
2028	235,000	197,213	432,213
2029	245,000	189,106	434,106
2030	255,000	180,197	435,197
2031	265,000	170,606	435,606
2032	275,000	160,481	435,481
2033	285,000	149,625	434,625
2034	295,000	138,025	433,025
2035	310,000	125,925	435,925
2036	320,000	113,325	433,325
2037	335,000	100,225	435,225
2038	345,000	86,625	431,625
2039	360,000	72,525	432,525
2040	375,000	57,825	432,825
2041	390,000	42,281	432,281
2042	405,000	25,884	430,884
2043	425,000	8,766	433,766
	<u>\$ 5,770,000</u>	<u>\$ 2,453,931</u>	<u>\$ 8,223,931</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2019 Road--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	\$ -	\$ 54,725	\$ 54,725
2026		54,725	54,725
2027		54,725	54,725
2028		54,725	54,725
2029		54,725	54,725
2030		54,725	54,725
2031		54,725	54,725
2032		54,725	54,725
2033		54,725	54,725
2034		54,725	54,725
2035		54,725	54,725
2036		54,725	54,725
2037		54,725	54,725
2038		54,725	54,725
2039		54,725	54,725
2040		54,725	54,725
2041		54,725	54,725
2042	160,000	52,025	212,025
2043	160,000	46,625	206,625
2044	615,000	33,163	648,163
2045	640,000	11,200	651,200
	<u>\$ 1,575,000</u>	<u>\$ 1,073,338</u>	<u>\$ 2,648,338</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2019--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	\$ 65,000	\$ 51,432	\$ 116,432
2026	65,000	50,131	115,131
2027	70,000	48,781	118,781
2028	70,000	47,381	117,381
2029	75,000	45,931	120,931
2030	75,000	44,432	119,432
2031	80,000	42,781	122,781
2032	80,000	40,881	120,881
2033	85,000	38,819	123,819
2034	90,000	36,631	126,631
2035	90,000	34,325	124,325
2036	95,000	31,897	126,897
2037	100,000	29,275	129,275
2038	100,000	26,400	126,400
2039	105,000	23,325	128,325
2040	110,000	20,100	130,100
2041	115,000	16,725	131,725
2042	120,000	13,200	133,200
2043	125,000	9,525	134,525
2044	125,000	5,775	130,775
2045	130,000	1,950	131,950
	<u>\$ 1,970,000</u>	<u>\$ 659,697</u>	<u>\$ 2,629,697</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2020 Road--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	\$ 90,000	\$ 91,200	\$ 181,200
2026	95,000	88,425	183,425
2027	90,000	85,650	175,650
2028	90,000	82,950	172,950
2029	85,000	80,325	165,325
2030	90,000	77,700	167,700
2031	85,000	75,075	160,075
2032	90,000	72,450	162,450
2033		71,100	71,100
2034		71,100	71,100
2035		71,100	71,100
2036		71,100	71,100
2037		71,100	71,100
2038		71,100	71,100
2039		71,100	71,100
2040		71,100	71,100
2041		71,100	71,100
2042	445,000	64,425	509,425
2043	460,000	50,850	510,850
2044	470,000	36,900	506,900
2045	490,000	22,500	512,500
2046	505,000	7,575	512,575
	<u>\$ 3,085,000</u>	<u>\$ 1,475,925</u>	<u>\$ 4,560,925</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2020--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	\$ 115,000	\$ 140,386	\$ 255,386
2026	115,000	135,786	250,786
2027	110,000	132,111	242,111
2028	110,000	129,361	239,361
2029	105,000	126,936	231,936
2030	105,000	124,836	229,836
2031	65,000	123,136	188,136
2032	220,000	120,286	340,286
2033	215,000	115,936	330,936
2034	215,000	111,636	326,636
2035	230,000	107,186	337,186
2036	235,000	102,536	337,536
2037	245,000	97,736	342,736
2038	250,000	92,630	342,630
2039	250,000	87,318	337,318
2040	255,000	81,952	336,952
2041	260,000	76,318	336,318
2042	265,000	70,411	335,411
2043	270,000	64,460	334,460
2044	865,000	51,975	916,975
2045	885,000	32,725	917,725
2046	1,045,000	11,495	1,056,495
	<u>\$ 6,430,000</u>	<u>\$ 2,137,152</u>	<u>\$ 8,567,152</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2021 Road--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	\$ 215,000	\$ 96,869	\$ 311,869
2026	220,000	92,519	312,519
2027	225,000	88,069	313,069
2028	230,000	83,519	313,519
2029	240,000	78,819	318,819
2030	240,000	74,019	314,019
2031	250,000	69,119	319,119
2032	255,000	63,909	318,909
2033	160,000	59,400	219,400
2034	160,000	55,800	215,800
2035	165,000	52,144	217,144
2036	170,000	48,375	218,375
2037	170,000	44,549	214,549
2038	170,000	40,724	210,724
2039	170,000	36,900	206,900
2040	175,000	33,019	208,019
2041	175,000	29,081	204,081
2042	170,000	25,200	195,200
2043	175,000	21,319	196,319
2044	175,000	17,381	192,381
2045	170,000	13,500	183,500
2046	255,000	8,719	263,719
2047	260,000	2,925	262,925
	<u>\$ 4,595,000</u>	<u>\$ 1,135,878</u>	<u>\$ 5,730,878</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2022--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	\$ 235,000	\$ 378,525	\$ 613,525
2026	245,000	371,325	616,325
2027	260,000	363,750	623,750
2028	270,000	355,800	625,800
2029	280,000	346,150	626,150
2030	295,000	334,650	629,650
2031	310,000	322,550	632,550
2032	320,000	309,950	629,950
2033	335,000	296,850	631,850
2034	350,000	283,150	633,150
2035	365,000	268,850	633,850
2036	385,000	253,850	638,850
2037	400,000	238,150	638,150
2038	420,000	221,750	641,750
2039	440,000	205,100	645,100
2040	460,000	188,225	648,225
2041	480,000	170,000	650,000
2042	500,000	150,400	650,400
2043	525,000	129,900	654,900
2044	545,000	108,500	653,500
2045	570,000	86,200	656,200
2046	595,000	62,900	657,900
2047	625,000	38,500	663,500
2048	650,000	13,000	663,000
	<u>\$ 9,860,000</u>	<u>\$ 5,498,025</u>	<u>\$ 15,358,025</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
Series 2022 Road--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2025	\$ 255,000	\$ 416,100	\$ 671,100
2026	265,000	405,700	670,700
2027	280,000	394,800	674,800
2028	290,000	383,400	673,400
2029	305,000	371,500	676,500
2030	315,000	359,100	674,100
2031	330,000	346,200	676,200
2032	345,000	332,700	677,700
2033	360,000	318,600	678,600
2034	380,000	303,800	683,800
2035	395,000	288,300	683,300
2036	410,000	272,200	682,200
2037	430,000	255,400	685,400
2038	450,000	237,800	687,800
2039	470,000	219,988	689,988
2040	490,000	201,987	691,987
2041	515,000	182,500	697,500
2042	535,000	161,500	696,500
2043	560,000	139,600	699,600
2044	585,000	116,700	701,700
2045	615,000	92,700	707,700
2046	640,000	67,600	707,600
2047	670,000	41,400	711,400
2048	700,000	14,000	714,000
	<u>\$ 10,590,000</u>	<u>\$ 5,923,575</u>	<u>\$ 16,513,575</u>

See accompanying auditor's report.

Kaufman County Municipal Utility District No. 6
TSI-5. Long-Term Debt Service Requirements
All Bonded Debt Series--by Years
July 31, 2024

Due During Fiscal Years Ending	Principal Due September 1, March 1	Interest Due September 1, March 1	Total
2025	\$ 1,720,000	\$ 1,978,169	\$ 3,698,169
2026	1,775,000	1,923,447	3,698,447
2027	1,840,000	1,869,850	3,709,850
2028	1,895,000	1,815,120	3,710,120
2029	1,960,000	1,756,708	3,716,708
2030	2,060,000	1,694,428	3,754,428
2031	1,850,000	1,619,624	3,469,624
2032	1,895,000	1,548,620	3,443,620
2033	2,225,000	1,477,249	3,702,249
2034	2,310,000	1,393,479	3,703,479
2035	2,405,000	1,303,793	3,708,793
2036	2,505,000	1,210,296	3,715,296
2037	2,605,000	1,115,629	3,720,629
2038	2,705,000	1,019,567	3,724,567
2039	2,805,000	920,494	3,725,494
2040	2,915,000	818,252	3,733,252
2041	3,030,000	709,852	3,739,852
2042	3,140,000	597,489	3,737,489
2043	3,265,000	482,698	3,747,698
2044	3,380,000	370,394	3,750,394
2045	3,500,000	260,775	3,760,775
2046	3,040,000	158,289	3,198,289
2047	1,555,000	82,825	1,637,825
2048	1,350,000	27,000	1,377,000
	<u>\$ 57,730,000</u>	<u>\$ 26,154,047</u>	<u>\$ 83,884,047</u>

See accompanying auditor's report.

(This page intentionally left blank)

	Bond Issue			
	Series 2007	Series 2008	Series 2014 Refunding	Series 2015 Road
Interest rate	4.0% - 6.5%	4.50% - 6.75%	2.83%	3.75% - 4.0%
Dates interest payable	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
Maturity dates	3/1/09 - 3/1/30	3/1/11 - 3/1/31	3/1/15 - 3/1/29	9/1/31 - 9/1/40
Beginning bonds outstanding	\$ 245,000	\$ 505,000	\$ 2,385,000	\$ 4,535,000
Bonds retired			(360,000)	
Ending bonds outstanding	<u>\$ 245,000</u>	<u>\$ 505,000</u>	<u>\$ 2,025,000</u>	<u>\$ 4,535,000</u>
Interest paid during fiscal year	<u>\$ 10,535</u>	<u>\$ 25,250</u>	<u>\$ 67,495</u>	<u>\$ 176,181</u>
Paying agent's name and city				
Series 2007 and 2008	The Bank of New York Trust Company, N.A., Dallas, Texas			
Series 2014 Refunding, 2015 Road and 2017 Road	Amegy Bank, N.A., Houston, Texas			
All other series	Zions Bancorporation, N.A., Houston, Texas			

	Water, Sewer and Drainage Bonds	Road Bonds	Water, Sewer and Drainage Refunding Bonds	Road Refunding Bonds
Bond Authority:				
Amount Authorized by Voters	\$ 70,780,000	\$ 50,900,000	\$ 106,170,000	\$ 76,350,000
Amount Issued	(30,560,000)	(33,920,000)	(180,000)	
Remaining To Be Issued	<u>\$ 40,220,000</u>	<u>\$ 16,980,000</u>	<u>\$ 105,990,000</u>	<u>\$ 76,350,000</u>

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

Debt Service Fund cash and investment balances as of July 31, 2024: \$ 4,592,785

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 3,495,169

See accompanying auditor's report.

Bond Issue				
Series 2017 Road	Series 2018	Series 2018 Road	Series 2019 Road	Series 2019
3.0% - 3.3%	3.75% - 5.0%	3.0% - 5.5%	3.375% - 3.50%	2.0% - 3.0%
9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
9/1/18 - 9/1/31	9/1/31 - 9/1/42	9/1/19 - 9/1/42	9/1/41 - 9/1/44	9/1/20 - 9/1/44
\$ 1,495,000	\$ 5,200,000	\$ 5,970,000	\$ 1,575,000	\$ 2,030,000
(150,000)		(200,000)		(60,000)
\$ 1,345,000	\$ 5,200,000	\$ 5,770,000	\$ 1,575,000	\$ 1,970,000
\$ 44,165	\$ 220,394	\$ 230,500	\$ 54,725	\$ 52,681

	Bond Issue			
	Series 2020 Road	Series 2020	Series 2021 Road	Series 2022
Interest rate	3.00%	2.0% - 4.0%	2.0% - 2.25%	3.0% - 4.0%
Dates interest payable	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
Maturity dates	9/1/21 - 9/1/45	9/1/22 - 9/1/45	9/1/22 - 9/1/46	9/1/24 - 9/1/47
Beginning bonds outstanding	\$ 3,175,000	\$ 6,545,000	\$ 4,805,000	\$ 9,860,000
Bonds retired	(90,000)	(115,000)	(210,000)	
Ending bonds outstanding	<u>\$ 3,085,000</u>	<u>\$ 6,430,000</u>	<u>\$ 4,595,000</u>	<u>\$ 9,860,000</u>
Interest paid during fiscal year	<u>\$ 93,900</u>	<u>\$ 144,986</u>	<u>\$ 101,119</u>	<u>\$ 382,050</u>

See accompanying auditor's report.

<u>Series 2022</u> <u>Road</u>	<u>Totals</u>
3.75% - 4.0%	
9/1; 3/1	
9/1/24 - 9/1/47	
\$ 10,590,000	\$ 58,915,000
	(1,185,000)
<u>\$ 10,590,000</u>	<u>\$ 57,730,000</u>
<u>\$ 421,200</u>	<u>\$ 2,025,181</u>

Kaufman County Municipal Utility District No. 6**TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund
For the Last Five Fiscal Years**

	Amounts				
	2024	2023	2022	2021	2020
Revenues					
Sewer service	\$ 962,940	\$ 881,375	\$ 837,076	\$ 626,760	\$ 505,770
Garbage service	621,518	582,202	521,494	430,420	340,219
Property taxes	964,252	357,414	305,603	357,510	193,577
Penalties and interest	79,025	71,161	49,849	34,636	25,108
Sewer connection and inspection	46,783	165,693	536,895	651,300	376,350
Storm water fees	99,812	93,507	83,769	69,158	55,014
Investment earnings	163,606	134,405	11,241	3,597	13,973
Total Revenues	<u>2,937,936</u>	<u>2,285,757</u>	<u>2,345,927</u>	<u>2,173,381</u>	<u>1,510,011</u>
Expenditures					
Current service operations					
Purchased services	1,274,669	1,171,382	594,931	478,637	543,435
Professional fees	89,125	75,728	95,726	58,442	105,074
Contracted services	1,160,708	1,029,538	901,795	592,430	408,899
Repairs and maintenance	232,386	170,681	66,859	73,995	87,395
Utilities	34,572	34,503	28,475	26,957	22,954
Administrative	19,655	17,413	20,019	18,408	15,971
Other	2,270	341	626	100	155
Debt service					
Developer interest		27,859			
Total Expenditures	<u>2,813,385</u>	<u>2,527,445</u>	<u>1,708,431</u>	<u>1,248,969</u>	<u>1,183,883</u>
Revenues Over/(Under)Expenditures	<u>\$ 124,551</u>	<u>\$ (241,688)</u>	<u>\$ 637,496</u>	<u>\$ 924,412</u>	<u>\$ 326,128</u>

*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues				
2024	2023	2022	2021	2020
32%	39%	36%	29%	32%
21%	25%	22%	20%	23%
33%	16%	13%	16%	13%
3%	3%	2%	2%	2%
2%	7%	23%	30%	25%
3%	4%	4%	3%	4%
6%	6%	*	*	1%
100%	100%	100%	100%	100%
43%	51%	25%	22%	36%
3%	3%	4%	3%	7%
40%	45%	38%	27%	27%
8%	7%	3%	3%	6%
1%	2%	1%	1%	2%
1%	1%	1%	1%	1%
*	*	*	*	*
	1%			
96%	110%	72%	57%	79%
4%	(10%)	28%	43%	21%

Kaufman County Municipal Utility District No. 6**TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund
For the Last Five Fiscal Years**

	Amounts				
	2024	2023	2022	2021	2020
Revenues					
Property taxes	\$ 4,113,122	\$ 3,876,579	\$ 3,012,990	\$ 2,284,593	\$ 1,860,492
Penalties and interest	48,230	35,187	25,125	25,814	7,998
Investment earnings	174,281	120,642	7,479	3,682	19,368
Total Revenues	4,335,633	4,032,408	3,045,594	2,314,089	1,887,858
Expenditures					
Tax collection services	99,093	82,130	72,812	59,448	42,001
Debt service					
Principal	1,185,000	1,150,000	800,000	695,000	615,000
Interest and fees	2,030,607	1,668,831	1,283,645	1,100,469	950,357
Contractual obligations	262,752	232,611	238,689	229,705	214,927
Total Expenditures	3,577,452	3,133,572	2,395,146	2,084,622	1,822,285
Revenues Over Expenditures	\$ 758,181	\$ 898,836	\$ 650,448	\$ 229,467	\$ 65,573
Total Active Retail Water Connections	N/A	N/A	N/A	N/A	N/A
Total Active Retail Wastewater Connections	2,324	2,322	2,070	1,798	1,392

*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues				
2024	2023	2022	2021	2020
95%	96%	99%	99%	99%
1%	1%	1%	1%	*
4%	3%	*	*	1%
100%	100%	100%	100%	100%
2%	2%	2%	3%	2%
27%	29%	26%	30%	33%
47%	41%	42%	48%	50%
6%	6%	8%	10%	11%
82%	78%	78%	91%	96%
18%	22%	22%	9%	4%

Kaufman County Municipal Utility District No. 6
TSI-8. Board Members, Key Personnel and Consultants
For the Year Ended July 31, 2024

Complete District Mailing Address: 16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248

District Business Telephone Number: (972) 788-1600

Submission Date of the most recent District Registration Form

(TWC Sections 36.054 and 49.054): April 2, 2024

Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200

(Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
Board Members				
Tom Baloga	5/22 to 5/26	\$ 884	\$ 93	President
Hannah Sweitzer	3/23 to 5/26	1,105	35	Vice President
Erica Dilley	5/22 to 5/26	663	88	Secretary
Steven Shrum	5/24 to 5/28	1,547	325	Assistant Secretary
Elise Jones	5/24 to 5/28	1,326	100	Assistant Secretary
Consultants				
Coats Rose, P.C.	2003	<u>Paid</u> \$ 51,431		Attorney
Inframark, LLC	2006	362,329		Operator
L & S District Services, LLC	2016	10,881		Bookkeeper
Utility Tax Service, Inc.	2005	25,953		Tax Collector
Kaufman County Appraisal District	Legislation	44,458		Property Valuation
H2O Services	2006	125,706		Billing Service
Westwood Professional Services	2016	117,770		Engineer
McGrath & Co., PLLC	2016	17,000		Auditor
Robert W. Baird	2015			Financial Advisor

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

See accompanying auditor's report.