

**BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40  
(Brazoria County, Texas)**

**PRELIMINARY OFFICIAL STATEMENT  
DATED: NOVEMBER 12, 2025**

**\$18,100,000  
UNLIMITED TAX BONDS  
SERIES 2025**

**BIDS FOR THE BONDS TO BE SUBMITTED BY: 9:30 A.M., CENTRAL TIME  
WEDNESDAY, NOVEMBER 19, 2025**

**BONDS TO BE AWARDED: 1:30 P.M., CENTRAL TIME  
WEDNESDAY, NOVEMBER 19, 2025**



**Financial Advisor**

**PRELIMINARY OFFICIAL STATEMENT DATED NOVEMBER 12, 2025**

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

**In the opinion of Bond Counsel, under existing law, interest on the Bonds (i) is excludable from gross income for federal income tax purposes under section 103 of the Internal Revenue Code of 1986, as amended, and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals. See “TAX MATTERS” herein, including information regarding potential alternative minimum tax consequences for corporations.**

The Bonds are **not** designated as “qualified tax-exempt obligations” for financial institutions. See “TAX MATTERS – Not Qualified Tax-Exempt Obligations.”

NEW ISSUE – Book Entry Only

Moody’s Investors Service, Inc. (Underlying) ..... “Baa2”  
See “MUNICIPAL BOND INSURANCE” and “RATINGS.”

**BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40**

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

**\$18,100,000  
UNLIMITED TAX BONDS  
SERIES 2025**

**Dated: December 1, 2025**

**Interest accrues from: Date of Delivery**

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

The \$18,100,000 Unlimited Tax Bonds, Series 2025 (the “Bonds”), are obligations of Brazoria County Municipal Utility District No. 40 (the “District”) and are not obligations of the State of Texas (“Texas”); Brazoria County, Texas (the “County”); the City of Manvel, Texas (the “City”); or any political subdivision or entity other than the District. Neither the full faith and credit nor the taxing power of Texas; the County; the City; nor any entity other than the District is pledged to the payment of the principal of or interest on the Bonds.

Principal of the Bonds is payable upon presentation at the principal payment office of the paying agent/registrar, initially, Zions Bancorporation, National Association, Houston, Texas (the “Paying Agent/Registrar”). Interest accrues from the initial date of delivery (on or about December 18, 2025) (the “Date of Delivery”), and is payable March 1, 2026, and on each September 1 and March 1 thereafter (each an “Interest Payment Date”) until the earlier of maturity or redemption. Interest on the Bonds will be payable by check dated as of the Interest Payment Date and mailed by the Paying Agent/Registrar to registered owners (“Registered Owners”) as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding each Interest Payment Date (the “Record Date”). The Bonds are fully registered bonds in principal denominations of \$5,000 or any integral multiple thereof.

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

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

When issued, the Bonds will constitute valid and legally binding obligations of the District and will be payable from the proceeds of a continuing direct ad valorem tax, without legal limit as to rate or amount, levied annually by the District against all taxable property located within the District. See “THE BONDS – Source of Payment.”

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

The Bonds are offered when, as, and if issued by the District and accepted by the winning bidder of the Bonds (the “Initial Purchaser”), subject to the approval of the Attorney General of Texas and of Allen Boone Humphries Robinson LLP, Houston, Texas, Bond Counsel. Delivery of the Bonds in book-entry form through the facilities of DTC is expected on or about December 18, 2025.

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, AND INITIAL REOFFERING YIELDS

### \$18,100,000 Unlimited Tax Bonds, Series 2025

Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP Number (b)	Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP Number (b)
2026	\$ 300,000	%	%		2039	\$ 720,000	(c)	%	
2027	400,000				2040	755,000	(c)		
2028	420,000				2041	790,000	(c)		
2029	440,000				2042	830,000	(c)		
2030	465,000				2043	875,000	(c)		
2031	485,000	(c)			2044	915,000	(c)		
2032	510,000	(c)			2045	965,000	(c)		
2033	535,000	(c)			2046	1,010,000	(c)		
2034	565,000	(c)			2047	1,060,000	(c)		
2035	590,000	(c)			2048	1,115,000	(c)		
2036	620,000	(c)			2049	1,170,000	(c)		
2037	650,000	(c)			2050	1,230,000	(c)		
2038	685,000	(c)							

- (a) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Initial Purchaser. Initial reoffering yields represent the initial offering price, which may be changed for subsequent purchasers. The initial yield indicated above represents the lower of the yields resulting when priced to maturity or to the first call date.
- (b) CUSIP numbers will be assigned to this issue 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, 2031, and thereafter, shall be subject to redemption and payment at the option of the District, in whole or from time to time in part on September 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. See "THE BONDS – Redemption of the Bonds."

## USE OF INFORMATION IN OFFICIAL STATEMENT

*For purposes of compliance with Rule 15c2-12 of the United States Securities Exchange Commission (“Rule 15c2-12”), 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 Rule 15c2-12.*

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

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

All of the summaries of the statutes, resolutions, orders, contracts, audited financial statements, engineering and other related reports set forth in this Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents, copies of which are available from Bond Counsel, for further information.

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

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

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

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, Rule 15c2-12, as amended, of the United States Securities and Exchange Commission (“SEC”).

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## SALE AND DISTRIBUTION OF THE BONDS

### Award of the Bonds

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

### Prices and Marketability

Subject to certain restrictions described in the Official Notice of Sale for the Bonds, 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.

Information concerning reoffering yields or prices is the responsibility of the Initial Purchaser. Subject to certain restrictions described in the Official Notice of Sale for the Bonds, the prices and other terms with respect to the offering and sale of the Bonds may be changed from time to time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts.

IN CONNECTION WITH THIS OFFERING, THE INITIAL PURCHASER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

### Securities Laws

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

### **MUNICIPAL BOND INSURANCE**

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

### **RATINGS**

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

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

*[Remainder of Page Intentionally Left Blank]*

## 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 summary should not be detached and should be used in conjunction with the more complete information contained herein. A full review should be made of this entire Official Statement and of the documents summarized or described herein.

### THE BONDS

- The District..... Brazoria County Municipal Utility District No. 40 (the “District”), a political subdivision of the State of Texas (“Texas”), is located in Brazoria County, Texas (the “County”). See “THE DISTRICT.”
- The Bonds..... The District is issuing \$18,100,000 Unlimited Tax Bonds, Series 2025 (the “Bonds”). The Bonds are dated December 1, 2025, and mature on September 1 in each of the years and in the principal amounts set forth on the inside cover page hereof. Interest on the Bonds accrues from the initial date of delivery (on or about December 18, 2025) (the “Date of Delivery”), at the rates set forth on the inside cover page hereof, and is payable March 1, 2026, and each September 1 and March 1 thereafter until the earlier of stated maturity or redemption. See “THE BONDS.”
- Redemption..... The Bonds maturing on and after September 1, 2031, are subject to redemption at the option of the District, in whole or from time to time in part, on September 1, 2030, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. See “THE BONDS – Redemption of the Bonds.”
- Book-Entry-Only System..... The Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York (“DTC”), pursuant to the book-entry-only system described herein. Beneficial ownership of the Bonds may be acquired in principal denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the Beneficial Owners (hereinafter defined) thereof. Principal of and interest on the Bonds will be payable by Zions Bancorporation, National Association, Houston, Texas (the “Paying Agent/Registrar”), to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the Beneficial Owners of the Bonds. See “THE BONDS – Book-Entry-Only System.”
- Source of Payment..... The Bonds are payable from the proceeds of a continuing direct ad valorem tax, without legal limit as to rate or amount, levied annually by the District against all taxable property located within the District. The Bonds are obligations of the District and are not obligations of Texas; the County; the City of Manvel, Texas (the “City”); or any entity other than the District. See “THE BONDS – Source of Payment.”
- Outstanding Bonds..... The District has previously issued its \$6,570,000 Unlimited Tax Bonds, Series 2020, \$4,625,000 Unlimited Tax Road Bonds, Series 2020A, \$5,695,000 Unlimited Tax Bonds, Series 2021, \$3,155,000 Unlimited Tax Road Bonds, Series 2021A, \$2,645,000 Unlimited Tax Bonds, Series 2022, \$8,945,000 Unlimited Tax Road Bonds, Series 2022A; \$3,050,000 Unlimited Tax Bonds, Series 2023; \$3,435,000

Unlimited Tax Road Bonds, Series 2023; \$10,210,000 Unlimited Tax Road Bonds, Series 2024; and \$5,780,000 Unlimited Tax Bonds, Series 2024. As of the Date of Delivery of the Bonds, \$51,005,000 principal amount of such bonds will remain outstanding (the "Outstanding Bonds"). See "THE BONDS – Outstanding Bonds."

Payment Record.....The District has never defaulted on the timely payment of principal or interest on its bonded indebtedness.

Authority for Issuance.....The Bonds are issued pursuant to Article XVI, Section 59 of the Texas Constitution and the general laws of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, and Chapter 8450 of the Texas Special District Local Laws Code; an election held within the District on November 6, 2018, as described below; a resolution authorizing the issuance of the Bonds adopted by the Board of Directors (the "Board") of the District on the date of sale of the Bonds (the "Bond Resolution"); and an order of the Texas Commission on Environmental Quality ("TCEQ").

At an election held within the District on November 6, 2018, voters of the District authorized the District's issuance of an aggregate of \$275,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer, and storm water drainage facilities to serve the District (the "Utility System") and for the refunding of such bonds. Additionally, at an election held on May 4, 2019, voters of the District authorized the District's issuance of an aggregate of \$100,000,000 principal amount of unlimited tax bonds for the purpose of purchasing, constructing, acquiring and maintaining a road system to serve the District (the "Road System") and for the refunding of such bonds, and \$80,000,000 principal amount of unlimited tax bonds for parks and recreational facilities and for the refunding of such bonds. Following the issuance of the Bonds, \$233,160,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Utility System and for the refunding of such bonds, \$69,630,000 principal amount of unlimited tax bonds for the purpose of acquiring and maintaining the Road System and for the refunding of such bonds, and \$80,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational facilities to serve the District and for the refunding of such bonds will remain authorized but unissued. See "THE BONDS – Authority for Issuance" and "– Issuance of Additional Debt."

Use of Bond Proceeds .....A portion of the proceeds of the Bonds will be used to reimburse the Developers (defined herein) for the improvements and related engineering and land costs set out herein under "THE BONDS – Estimated Use and Distribution of Bond Proceeds." Additionally, a portion of the proceeds will be used to pay developer interest, six (6) months of capitalized interest, and certain costs associated with the issuance of the Bonds.

Not Qualified Tax-Exempt Obligations .....The Bonds will not be designated as "Qualified Tax-Exempt Obligations" for financial institutions. See "TAX MATTERS – Not Qualified Tax-Exempt Obligations."

Municipal Bond Insurance .....The District has made applications to provide municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and the payment of all costs associated with the insurance,

including the premium charged by the insurance company and fees charged by rating companies, other than Moody's Investors Service, Inc. ("Moody's"), will be at the option and expense of the Initial Purchaser. The District will pay the rating fees charged by Moody's. See "MUNICIPAL BOND INSURANCE" above.

- Ratings..... Moody's has assigned an underlying credit rating to the Bonds of "Baa2." See "RATINGS" above.
- Legal Opinion ..... Allen Boone Humphries Robinson LLP, Houston, Texas. See "LEGAL MATTERS."
- Financial Advisor..... Robert W. Baird & Co. Incorporated, Houston, Texas.
- Disclosure Counsel ..... McCall, Parkhurst & Horton L.L.P., Houston, Texas.

**THE DISTRICT**

- Description..... The District is a political subdivision of Texas, located approximately 18 miles south of the central business district of the City of Houston, Texas. The District lies entirely within the extraterritorial jurisdiction and limited purpose jurisdiction of the City. The District is a municipal utility district created by an order of the TCEQ effective January 23, 2007. The District operates in accordance with Chapters 49 and 54 of the Texas Water Code, as amended, Chapter 8450 of the Texas Special District Local Laws Code, and other statutes of Texas applicable to municipal utility districts. The District consists of approximately 584.492 total acres. See "THE DISTRICT" and "APPENDIX B."
- Pomona..... The District is one of the two municipal utility districts that make up the approximate 1,100-acre, master-planned community known as "Pomona." Pomona is comprised of the District and Brazoria County Municipal Utility District No. 39 ("MUD 39"). Development and construction activity within Pomona has occurred in both the District and MUD 39. See "DEVELOPMENT OF THE DISTRICT" for a description of the status of development within Pomona in the District.
- Development within the District..... To date, approximately 309.68 acres within the District have been developed as the residential subdivisions of Pomona, Sections 9-16 and 24-28 (1,191 lots). As of October 1, 2025, the District included approximately 993 completed homes (approximately 859 occupied and 134 unoccupied); approximately 46 homes under construction; and approximately 152 vacant developed lots. The remaining land within the District includes the following: approximately 3.28 acres for Water Supply Plant No. 2; approximately 0.10 acres for Lift Station No. 2 serving Pomona; approximately 0.15 acres for Lift Station No. 3 serving Pomona; approximately 2.36 acres for a convenience store and retail building; approximately 1.39 acres for a day care; approximately 216.52 undevelopable acres consisting of easements, rights-of-way, and greenbelts; and approximately 51.01 undeveloped but developable acres. See "THE DEVELOPERS," "DEVELOPMENT OF THE DISTRICT," and "THE DISTRICT."

The Developers ..... Land within the District is being developed by MC 288, LLC, a Texas limited liability company (“MC 288”) jointly owned by Hillwood Development Company, LLC (“Hillwood”) and DFH Coventry LLC (“DFH Coventry”).

Hillwood is a Dallas-based national real estate development company owned by H. Ross Perot, Jr., with over 30 years of experience developing land in Texas. Hillwood’s development experience encompasses several product types, including: sports arenas, high-rise condominiums, offices, single-family residential communities, distribution centers, regional malls, mixed-use urban development, call centers, hotels, golf courses, airports, intermodal rail yards, corporate campuses, and major air facilities.

DFH Coventry is a privately held real estate development company and homebuilder that currently operates in four Texas markets: Houston, Dallas, Austin, and San Antonio under its brands Coventry Homes, Plantation Homes, and Wilshire Homes.

MC 288, LLC, Hillwood, DFH Coventry and their affiliates are collectively referred to herein as the “Developers.” See “THE DEVELOPERS” and “DEVELOPMENT OF THE DISTRICT.”

Homebuilders within the District ..... Homebuilders who are active in the District include Coventry Homes, Lennar, Highland Homes, Toll Brothers, David Weekley Homes, and Perry Homes. Homes being constructed in the District range in price from approximately \$340,000 to \$1,600,000 and in size from approximately 1,500 to 5,000 square feet. See “DEVELOPMENT OF THE DISTRICT – Homebuilders within the District.”

**INVESTMENT CONSIDERATIONS**

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

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

2025 Taxable Assessed Valuation.....	\$ 443,042,309 (a)
Estimated Assessed Valuation as of July 15, 2025 .....	\$ 523,894,024 (b)
Direct Debt:	
Outstanding Bonds.....	\$ 51,005,000
The Bonds .....	<u>\$ 18,100,000</u>
Total.....	\$ 69,105,000
Estimated Overlapping Debt .....	<u>\$ 30,843,828 (c)</u>
Total Direct and Estimated Overlapping Debt .....	\$ 99,948,828 (c)
Direct Debt Ratios:	
As a percentage of the 2025 Taxable Assessed Valuation.....	15.60 %
As a percentage of the Estimated Assessed Valuation as of July 15, 2025.....	13.19 %
Direct and Estimated Overlapping Debt Ratios:	
As a percentage of the 2025 Taxable Assessed Valuation.....	22.56 %
As a percentage of the Estimated Assessed Valuation as of July 15, 2025.....	19.08 %
Capital Projects Fund Balance (as of October 15, 2025) .....	\$ 262,429
Road System Debt Service Fund (as of October 15, 2025) .....	\$ 1,294,123 (d)
Utility System Debt Service Fund (as of October 15, 2025) .....	\$ 724,673 (e)
General Operating Fund Balance (as of October 15, 2025).....	\$ 2,914,971

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- (a) Represents the taxable amount of assessed valuation of taxable properties in the District as of January 1, 2025, which is composed of \$443,042,309 of certified value and \$11,384,703 of uncertified value, as provided by the Brazoria County Appraisal District (the "Appraisal District"). See "TAX DATA" and "TAXING PROCEDURES."
- (b) Provided by the Appraisal District for informational purposes only, this amount is an estimate of the taxable value of all taxable property located within the District as of July 15, 2025, and includes an estimate of additional taxable value resulting from additional taxable improvements constructed in the District from January 1, 2025, to July 15, 2025. No taxes will be levied on this estimated value. See "TAX DATA" and "TAXING PROCEDURES."
- (c) See "DISTRICT DEBT - Direct and Estimated Overlapping Debt Statement."
- (d) Neither Texas law nor the Bond Resolution requires that the District maintain any particular sum in the Road System Debt Service Fund. Monies in the Road System Debt Service Fund cannot be used to pay debt service on bonds issued by the District for the Utility System (herein defined), including the Bonds.
- (e) Upon closing of the Bonds, an amount equal to six (6) months of interest will be deposited into the Utility System Debt Service Fund, such amount is not included in the balance shown above. Neither Texas law nor the Bond Resolution requires that the District maintain any particular sum in the Utility System Debt Service Fund. Monies in the Utility System Debt Service Fund cannot be used to pay debt service on bonds issued by the District for the Road System (herein defined).

2025 Tax Rate per \$100 of Taxable Assessed Valuation		
Road System Debt Service .....	\$0.44	
Utility System Debt Service .....	0.62	
Maintenance and Operation.....	<u>0.24</u>	
Total.....	\$1.30	
Estimated Average Annual Debt Service Requirement (2026-2050).....	\$4,283,088	(a)
Estimated Maximum Annual Debt Service Requirement (2045) .....	\$4,746,888	(a)
Debt Service Tax Rate per \$100 of Taxable Assessed Valuation Required to Pay		
Estimated Average Annual Debt Service Requirement at 95% Tax Collection (2026-2050)		
Based on the 2025 Taxable Assessed Valuation .....	\$1.02	
Based on the Estimated Assessed Valuation as of July 15, 2025 .....	\$0.87	
Debt Service Tax Rate per \$100 of Taxable Assessed Valuation Required to Pay		
Estimated Maximum Annual Debt Service Requirement at 95% Tax Collection (2045)		
Based on the 2025 Taxable Assessed Valuation .....	\$1.13	
Based on the Estimated Assessed Valuation as of July 15, 2025 .....	\$0.96	
Single-Family Homes (including 46 homes under construction) .....	1,027	(b)
Estimated District Population .....	3,007	(c)

- 
- (a) Requirement of debt service on the Bonds and the Outstanding Bonds. See "DISTRICT DEBT – Debt Service Requirement Schedule."  
(b) Approximately 859 homes are occupied.  
(c) Estimate based upon 3.5 residents per occupied single-family home.

**BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40**

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

**\$18,100,000  
UNLIMITED TAX BONDS  
SERIES 2025**

**INTRODUCTION**

This Official Statement provides certain information in connection with the issuance by Brazoria County Municipal Utility District No. 40 (the "District") of its \$18,100,000 Unlimited Tax Bonds, Series 2025 (the "Bonds").

The Bonds are issued pursuant to Article XVI, Section 59 of the Texas Constitution and the general laws of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, and Chapter 8450 of the Texas Special District Local Laws Code; an election held within the District on November 6, 2018, as described below; a resolution authorizing the issuance of the Bonds adopted by the Board of Directors (the "Board") of the District on the date of sale of the Bonds (the "Bond Resolution"); and an order of the Texas Commission on Environmental Quality ("TCEQ").

Unless otherwise indicated, capitalized terms used in this Official Statement have the same meaning assigned to such terms in the Bond Resolution. This Official Statement includes descriptions of the Bonds, the Developers (herein defined), the Bond Resolution, and certain information about the District and its finances. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of such documents may be obtained from Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027, upon payment of the costs of duplication therefor.

**THE BONDS**

**General**

The following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Resolution.

The Bonds are dated December 1, 2025, and will accrue interest from the initial date of delivery (on or about December 18, 2025) (the "Date of Delivery"), with interest payable on March 1, 2026, and each September 1 and March 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. The Bonds are fully registered bonds maturing on September 1 of the years shown on the inside cover page of this Official Statement. Principal of the Bonds will be payable to the registered owners of the Bonds (the "Registered Owners") at maturity or redemption upon presentation at the principal payment office of the paying agent/registrar, initially, 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 Registered Owners as shown on the records of the Paying Agent/Registrar at the close of business on the 15th calendar day of the month next preceding the Interest Payment Date (the "Record Date") or by such other customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and a Registered Owner at the risk and expense of such Registered Owner.

**Book-Entry-Only System**

*This section describes how ownership of the Bonds is to be transferred and how the principal of, premium, if any, 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 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 and the Financial Advisor believe the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.*

*The District and the Financial Advisor cannot and do 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, 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 maturity of the Bonds, in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC.

DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a rating of "AA+" from S&P Global Ratings. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

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

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

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

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

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

Redemption proceeds, principal, and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, 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 Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

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

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

The information in the section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy thereof.

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

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

#### **Successor Paying Agent/Registrar**

Provision is made in the Bond Resolution for replacing the Paying Agent/Registrar. If the District replaces the Paying Agent/Registrar, such Paying Agent/Registrar shall, promptly upon the appointment of a successor, deliver the Paying Agent/Registrar's records to the successor Paying Agent/Registrar, and the successor Paying Agent/Registrar shall act in the same capacity as the previous Paying Agent/Registrar. Any successor Paying Agent/Registrar selected by the District shall be a commercial bank; a trust company organized under the laws of Texas; or other entity duly qualified and legally authorized to serve and perform the duties of the Paying Agent/Registrar for the Bonds.

#### **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 corporate trust 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 Registered Owner. 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 maturity in authorized denominations. To the extent possible, new Bonds issued in exchange or transfer of Bonds will be delivered to the Registered Owner or assignee of the Registered Owner 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 be of the same series, 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 the Paying Agent/Registrar may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

### **Redemption of the Bonds**

The Bonds maturing on September 1, 2031, and thereafter shall be subject to redemption and payment at the option of the District, in whole or from time to time in part, on September 1, 2030, or on any date thereafter, at the par value thereof. 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 certain 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 such random method as the Paying Agent/Registrar deems fair and appropriate 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.

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

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

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

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

In the event the Book-Entry-Only System is 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 Paying Agent/Registrar of security or indemnity as may be required by either of them to hold them harmless. The District may require payment of taxes, governmental charges and other expenses in connection with any such replacement.

### **Annexation**

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction (“ETJ”) of the City of Manvel, Texas (the “City”), the District must conform to a City consent ordinance. Generally, the District may be annexed by the City without the District’s consent, and the City cannot annex territory within the District unless it annexes the entire District. However, the City may not annex the District unless (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50 percent of the land in the area, a petition has been signed by more than 50 percent of the landowners consenting to the annexation. Notwithstanding the preceding sentence, the described election and petition process does not apply during the term of a strategic partnership agreement between the City and the District specifying the procedures for full purpose annexation of all or a portion of the District. See “DEVELOPMENT AGREEMENT AND STRATEGIC PARTNERSHIP AGREEMENT” for a description of the terms of the Strategic Partnership Agreement between the City and the District.

If the District is annexed, the City will assume the District’s assets and obligations (including the Bonds) and dissolve the District. Annexation of territory by the City is a policy-making matter within the discretion of the Mayor and City Council of the City, and therefore, the District makes no representation that the City will ever annex the District and assume its debt. Moreover, no representation is made concerning the ability of the City to make debt service payments should annexation occur.

### **Consolidation**

The District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its water and wastewater systems with the water and wastewater systems of the district or districts with which it is consolidating, subject to voter approval. In their consolidation agreement, the consolidating districts may agree to assume each other’s bonds, notes, and other obligations. If each district assumes the other’s bonds, notes, and other obligations, taxes may be levied uniformly on all taxable property within the consolidated district in payment of same. If the districts do not assume each other’s bonds, notes and other obligations, each district’s taxes are levied on property in each of the original districts to pay said debts created by the respective original district as if no consolidation had taken place. No representation is made concerning whether the District will consolidate with any other district, but the District currently has no plans to do so.

### **Outstanding Bonds**

The District has previously issued its \$6,570,000 Unlimited Tax Bonds, Series 2020, \$4,625,000 Unlimited Tax Road Bonds, Series 2020A, \$5,695,000 Unlimited Tax Bonds, Series 2021, \$3,155,000 Unlimited Tax Road Bonds, Series 2021A, \$2,645,000 Unlimited Tax Bonds, Series 2022, \$8,945,000 Unlimited Tax Road Bonds, Series 2022A; \$3,050,000 Unlimited Tax Bonds, Series 2023; \$3,435,000 Unlimited Tax Road Bonds, Series 2023; \$10,210,000 Unlimited Tax Road Bonds, Series 2024; and \$5,780,000 Unlimited Tax Bonds, Series 2024. As of the Date of Delivery of the Bonds, \$51,005,000 principal amount of such bonds will remain outstanding (the “Outstanding Bonds”). See “THE BONDS – Outstanding Bonds.”

### **Authority for Issuance**

The Bonds are issued pursuant to Article XVI, Section 59 of the Texas Constitution and the general laws of Texas, including particularly Chapters 49 and 54 of the Texas Water Code, as amended, and Chapter 8450 of the Texas Special District Local Laws Code; an election held within the District on November 6, 2018, as described below; the Bond Resolution; and an order of the TCEQ.

At an election held within the District on November 6, 2018, voters of the District authorized the District's issuance of an aggregate \$275,000,000 principal amount of unlimited tax bonds for the purpose of purchasing, constructing, acquiring, and maintaining water, sanitary sewer, and storm water draining facilities to serve the District (the "Utility System"), and for the further purpose of refunding such bonds, and \$80,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational improvements within the District and for the further purpose of refunding such bonds. Additionally, at an election held on May 4, 2019, voters of the District authorized the District's issuance of an aggregate \$100,000,000 principal amount of unlimited tax bonds for the purpose of purchasing, constructing, acquiring, and maintaining roads serving the District (the "Road System"), and for the further purpose of refunding such bonds.

### **Source of Payment**

The Bonds are payable from the proceeds of a continuing direct ad valorem tax, without legal limit as to rate or amount, levied annually by the District against all taxable property located within the District.

In the Bond Resolution, the District covenants to levy sufficient taxes to pay principal of and interest on the Bonds, with full allowance being made for delinquencies, costs of collections, Paying Agent/Registrar fees, and fees of the Brazoria County Appraisal District (the "Appraisal District"). Tax proceeds, after deduction for collection costs, will be placed in the Utility System Debt Service Fund (defined below) and used solely to pay principal of and interest on the bonds issued for the Utility System, any additional bonds payable from taxes which may be issued for the Utility System, and fees of the Paying Agent/Registrar. The Bonds are obligations solely of the District and are not the obligations of Texas; Brazoria County, Texas (the "County"); the City; or any entity other than the District.

### **Funds**

The Bond Resolution confirms the District's fund for debt service on the Bonds issued for the Utility System, and any additional unlimited tax bonds issued by the District for the Utility System (the "Utility System Debt Service Fund"). Six (6) months of capitalized interest on the Bonds will be deposited from the proceeds from sale of the Bonds into the Utility System Debt Service Fund. The Utility System Debt Service Fund, which constitutes a trust fund for the benefit of the owners of the Bonds, the Outstanding Bonds issued for the Utility System, and any additional unlimited tax bonds issued by the District for the Utility System, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Bonds, the Outstanding Bonds issued for the Utility System, and any of the District's other duly authorized bonds issued for the Utility System payable in whole or in part from taxes. Amounts on deposit in the Utility System Debt Service Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Bonds, the Outstanding Bonds issued for the Utility System, and any additional bonds for the Utility System payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due. Amounts on deposit in the Utility System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Road System.

The District also maintains a fund for debt service on bonds issued for the Road System, the Outstanding Bonds issued for the Road System, and any additional unlimited tax bonds issued by the District for the Road System (the "Road System Debt Service Fund"). The Road System Debt Service Fund, which constitutes a trust fund for the benefit of the owners of the Outstanding Bonds issued for the Road System, and any additional unlimited tax bonds issued by the District for the Road System, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Outstanding Bonds issued for the Road System and any of the District's other duly authorized bonds issued for the Road System payable in whole or in part from taxes. Amounts on deposit in the Road System Debt Service Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of Outstanding Bonds issued for the Road System and any additional bonds for the Road System payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due. Amounts on deposit in the Road System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Utility System, including the Bonds.

## **Issuance of Additional Debt**

The District's voters have authorized the issuance of \$275,000,000 unlimited tax bonds for the Utility System, and for the refunding of such bonds; \$100,000,000 unlimited tax bonds for the Road System, and for the refunding of such bonds; and \$80,000,000 unlimited tax bonds for parks and recreational facilities, and for the refunding of such bonds.

The Bonds are the sixth series of unlimited tax bonds issued by the District for the purpose of acquiring or constructing the Utility System. After the issuance of the Bonds, the following principal amounts of unlimited tax bonds will remain authorized but unissued: \$233,160,000 principal amount of unlimited tax bonds for the Utility System and for the further purpose of refunding such bonds; \$69,630,000 principal amount of unlimited tax bonds for the Road System and for the further purpose of refunding such bonds; and \$80,000,000 principal amount of unlimited tax bonds for parks and recreational improvements and for the further purpose of refunding such bonds. The Bond Resolution impose no limitation on the amount of additional parity bonds which may be used by the District, if authorized by the District's voters.

Issuance of the remaining \$233,160,000 principal amount of unlimited tax bonds for the Utility System and the \$80,000,000 principal amount of unlimited tax bonds authorized for park and recreational improvements shall be subject to prior approval by the TCEQ. The District's issuance of the remaining \$69,630,000 principal amount of unlimited tax bonds for acquiring or constructing the Road System is not subject to approval by the TCEQ.

Following reimbursement with the proceeds of the Bonds, the District will owe the Developers approximately \$25,615,178 for expenditures to construct the Utility System, Road System, and park and recreational facilities. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt-to-property valuation ratios and thereby adversely affect the investment quality or security of the Bonds.

The District is also authorized by statute to engage in fire-fighting activities, including the issuing of bonds payable from taxes for such purposes. Before the District could issue such bonds, the following actions would be required: (a) authorization of a detailed fire protection plan; (b) approval of the fire plan by the TCEQ; (c) approval of the fire plan by the voters of the District; and (d) approval of bonds, if any, by the Attorney General of Texas. If additional debt obligations are issued in the future by the District, such issuance may increase gross debt-property ratios and might adversely affect the investment security of the Bonds.

The District is authorized by statute to develop parks and recreational facilities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue park bonds payable from taxes, the following actions would be required: (a) approval of the park bond application for the issuance of bonds by the TCEQ and (b) approval of the bonds by the Attorney General of Texas. The District has not considered the preparation of a parks bond application at this time. If the District does issue park bonds, the outstanding principal amount of such bonds may not exceed an amount equal to one percent of the value of the taxable property in the District at the time of issuance, unless the District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to one percent (1%) but not greater than three percent (3%) of the value of the taxable property in the District.

## **No Arbitrage**

The District will certify, on the date of delivery of the Bonds, that based upon all facts and estimates now known or reasonably expected to be in existence on the date the Bonds are delivered and paid for, the District reasonably expects that the proceeds of the Bonds will not be used in a manner that would cause the Bonds, or any portion of the Bonds, to be "arbitrage bonds" under the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations prescribed thereunder. Furthermore, all officers, employees, and agents of the District have been authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the District as of the date the Bonds are delivered and paid for. In particular, all or any officers of the District are authorized to certify to the facts and circumstances and reasonable expectations of the District on the date the Bonds are delivered and paid for regarding the amount and use of the proceeds of the Bonds. Moreover, the District covenants that it shall make such use of the proceeds of the Bonds, regulate investment of proceeds of the Bonds and take such other and further actions and follow such

procedures, including, without limitation, calculating the yield on the Bonds, as may be required so that the Bonds shall not become “arbitrage bonds” under the Code and the regulations prescribed from time to time thereunder.

### **Defeasance**

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

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

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

### **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.

### **Registered Owners' Remedies**

Pursuant to Texas law, the Bond Resolution provides that, in the event the District defaults in the payment of the principal of or interest on any of the Bonds when due, fails to make payments required by the Bond Resolution into the respective debt service funds, or defaults in the observance or performance of any of the other covenants, conditions or obligations set forth in the Bond Resolution, any Registered Owner shall be entitled to seek a writ of mandamus from a court of competent jurisdiction compelling and requiring the District to make such payments or to observe and perform such covenants, obligations or conditions. Such right is in addition to other rights the Registered Owners may be provided by the laws of Texas.

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners may seek a writ of mandamus requiring the District to levy adequate taxes to make such payments. Except for the remedy of mandamus, the Bond Resolution does not specifically provide for remedies to a Registered Owner in the event of a District default, nor does it provide for the appointment of a trustee to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Although the Registered Owners could obtain a judgment against the District, such a judgment could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on the property of the District or sell property within the District in order to pay the principal of or interest on the Bonds.

The enforceability of the rights and remedies of the Registered Owners may be further 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. For example, a Chapter 9 bankruptcy proceeding by the District could delay or eliminate payment of principal or interest to the Registered Owners.

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## Estimated Use and Distribution of Bond Proceeds

A portion of the proceeds of the Bonds will be used to reimburse the Developers for the improvements and related engineering and land costs set out below. Additionally, a portion of the proceeds will be used to pay developer interest, six (6) months of capitalized interest, and for certain costs shown below. Totals may not sum due to rounding.

The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Bonds and completion of agreed-upon procedures by the District's auditor. 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. In the instance that actual costs exceed previously approved estimated amounts and contingencies, additional TCEQ approval and the issuance of additional bonds may be required.

### I. CONSTRUCTION RELATED COSTS

Pamona Section 16 - WS&D.....	\$	118,618
Pamona Section 24 - WS&D.....		3,265,597
Pamona Section 25 - WS&D.....		1,381,339
Pamona Section 26 - WS&D.....		879,693
Pamona Section 27 - WS&D.....		2,368,800
Pamona Section 28 - WS&D.....		3,972,102
Kirby Drive Phase 3.....		883,271
Engineering, Surveying, Geotechnical and CPS.....		1,524,237
SWPPP.....		284,239
<b>Total Construction Costs.....</b>	<b>\$</b>	<b>14,677,895</b>

### II. NON-CONSTRUCTION COSTS

Capitalized Interest (6 months at 5.00%).....	\$	452,500
Developer Interest (Estimated).....		1,603,527
Bond Discount (Estimated 3.00%).....		543,000
<b>Total Non-Construction Costs.....</b>	<b>\$</b>	<b>2,599,027</b>

### III. ISSUANCE COSTS AND FEES

Issuance Costs and Professional Fees.....	\$	768,577
Bond Engineering Report Costs.....		45,000
State Regulatory Fees.....		9,500
<b>Total Issuance Costs and Fees.....</b>	<b>\$</b>	<b>823,078</b>

**TOTAL BOND ISSUE REQUIREMENT..... \$ 18,100,000**

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## THE DISTRICT

### Authority

The District was created by order of the TCEQ, dated January 23, 2007, and by a confirmation election held within the District on May 10, 2008, and operates under Chapters 49 and 54 of the Texas Water Code, as amended, Chapter 8450 of the Texas Special District Local Laws Code, and other general laws of Texas applicable to municipal utility districts.

The District is empowered, among other things, to purchase, construct, operate, and maintain all works, improvements, facilities, and plants necessary for the supply of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water.

The District also is authorized to construct, develop and maintain park and recreational facilities using operating revenues or by issuing bonds payable from taxes. In 2019, legislation was enacted granting the District the power to finance roads and improvements in aid thereof. In addition, the District is authorized, upon TCEQ and voter approval, to establish, operate, and maintain a fire department, independently or with one or more other conservation and reclamation districts, and provide such facilities and services to the customers of the District.

### Description

At the time of the confirmation election, the District encompassed 454.453 acres. Thereafter, the District has undergone four exclusions and four annexations of acreage, as follows: on February 18, 2014, 93.841 acres were annexed into the District and 15.696 acres were excluded from the District; on December 19, 2014, 31.995 acres were annexed into the District and 15.054 acres were excluded from the District; on May 24, 2016, 10.609 acres were excluded from the District; on January 28, 2020, 5.000 acres were annexed into the District; on March 7, 2023, approximately 8.682 acres were excluded from the District; and on March 7, 2023, approximately 49.244 acres were annexed into the District. The District currently comprises approximately 584.492 acres. The District is located wholly within the County and lies approximately 18 miles south of the central business district of the City of Houston, Texas, as well as approximately 3 miles north of the intersection of State Highway 6 and Highway 288. The District lies entirely within the ETJ and limited purpose jurisdiction of the City. See "APPENDIX B" attached hereto for an aerial photograph of the District.

The District is one of the two municipal utility districts that make up the approximate 1,100-acre, master-planned community known as "Pomona." Pomona is comprised of the District and Brazoria County Municipal Utility District No. 39 ("MUD 39"). Development and construction activity within Pomona has occurred in both the District and MUD 39. See "DEVELOPMENT OF THE DISTRICT" for a description of the status of development within Pomona in the District.

### Management of the District

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

<u>Name</u>	<u>Title</u>	<u>Term Expires May</u>
Alicia Skinner	President	2028
Brandon Guillory	Vice President	2026
Charles Eastland	Secretary	2028
Eric Gross	Assistant Secretary	2028
David Kubala	Assistant Vice President	2026

## **Investment Policy**

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

## **Consultants**

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

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

*Bookkeeper:* The District’s bookkeeper is Municipal Accounts & Consulting, L.P.

*Auditor:* The audited financial statements of the District for the fiscal year ended March 31, 2025, attached as “APPENDIX A” to this Official Statement, have been audited by McGrath & Co., PLLC, independent auditors. The District did not request McGrath & Co., PLLC, to perform any updating procedures subsequent to the date of its audit opinion on the March 31, 2025 financial statements.

*Utility System Operator:* The District’s water and sewer system is operated by Si Environmental LLC (the “Operator”).

*Engineer:* The District’s engineer is LJA Engineering, Inc. (the “Engineer”).

*Bond Counsel:* The District has engaged Allen Boone Humphries Robinson LLP, Houston, Texas, as general counsel to the District and as bond counsel (“Bond Counsel”) in connection with the issuance of the Bonds. The fees to be paid Bond Counsel in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds. See “LEGAL MATTERS.”

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

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

## **DEVELOPMENT AGREEMENT AND STRATEGIC PARTNERSHIP AGREEMENT**

The District is a party to that certain Development Agreement dated effective March 13, 2006, made by and between the City, the Developers, the District, and MUD 39. The Development Agreement has been amended numerous times, and, as amended, is herein referred to as the "Development Agreement."

The Development Agreement acknowledges that the District and MUD 39 are created within the City's ETJ over lands owned by the Developers (the "Land") for the purpose of providing water supply and distribution, wastewater collection and treatment, drainage, road, and recreational facilities to service development within the District and MUD 39. The City has consented to the creation of the District for said purpose, and among other terms and provisions, the Development Agreement provides that the City will not annex the District for full purposes until the following conditions have been met: (i) all of the District's water, wastewater, drainage, road, and recreational facilities have been constructed and (ii) the Developers have been reimbursed by the District to the maximum extent permitted by the TCEQ or the City assumes any obligation of the District for such reimbursement to the Developers under such rules. Thereafter, the City may, but is not required to, annex the portion of the Land in the District for full purposes in accordance with applicable law.

Notwithstanding the above-referenced provisions concerning full-purpose annexation, the Development Agreement provides that the City may annex any portion of the Land at any time for limited purposes in accordance with the Strategic Partnership Agreement, described below.

The District has entered into that Strategic Partnership Agreement dated May 29, 2007, as amended, with the City (the "SPA"). The terms and provisions of the SPA that relate to limited-purpose annexation provide that the City is authorized to annex any land within the District for the limited purpose of levying and collecting its sales and use taxes within the area of limited purpose annexation in accordance with applicable law. In accordance with the SPA, the City has annexed all of the District for the limited purpose of sales and use tax collections.

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## DEVELOPMENT OF THE DISTRICT

To date, approximately 309.68 acres within the District have been developed as the residential subdivisions of Pomona, Sections 9–16 and 24-28 (1,191 lots). As of October 1, 2025, the District included approximately 993 completed homes (approximately 859 occupied and 134 unoccupied); approximately 46 homes under construction; and approximately 152 vacant developed lots. The remaining land within the District includes the following: approximately 3.28 acres for Water Supply Plant No. 2; approximately 0.10 acres for Lift Station No. 2 serving Pomona; approximately 0.15 acres for Lift Station No. 3 serving Pomona; approximately 2.36 acres for a convenience store and retail building; approximately 1.39 acres for a day care; approximately 216.52 undevelopable acres consisting of easements, rights-of-way, and greenbelts; and approximately 51.01 undeveloped but developable acres.

### Status of Development within the District

The following shows the status of construction of single-family housing within the District as of October 1, 2025:

Pomona	Section Acreage	Section Lots	Homes Completed	Homes Under Construction	Vacant Lots
Section 9	21.29	76	76	0	0
Section 10	16.55	76	76	0	0
Section 11	9.52	36	36	0	0
Section 12	18.69	84	84	0	0
Section 13	21.36	70	70	0	0
Section 14	13.74	42	41	1	0
Section 15	33.13	84	84	0	0
Section 16	29.25	118	118	0	0
Section 24	24.98	100	100	0	0
Section 25	26.74	121	108	6	7
Section 26	14.43	51	25	8	18
Section 27	34.29	93	85	8	0
Section 28	45.71	240	90	23	127
Totals	309.68	1,191	993	46	152
Commercial	3.75				
Water Supply Plant No. 2	3.28				
Lift Station No. 2	0.10				
Lift Station No. 3	0.15				
Undevelopable	216.52				
Remaining Developable	51.01				
District Total	584.49				

### Homebuilders within the District

Homebuilders who are active in the District include Coventry Homes, Lennar, Highland Homes, Toll Brothers, David Weekley Homes, and Perry Homes. New homes being constructed in the District range in price from approximately \$340,000 to \$1,600,000 and in size from approximately 1,500 to 5,000 square feet. Coventry Homes is a homebuilding entity associated with DFH Coventry LLC, a developer of land within the District. See “THE DEVELOPERS – The Developers.”

### Lot-Sales Contracts

The Developers have entered into lot sales contracts with each of Coventry Homes, Highland Homes, Toll Brothers, David Weekley Homes, and Perry Homes. The contracts for the sale of lots between the Developers and the builders require that earnest money be deposited with a title company, typically 10% of the total price of the completed lots. The sales contracts establish certain required lot purchases quarterly, with the earnest money deposit being returned to the builders upon purchase of the last lots under each contract. The Developers’ sole remedy for builders not purchasing lots in accordance with the contracts is cancellation of the contract and retention of the earnest money on deposit, which, currently is \$0. According to the Developers, each of the builders is in compliance with their respective lot-sales contracts. As of October 1, 2025, the total number of lots contracted and purchased by each builder is listed below:

Homebuilder	Total Lots Contracted	Total Lots Purchased
Coventry Homes (a)	605	605
Highland Homes	214	160
Toll Brothers	112	112
Perry Homes	141	141
David Weekley	119	50
Totals	1,191	1,068

(a) Associated with DFH Coventry LLC. See "THE DEVELOPERS - The Developers."

## THE DEVELOPERS

### Role of the Developers

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

Prospective purchasers of the Bonds should note that the prior real estate experience of a developer should not be construed as an indication that further development within the District will occur, or construction of taxable improvements upon property within the District will occur, or that marketing or leasing of taxable improvements constructed upon property within the District will be successful. Circumstances surrounding development within the District may differ from circumstances surrounding development of other land in several respects, including the existence of different economic conditions, financial arrangements, homebuilders, geographic location, market conditions, and regulatory climate.

Neither the Developers, nor any affiliate entities, are obligated to pay principal of or interest on the Bonds. Furthermore, neither the Developers, nor any affiliate entities, have a binding commitment to the District to carry out any plan of development, and the furnishing of information relating to the proposed development by the Developers or affiliate entities should not be interpreted as such a commitment. Prospective purchasers are encouraged to inspect the District in order to acquaint themselves with the nature of development that has occurred or is occurring within the District's boundaries.

## **The Developers**

Land within the District is being developed by MC 288, LLC, a Texas limited liability company jointly owned by Hillwood Development Company, LLC (“Hillwood”) and DFH Coventry LLC (“DFH Coventry”).

Hillwood is a Dallas-based national real estate development company owned by H. Ross Perot, Jr., with over 30 years of experience developing land in Texas. Hillwood’s development experience encompasses several product types, including: sports arenas, high-rise condominiums, offices, single-family residential communities, distribution centers, regional malls, mixed-use urban development, call centers, hotels, golf courses, airports, intermodal rail yards, corporate campuses, and major air facilities.

DFH Coventry is a privately held real estate development company and homebuilder that currently operates in four Texas markets: Houston, Dallas, Austin, and San Antonio under its brands Coventry Homes, Plantation Homes, and Wilshire Homes. Coventry Homes and Planation Homes are building and marketing homes within the District. See “DEVELOPMENT OF THE DISTRICT – Homebuilders within the District.”

MC 288, LLC, Hillwood, DFH Coventry, and their affiliates are collectively referred to herein as the “Developers.” The Developers currently own approximately 51.01 acres of undeveloped but developable land, and, as of October 1, 2025, the Developers owned approximately 152 vacant developed residential lots in the District.

## **Development Financing**

The Developers have financed development within the District through a line of credit agreement dated April 14, 2020, with Texas Capital Bank, National Association. According to the Developers, of the note’s modified principal sum of \$25,000,000, approximately \$5,321,675 was outstanding as of September 15, 2025, and the Developers are in compliance with all terms of the loan.

## **THE ROAD SYSTEM**

The Road System has been and will be funded with proceeds from unlimited tax bonds issued by the District for the Road System. See “INVESTMENT CONSIDERATIONS – Future Debt” and “THE BONDS – Issuance of Additional Debt.” Construction of the District’s roads is subject to certain regulations by the City and the County. To date, construction of the Road System includes, but is not limited to, the following: a portion of Pomona Parkway, a portion of Kirby Drive, a portion of Orchard Park Lane, and the internal road system which serves Pomona, Sections 9-16 and 24-28. The roads constructed within the District have been accepted by the County for maintenance with the exception of the internal road system which services Pomona, Sections 26-28, which are still within the warranty period and Pomona, Section 13, which is a private gated section. The roads in the District are constructed with reinforced concrete pavement with curbs on cement or lime stabilized subgrade.

## **THE UTILITY SYSTEM**

### **Regulation**

According to the Engineer, the 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, Brazoria County Drainage District No. 4, and the County. According to the Engineer, the design of all such completed facilities has been approved by all required governmental agencies.

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.

### **Water Supply**

The District shares a public water system with MUD 39. Water Supply Plant No. 1 consists of a 1,500 gallon per minute (“gpm”) well, two (2) 15,000 gallon hydropneumatic tanks, two (2) 125,000 gallon ground storage tanks, and a 4,800 gpm of booster pump capacity. Water Supply Plant No. 2 consists of a 1,400 gpm well, one 15,000 gallon hydropneumatic tank, one 250,000 gallon ground storage tank, and 3,500 gpm of booster pump capacity. According to the Engineer, the combined water system is currently capable of serving 2,500

equivalent single-family connections (“esfc”). In addition, the District and MUD 39’s shared water system has an emergency water supply interconnect with neighboring Brazoria County Municipal Utility District No. 25.

### **Wastewater Treatment**

The District shares a lease-to-purchase contract with MUD 39 for a 500,000 gallon per day (“gpd”) wastewater treatment facility to serve Pomona. According to the Engineer, the facility is capable of serving 2,222 esfc. Additional wastewater treatment facilities will be needed to serve future development and home construction in the District and Pomona.

### **100 Year Flood Plain**

According to the FEMA Flood Insurance Rate Map Panel No. 48039 C0020K dated December 30, 2020, approximately 216 acres within the District are located in the 100-year flood plain. Approximately 106 acres of flood plain were filled in connection with development within the District and were removed from the flood plain through four LOMR’s based on Fill (Case No. 18-06-4028A, dated November 19, 2018, Case No. 19-06-3857A, dated November 27, 2019, Case No. 20-06-0832A, dated February 25, 2020, Case No. 23-06-0490A, dated January 17, 2023, Case No. 25-06-0468A, dated January 31, 2025 and Case No. 25-06-0903A, dated March 3, 2025). Approximately 6 acres of flood plain will be filled in connection with future development and a Letter of Map Revision based on Fill will be filed to remove the future developed areas from the flood plain. The remaining area within the flood plain is not considered to be developable.

“Flood Insurance Rate Map” or “FIRM” means an official map of a community on which the Federal Emergency Management Agency (“FEMA”) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100-year flood plain, is depicted on these maps. The “100-year flood plain” (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rain storm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance. An engineering or regulatory determination that an area is above the 100-year flood plain is not an assurance that homes built in such area will not be flooded, and a number of neighborhoods in the greater Houston area that are above the 100-year flood plain have flooded multiple times in the last several years.

In 2018, the National Weather Service completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States (“Atlas 14”). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in the application of more stringent floodplain regulations applying to a larger area and potentially leaving less developable property within the District. The application of such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

### **Joint Facilities/Cost Sharing Agreement**

MUD 39 has entered into a certain Joint Facilities/Cost Sharing Agreement (the “Agreement”) with the District. Under the Agreement, the District and MUD 39 will share in the operation and use of water supply facilities and sewage treatment plant facilities for the benefit of both parties and to meet the demands for water supply and wastewater treatment in each district. Among other terms and provisions, the Agreement provides that the District may purchase or lease excess capacity within the facilities.

## General Fund Operating Statement

The following statement sets forth in condensed form the results of operation of the Utility System. For the fiscal years ended March 31 of 2021–2025, the summary below has been prepared by the Financial Advisor. Reference is made to such statements for further and more complete information. See “APPENDIX A.”

	<b>Fiscal Year Ending March 31,</b>				
	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
<b>Revenues</b>					
Water Service	\$ 387,076	\$ 301,046	\$ 282,170	\$ 232,210	\$ 157,584
Sewer Service	491,281	357,112	334,188	303,745	205,288
Property Taxes	1,831,205	1,374,161	768,463	1,141,152	806,696
Penalty & Interest	17,827	11,489	11,916	17,317	9,575
Tap Connection & Inspection Fees	681,468	274,028	57,131	214,197	456,604
Miscellaneous Revenues	82,618	7,600	7,142	9,565	10,998
Investment Revenues	129,457	94,753	40,781	2,038	736
<b>Total</b>	<b>\$ 3,620,932</b>	<b>\$ 2,420,189</b>	<b>\$ 1,501,791</b>	<b>\$ 1,920,224</b>	<b>\$ 1,647,481</b>
<b>Expenditures</b>					
Purchased Services	\$ 578,193	\$ 540,279	\$ 236,026	\$ 162,860	\$ 138,933
Professional Fees	130,900	100,651	116,339	133,931	104,062
Contracted Services	588,253	525,017	275,097	336,805	330,275
Repairs & Maintenance	575,281	592,145	441,673	397,940	281,670
Utilities	21,882	17,326	16,845	14,442	10,263
Administrative	54,897	51,476	40,786	36,867	33,280
Other	32,218	12,116	10,983	16,419	21,975
Capital Outlay	358,430	-	62,721	11,005	-
<b>Total</b>	<b>\$ 2,340,054</b>	<b>\$ 1,839,010</b>	<b>\$ 1,200,470</b>	<b>\$ 1,110,269</b>	<b>\$ 920,458</b>
<b>NET REVENUES</b>	<b>\$ 1,280,878</b>	<b>\$ 581,179</b>	<b>\$ 301,321</b>	<b>\$ 809,955</b>	<b>\$ 727,023</b>
Other financing sources					
Internal Transfers	-	-	(54,482)	-	-
Beginning fund balance	\$ 2,505,741	\$ 1,924,562	\$ 1,677,723	\$ 867,768	\$ 140,745
Ending fund balance	<b>\$ 3,786,619</b>	<b>\$ 2,505,741</b>	<b>\$ 1,924,562</b>	<b>\$ 1,677,723</b>	<b>\$ 867,768</b>

*[Remainder of Page Intentionally Left Blank]*

**PHOTOGRAPHS TAKEN WITHIN THE DISTRICT**

**(September 2025)**



**PHOTOGRAPHS TAKEN WITHIN THE DISTRICT**

**(September 2025)**



**DISTRICT DEBT**

**Debt Service Requirement Schedule**

The following schedule sets forth the debt service requirements on the Outstanding Bonds and the principal and estimated interest requirement on the Bonds, assuming an interest rate of 5.00%. Totals may not sum due to rounding.

Year Ending 12/31	Outstanding Debt Service	Plus: The Bonds		Total Debt Service
		Principal	Interest	
2026	\$ 3,363,494	\$ 300,000	\$ 678,750	\$ 4,342,244
2027	3,348,956	400,000	890,000	4,638,956
2028	3,333,856	420,000	870,000	4,623,856
2029	3,339,206	440,000	849,000	4,628,206
2030	3,327,681	465,000	827,000	4,619,681
2031	3,314,294	485,000	803,750	4,603,044
2032	3,317,594	510,000	779,500	4,607,094
2033	3,324,944	535,000	754,000	4,613,944
2034	3,329,031	565,000	727,250	4,621,281
2035	3,325,706	590,000	699,000	4,614,706
2036	3,342,544	620,000	669,500	4,632,044
2037	3,356,350	650,000	638,500	4,644,850
2038	3,371,519	685,000	606,000	4,662,519
2039	3,383,331	720,000	571,750	4,675,081
2040	3,396,531	755,000	535,750	4,687,281
2041	3,410,931	790,000	498,000	4,698,931
2042	3,421,050	830,000	458,500	4,709,550
2043	3,437,338	875,000	417,000	4,729,338
2044	3,443,106	915,000	373,250	4,731,356
2045	3,454,388	965,000	327,500	4,746,888
2046	2,805,681	1,010,000	279,250	4,094,931
2047	2,323,063	1,060,000	228,750	3,611,813
2048	1,551,888	1,115,000	175,750	2,842,638
2049	1,115,475	1,170,000	120,000	2,405,475
2050	-	1,230,000	61,500	1,291,500
	<u>\$ 75,137,956</u>	<u>\$18,100,000</u>	<u>\$ 13,839,250</u>	<u>\$107,077,206</u>

Estimated Average Annual Debt Service Requirement (2026-2050)..... \$4,283,088

Estimated Maximum Annual Debt Service Requirement (2045) ..... \$4,746,888

**Bonded Indebtedness**

2025 Taxable Assessed Valuation.....	\$ 443,042,309	(a)
Estimated Assessed Valuation as of July 15, 2025 .....	\$ 523,894,024	(b)
Direct Debt:		
Outstanding Bonds.....	\$ 51,005,000	
The Bonds .....	<u>\$ 18,100,000</u>	
Total.....	\$ 69,105,000	
Estimated Overlapping Debt .....	<u>\$ 30,843,828</u>	(c)
Total Direct and Estimated Overlapping Debt .....	\$ 99,948,828	(c)
Direct Debt Ratios:		
As a percentage of the 2025 Taxable Assessed Valuation.....	15.60	%
As a percentage of the Estimated Assessed Valuation as of July 15, 2025.....	13.19	%
Direct and Estimated Overlapping Debt Ratios:		
As a percentage of the 2025 Taxable Assessed Valuation.....	22.56	%
As a percentage of the Estimated Assessed Valuation as of July 15, 2025.....	19.08	%
Capital Projects Fund Balance (as of October 15, 2025) .....	\$ 262,429	
Road System Debt Service Fund (as of October 15, 2025) .....	\$ 1,294,123	(d)
Utility System Debt Service Fund (as of October 15, 2025) .....	\$ 724,673	(e)
General Operating Fund Balance (as of October 15, 2025).....	\$ 2,914,971	
2025 Tax Rate per \$100 of Taxable Assessed Valuation		
Road System Debt Service .....	\$0.44	
Utility System Debt Service .....	0.62	
Maintenance and Operation.....	<u>0.24</u>	
Total.....	\$1.30	

- 
- (a) Represents the taxable amount of assessed valuation of taxable properties in the District as of January 1, 2025, which is composed of \$443,042,309 of certified value and \$11,384,703 of uncertified value, as provided by the Brazoria County Appraisal District (the "Appraisal District"). See "TAX DATA" and "TAXING PROCEDURES."
  - (b) Provided by the Appraisal District for informational purposes only, this amount is an estimate of the taxable value of all taxable property located within the District as of July 15, 2025, and includes an estimate of additional taxable value resulting from additional taxable improvements constructed in the District from January 1, 2025, to July 15, 2025. No taxes will be levied on this estimated value. See "TAX DATA" and "TAXING PROCEDURES."
  - (c) See "Direct and Estimated Overlapping Debt Statement" herein.
  - (d) Neither Texas law nor the Bond Resolution requires that the District maintain any particular sum in the Road System Debt Service Fund. Monies in the Road System Debt Service Fund cannot be used to pay debt service on bonds issued by the District for the Utility System, including the Bonds.
  - (e) Upon closing of the Bonds, an amount equal to six (6) months of interest will be deposited into the Utility System Debt Service Fund, such amount is not included in the balance shown above. Neither Texas law nor the Bond Resolution requires that the District maintain any particular sum in the Utility System Debt Service Fund. Monies in the Utility System Debt Service Fund cannot be used to pay debt service on bonds issued by the District for the Road System (herein defined).

**Direct and Estimated Overlapping Debt Statement**

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

Taxing Jurisdiction	Outstanding Debt October 31, 2025	Overlapping	
		Percent	Amount
Brazoria County	\$ 226,118,313	0.73%	\$ 1,656,619
Alvin Independent School District	1,053,710,000	2.74%	28,853,891
Alvin Community College District	17,050,000	1.95%	<u>333,318</u>
Total Estimated Overlapping Debt .....			\$ 30,843,828
The District (a).....			<u>\$ 69,105,000</u>
Total Direct & Estimated Overlapping Debt (a) .....			\$ 99,948,828

(a) Includes the Bonds and the Outstanding Bonds.

**Debt Ratios**

Direct Debt Ratios:

As a percentage of the 2025 Taxable Assessed Valuation.....	15.60 %
As a percentage of the Estimated Assessed Valuation as of July 15, 2025.....	13.19 %

Direct and Estimated Overlapping Debt Ratios:

As a percentage of the 2025 Taxable Assessed Valuation.....	22.56 %
As a percentage of the Estimated Assessed Valuation as of July 15, 2025.....	19.08 %

## **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 and any additional bonds payable from taxes that the District may hereafter issue, the Outstanding Bonds, and to pay the expenses of assessing and collecting such taxes. In the Bond Resolution, the District agrees 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 annual ad valorem taxes for the operation and maintenance of the District for the payment of certain contractual obligations. See "TAX DATA – Maintenance Tax."

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

Title I of the Texas Tax Code (the "Property Tax Code") specifies the taxing procedures of all political subdivisions 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 Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the Appraisal District. The Appraisal District has the responsibility of appraising property for all taxing units within the County, including the District. Such appraisal values will be subject to review and change by 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.

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

Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by 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; travel trailers; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years of age or older and certain disabled persons, to the extent deemed advisable by the Board of the District. The District may be required to offer such exemptions if a majority of voters approve the 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 certain surviving dependents of disabled veterans, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of 100% is entitled to an exemption of full value of the veteran's residential 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, and surviving spouses of a deceased veteran who had received a disability rating of 100% are entitled to receive a residential homestead exemption equal to the exemption received by the deceased spouse until such surviving spouse remarries.

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. This exemption also applies to a residence homestead that was donated by a charitable organization at some cost to such veterans. Also, 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 transferred to a subsequent residence homestead of the surviving spouse, if the surviving spouse has not remarried, in an amount equal to the exemption received on the prior residence in the last year in which such exemption was received. For the 2025 tax year, the District granted a \$10,000 exemption for persons over 65 years of age and for disabled persons.

*Residential Homestead Exemptions:* 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 but not less than \$5,000, if any exemption is granted, from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted before July 1. The District has never adopted a homestead exemption. See "TAX DATA."

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

### **Tax Abatement**

The County may designate all or part of the area within the District as a reinvestment zone. Thereafter, the County and the District, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation

in the year in which the agreement is executed on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions. At this time, the County has not designated any of the area within the District as a reinvestment zone.

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

Generally, property in the District must be appraised by the 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. Nevertheless, certain land may be appraised at less than market value, as such is defined in the Property Tax Code. The Texas Constitution limits increases in the appraised value of residence homesteads to 10 percent annually regardless of the market value of the property.

The 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, open space land, and timberland.

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

The Property Tax Code provides for a temporary exemption from ad valorem taxation of a portion of the appraised value of certain property that is at least 15% physically damaged by a disaster and located within an area declared to be a disaster area by the governor of 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 Payment Installments after Disaster**

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

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

## **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.

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

## **Levy and Collection of Taxes**

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

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

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

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

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

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

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

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

Taxes levied by the District are a personal obligation of the owner of the property as of January 1 of the year 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 years for residential and agricultural property and six months for commercial property and all other types of property after the purchaser's deed at the foreclosure sale is filed in the county records.

## **TAX DATA**

### **General**

All 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. See "TAXING PROCEDURES." The Board has in its Bond Resolution covenanted 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. See "THE BONDS" and "INVESTMENT CONSIDERATIONS." For the 2025 tax year, the District levied a total tax rate of \$1.30 per \$100 of taxable assessed valuation composed of the following: a tax of \$0.62 per \$100 of taxable assessed valuation for payment of debt service on the bonds issued by the District for the Utility System; a tax of \$0.44 per \$100 of taxable assessed valuation for payment of debt service on bonds issued by the District for the Road System; and a tax of \$0.24 per \$100 of taxable assessed valuation for maintenance and operations. The District is authorized to levy separate debt service taxes, both of which are unlimited as to rate or amount, for payment of debt service on bonds issued for the Utility System and bonds issued for the Road System. See "THE BONDS – Source of Payment."

### **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).
Maintenance:	\$1.50 per \$100 taxable assessed valuation.

### **Maintenance Tax**

The Board has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements if such maintenance tax is authorized by vote of the District's electors. The Board is authorized by the District's voters to levy such maintenance tax in an amount not to exceed \$1.50 per \$100 of assessed valuation. Such tax, when levied, is in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds and any parity bonds which have been issued or may be issued in the future. See "Tax Rate Distribution" below.

### **Additional Penalties**

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

**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 – Direct and Estimated Overlapping Debt Statement"), certain taxing jurisdictions are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative, or general revenue purposes.

Set forth below is an estimation of all 2025 taxes per \$100 of assessed valuation levied by such jurisdictions. No recognition is given to local assessments for civic association dues, emergency medical service contributions, fire department contributions or any other charges made by entities other than political subdivisions. No prediction can be made of the tax rates that will be levied in future years by the respective taxing jurisdictions.

<u>Taxing Jurisdiction</u>	<u>2025 Tax Rates</u>
The District	\$ 1.300000
Brazoria County	0.272548
Brazoria County Road & Bridge	0.042210
Brazoria County Drainage District No. 4	0.113276
Brazoria County Emergency Services District No. 3	0.079229
Alvin Community College	1.150000
Alvin Independent School District	0.156543
Estimated Total Tax Rate	\$ 3.113806

**Tax Rate Calculations**

The tax rate calculations set forth below are presented to indicate the combined debt service 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’s tax base occurs beyond the taxable assessed valuation as of January 1, 2025 (\$443,042,309), and the Estimated Assessed Valuation as of July 15, 2025 (\$523,894,024). The calculations assume collection of 95% of taxes levied, the sale of the Bonds but not the sale of any additional bonds by the District.

Estimated Average Annual Debt Service Requirement (2026-2050).....	\$4,283,088
Debt Service Tax Rate of \$1.02 on the 2025 Taxable Assessed Valuation produces .....	\$4,293,080
Debt Service Tax Rate of \$0.87 on the Estimated Assessed Valuation as of July 15, 2025, produces ...	\$4,329,984
Estimated Maximum Annual Debt Service Requirement (2045) .....	\$4,746,888
Debt Service Tax Rate of \$1.13 on the 2025 Taxable Assessed Valuation produces .....	\$4,756,059
Debt Service Tax Rate of \$0.96 on the Estimated Assessed Valuation as of July 15, 2025, produces ...	\$4,777,913

## Tax Rate Distribution

Tax Year	2025	2024	2023	2022	2021
Road Debt Service	\$ 0.440	\$ 0.550	\$ 0.530	\$ 0.550	\$ 0.270
Utility Debt Service	0.620	0.260	0.370	0.580	0.420
Maintenance & Operations	0.240	0.540	0.500	0.330	0.810
<b>Total</b>	<b>\$ 1.300</b>	<b>\$ 1.350</b>	<b>\$ 1.400</b>	<b>\$ 1.460</b>	<b>\$ 1.500</b>

## Historical Tax Collections

Year	Assessed Valuation	Tax Rate per \$100 (a)	Tax Levy	% of Current Collections	Tax Year Ending 9/30	Collections as of 8/31/2025
2021	\$ 137,184,311	\$ 1.50	\$ 2,057,765	100.00%	2022	99.93%
2022	226,629,189	1.46	3,308,786	99.93%	2023	100.00%
2023	281,396,880	1.40	3,939,556	99.36%	2024	99.99%
2024	341,538,000	1.35	4,610,763	99.44%	2025	99.44%
2025	443,042,309	1.30	5,759,550	(b)	2026	(b)

(a) See "Tax Rate Distribution" herein.

(b) In the process of collection. Taxes for the 2025 tax year are due with no penalty by January 31, 2026

## Taxable Assessed Valuation Summary

The following represents the type of property comprising the 2021–2025 tax rolls as certified by the Appraisal District.

Type of Property	2025 Taxable Assessed Valuation	2024 Taxable Assessed Valuation	2023 Taxable Assessed Valuation	2022 Taxable Assessed Valuation	2021 Taxable Assessed Valuation
Land	\$ 118,321,661	\$ 107,611,164	\$ 60,064,575	\$ 46,862,021	\$ 47,153,648
Improvements	337,357,126	265,516,394	254,938,739	202,445,930	93,368,913
Personal Property	3,470,780	1,963,050	2,203,040	1,836,270	810,490
Exemptions	(27,491,961)	(33,552,608)	(35,809,474)	(24,515,032)	(4,148,740)
Uncertified	11,384,703	-	-	-	-
<b>Total</b>	<b>\$ 443,042,309</b>	<b>\$ 341,538,000</b>	<b>\$ 281,396,880</b>	<b>\$ 226,629,189</b>	<b>\$ 137,184,311</b>

## Principal Taxpayers

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

Taxpayer	Property Type	2025
Pomona HD Speciality LLC	Land & Improvements	\$ 11,265,360
Highland Homes Houston LLC (a)	Land & Improvements	6,164,588
DFH Coventry LLC (a) (b)	Land & Improvements	5,500,185
Toll Southwest LLC (a)	Land & Improvements	5,241,670
Weekly Homes LLC (a)	Land & Improvements	4,055,430
STNL Orchard Park LLC	Land	3,823,740
Three Star Operations LLC	Land & Improvements	3,146,770
McGuyer Land Holdings LLC	Land & Improvements	1,602,670
Lennar Homes of Texas Land & Construction Ltd. (a)	Land & Improvements	1,478,730
Milrose Properties Texas LLC	Land & Improvements	1,445,210
<b>Total</b>		<b>\$ 43,724,353</b>
Percent of the 2025 Taxable Assessed Valuation		10.13%

(a) See "DEVELOPMENT OF THE DISTRICT – Homebuilders within the District."

(b) See "THE DEVELOPERS."

## INVESTMENT CONSIDERATIONS

### General

The Bonds, which are obligations of the District and not of Texas, the County, the City, or any political subdivision other than the District, will be secured by the proceeds of an ad valorem tax, without legal limitation as to rate or amount, levied annually by the District against all taxable property located within the District. Therefore, 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. See “DEVELOPMENT OF THE DISTRICT,” “TAX DATA,” and “TAXING PROCEDURES.”

### Factors Affecting Taxable Values and Tax Payments

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

*Principal Landowner/Developers:* There is no commitment by, or legal requirement of, the principal landowners, the Developers, or any other landowner in 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 homebuilder to proceed at any particular pace with the construction of homes in the District. Moreover, there is no restriction on any landowner’s right to sell their land. Therefore, the District can make no representation about the probability 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 OF THE DISTRICT,” “THE DEVELOPERS,” and “TAX DATA – Principal Taxpayers.”

*Maximum Impact on District Tax Rates:* Assuming no further development or home construction, 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 is \$443,042,309, and the Estimated Assessed Valuation as of July 15, 2025, is \$523,894,024. See “TAX DATA.”

After issuance of the Bonds, the District’s estimated maximum annual debt service requirement on the Outstanding Bonds and the Bonds will be \$4,746,888 (2045), and the estimated average annual debt service requirement on the Outstanding Bonds and the Bonds will be \$4,283,088 (2026-2050). Assuming no decrease to the District’s 2025 Taxable Assessed Valuation, tax rates of \$1.13 and \$1.02 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to pay the estimated maximum annual debt service requirement and the estimated average annual debt service requirement, respectively. Assuming no decrease from the Estimated Assessed Valuation as of July 15, 2025, tax rates of \$0.96 and \$0.87 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to pay the estimated maximum annual debt service requirement and the estimated average annual debt service requirement, respectively.

The District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the proposed District tax rate or to justify continued payment of taxes by property owners. For the 2025 tax year, the District levied a total tax rate of \$1.30 per \$100 of taxable assessed valuation composed of the following: a tax of \$0.62 per \$100 of taxable assessed valuation for payment of debt service on the bonds issued by the District for the Utility System; a tax of \$0.44 per \$100 of taxable assessed valuation for payment of debt service on

bonds issued by the District for the Road System; and a tax of \$0.24 per \$100 of taxable assessed valuation for maintenance and operations.

*Dependence on Principal Taxpayers:* The ability of any principal landowner to make full and timely payments of taxes levied against its property by the District and similar taxing authorities will directly affect the District's ability to meet its debt service obligations. As illustrated in this Official Statement under the caption "TAX DATA – Principal Taxpayers," for the 2025 tax year, the District's principal taxpayers owned property located within the District the aggregate assessed valuation of which comprised approximately 10.13% of the District's total taxable assessed valuation. In the event that the Developers, any other taxpayer, or any combination of taxpayers should default in the payment of taxes in an amount which exceeds the District's debt service fund surplus, the ability of the District to make timely payment of debt service on the Bonds will be dependent on its ability to enforce and liquidate its tax liens, which is a time-consuming process. Failure to recover or borrow funds in a timely fashion could result in an excessive District tax rate. The District is not required by law or the Bond Resolution to maintain any specified amount of surplus in its interest and sinking fund. See "TAX DATA – Principal Taxpayers" and "TAXING PROCEDURES – Levy and Collection of Taxes."

### **Undeveloped Acreage and Vacant Developed Lots**

There are 152 vacant developed single-family lots and approximately 51.01 undeveloped but developable acres of land within the District that have not been fully provided with road, water, sewer and storm drainage and detention facilities necessary for the construction of taxable improvements. The District makes no representation as to when or if development of this acreage will occur or if the homebuilding program will be successful. See "DEVELOPMENT OF THE DISTRICT."

### **Atlas**

In 2018, the National Weather Service completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas of the United States ("Atlas 14"). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in the application of more stringent floodplain regulations applying to a larger area and potentially leaving less developable property within the District. The application of such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

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

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

### **Increase in Costs of Building Materials**

As a result of supply issues, shipping constraints, and ongoing trade disputes (including tariffs), there have been recent substantial increases in the cost of lumber and other building materials, causing many homebuilders and general contractors to experience budget overruns. Further, the unpredictable nature of current trade policy (including the threatened imposition of tariffs) may impact the ability of the developers or homebuilders in the District to estimate costs. Additionally, immigration policies may affect the State's workforce, and any labor shortages that could occur may impact the rate of construction within the District. Uncertainty surrounding availability and cost of materials may result in decreased levels of construction activity, and may restrict the growth of property values in the District. The District makes no representations regarding the probability of development or homebuilding continuing in a timely manner or the effects that current or future economic or governmental circumstances may have on any plans of the developers or homebuilders.

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

The housing industry in the Houston area is very competitive, and the District can give no assurance that the building programs which are planned by any homebuilder will be continued or completed. The respective competitive position of the homebuilders listed herein and any other developer or homebuilder which might attempt future home building or development projects in the District, the sale of developed lots or in the construction and sale of single-family residential units, 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.

## **Tax Collection Limitations**

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time-consuming and expensive collection procedures, (b) a bankruptcy court's stay of tax collection procedures against a taxpayer, (c) market conditions limiting the proceeds from a foreclosure sale of taxable property, or (d) the taxpayer's right to redeem the property within two (2) years of foreclosure for residential homestead and agricultural use property and within six (6) months of foreclosure for other 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. Moreover, the value of property to be sold for delinquent taxes and thereby the potential sales proceeds available to pay debt service on the Bonds, may be limited by among other factors, the existence of other tax liens on the property, by the current aggregate tax rate being levied against the property, or by the taxpayer's right to redeem residential or agricultural use property within two (2) years of foreclosure and all other property within six (6) months of foreclosure. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. See "TAXING PROCEDURES."

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

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners have a right to seek a writ of mandamus requiring the District to levy sufficient taxes each year to make such payments. Except for mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default, and, consequently, the remedy of mandamus may have to be relied upon from year to year. Although the Registered Owners could obtain a judgment against the District, such a judgment could not be enforced by a 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 in order to pay the principal of and interest on the Bonds. Since there is no trust indenture or trustee, the Registered Owners would have to initiate and finance the legal process to enforce their remedies. The enforceability of the rights and remedies of the Registered Owners may be limited further by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. In this regard, should the District file a petition for protection from creditors under federal bankruptcy laws, the remedy of mandamus or the right of the District to seek judicial foreclosure of its tax lien would be automatically stayed and could not be pursued unless authorized by a federal bankruptcy judge.

## **Marketability**

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

## **Future Debt**

The Bonds are the sixth issuance of bonds out of an aggregate of \$275,000,000 of unlimited tax bonds authorized for the purpose of acquiring or constructing the Utility System, and for the further purpose of refunding such bonds. Following the issuance of the Bonds, the District will have \$233,160,000 in principal amount of authorized but unissued unlimited tax bonds for Utility System purposes.

Additionally, voters of the District have authorized \$100,000,000 in principal amount of authorized but unissued unlimited tax bonds for Road System purposes and \$80,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing parks and recreational improvements to serve the District and for the further purpose of refunding such bonds.

Following the issuance of the Bonds, the District has the right to issue of the remaining \$233,160,000 principal amount of unlimited tax bonds authorized but unissued for the Utility System and for the refunding of such bonds; \$69,630,000 principal amount of unlimited tax bonds authorized but unissued for the Road System and for the refunding of such bonds; \$80,000,000 principal amount of unlimited tax bonds authorized for park and recreational improvements and for the refunding of such bonds, and any additional bonds as may hereafter be approved by both the Board of Directors of the District and the voters of the District. See "THE BONDS – Issuance of Additional Debt."

Issuance of the remaining \$233,160,000 principal amount of unlimited tax bonds for the Utility System and the \$80,000,000 principal amount of unlimited tax bonds for park and recreational improvements shall be subject to prior approval by the TCEQ. If the District does issue park bonds, the outstanding principal amount of such bonds an amount equal to one percent (1%) of the value of the taxable property in the District at the time of issuance, unless for the issuance of bonds issued for the purpose of constructing or acquiring parks and recreational improvements, the District meets certain financial feasibility requirements under the TCEQ rules, in which case the outstanding principal amount of such bonds issued by the District may exceed an amount equal to one percent (1%) and up to three (3%) of the value of the taxable property in the District. The District's issuance of the remaining \$69,630,000 principal amount of unlimited tax bonds for acquiring or constructing the Road System is not subject to approval by the TCEQ.

Following reimbursement with the proceeds of the Bonds, the District will owe the Developers approximately \$25,615,178 for expenditures to construct the Utility System, Road System, and park and recreational facilities. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt-to-property valuation ratios and thereby adversely affect the investment quality or security of the Bonds.

## **Continuing Compliance with Certain Covenants**

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

## **Environmental Regulations**

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

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

Sanctions against a municipal utility district or other type of special purpose district for failure to comply with environmental laws and regulations may include a variety of civil and criminal enforcement measures, including assessment of monetary penalties, imposition of remedial requirements and issuance of injunctions to ensure future compliance. Environmental laws and compliance with environmental laws and regulations can

increase the cost of planning, designing, constructing and operating water production and wastewater treatment facilities. Environmental laws can also inhibit growth and development within the District. Further, changes in regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

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

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

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

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

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

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

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

remediation measures. Public water systems may be subject to additional PFAS regulation in the future, which could increase the cost of constructing, operating, and maintaining water production and distribution facilities.

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

The District is subject to the TCEQ’s General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”), which was issued by the TCEQ 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 applied for coverage under the MS4 Permit and is awaiting final approval from the TCEQ. In order to maintain compliance with the MS4 Permit, the District continues to develop, implement, and maintain the required 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. Costs associated with these compliance activities could be substantial in the future.

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

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

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

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

The District is located approximately 40 miles from the Texas Gulf Coast and, as it has in the past, could be impacted by high winds, heavy rains, and flooding caused by a hurricane, tornado, tropical storm, or other adverse weather event. In the event that a natural disaster should damage or destroy improvements and personal property in the District, the assessed value of such taxable properties could be substantially reduced, resulting in a decrease in the taxable assessed value of the District or an increase in the District’s tax rates. See “TAXING PROCEDURES – Valuation of Property for Taxation,” and “– Tax Payment Installments after Disaster.”

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

## **Specific Flood Type Risks**

The District may be subject to the following flood risks:

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

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

## **Changes in Tax Legislation**

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

## **Bond Insurance Risk Factors**

*The District has applied for a bond insurance policy to guarantee the scheduled payment of principal and interest on the Bonds. The District has yet to determine whether an insurance policy will be purchased with the Bonds, which would be at the discretion and expense of the Initial Purchaser. If an insurance policy is purchased, the following are risk factors relating to bond insurance.*

In the event of default of the payment of principal or interest with respect to the Bonds when all or some becomes due, any owner of the Bonds shall have a claim under the applicable Bond Insurance Policy (the "Policy") for such payments. However, in the event of any acceleration of the due date of such principal by reason of mandatory or optional redemption or acceleration resulting from default or otherwise, other than any advancement of maturity pursuant to a mandatory sinking fund payment, the payments are to be made in such amounts and at such times as such payments would have been due had there not been any such acceleration. The Policy does not insure against redemption premium, if any. The payment of principal and interest in connection with mandatory or optional prepayment of the Bonds by the issuer which is recovered by the issuer from the bond owner as a voidable preference under applicable bankruptcy law is covered by the insurance policy, however, such payments will be made by the Bond Insurer at such time and in such amounts as would have been due absence such prepayment by the District unless the Bond Insurer chooses to pay such amounts at an earlier date.

Under most circumstances, default of payment of principal and interest does not obligate acceleration of the obligations of the Bond Insurers 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 Insurers are unable to make payment of principal and interest as such payments become due under the Policy, the Bonds are payable solely from the money 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 Insurers and their claim paying ability. The Bond Insurers' 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 "RATINGS" herein.

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

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

## **LEGAL MATTERS**

### **Legal Opinions**

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

Bond Counsel has reviewed the information appearing in this Official Statement under "THE BONDS" (except for information under the subheadings "- Book-Entry-Only System" and "- Estimated Use and Distribution of Bond Proceeds"), "THE DISTRICT - Authority," "TAXING PROCEDURES," "LEGAL MATTERS," "TAX MATTERS," "DEVELOPMENT AGREEMENT AND STRATEGIC PARTNERSHIP AGREEMENT" and "CONTINUING DISCLOSURE OF INFORMATION" solely to determine whether such information, insofar as it relates to matters of law, is true and correct and whether such information fairly summarizes matters of law and the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel's limited participation as an assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of any information contained herein. Certain legal matters will be passed upon for the District by McCall, Parkhurst & Horton L.L.P., Houston, Texas, Disclosure Counsel.

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

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

### **No-Litigation Certificate**

The District will furnish the Initial Purchaser a certificate, executed by the President or Vice President and Secretary or Assistant Secretary of the Board, and dated as of the date of delivery of the Bonds, that to their knowledge, no litigation is pending or threatened affecting the validity of the Bonds, or the levy and/or collection of taxes for the payment thereof, or the organization or boundaries of the District, or the title of the officers thereof to their respective offices.

### **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**

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

#### **Tax Exemption**

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

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

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

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

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on Bond Counsel's knowledge of facts as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of result and are not binding on the Service; rather, such opinions represent Bond Counsel's legal judgment based upon its review of existing law and in reliance upon the

representations and covenants referenced above that it deems relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given as to whether the Service will commence an audit of the Bonds. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the District as the taxpayer, and the Owners of the Bonds may not have a right to participate in such audit. Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds, regardless of the ultimate outcome of the audit.

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

The Bonds are not designated as "qualified tax-exempt obligations" under the Code.

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

#### Collateral Tax Consequences

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

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

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

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

#### Tax Accounting Treatment of Original Issue Premium

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

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

to the federal, state, local, and foreign tax consequences of the purchase, ownership, and sale, redemption or other disposition of such Premium Bonds.

#### Tax Accounting Treatment of Original Issue Discount

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

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

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

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

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

#### Tax Legislative Changes

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

## **CONTINUING DISCLOSURE OF INFORMATION**

In the Bond Resolution, 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 these agreements 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, as well as timely notice of specified events, to the Municipal Securities Rulemaking Board or any successor to its function as a repository (the "MSRB"), through its Electronic Municipal Market Access ("EMMA") system.

### **Annual Reports**

The District will provide certain updated financial information and operating data annually to the MSRB. The information to be updated with respect to the District includes all quantitative financial information and operating data with respect to the District of the general type included in this Official Statement included under the headings "DISTRICT DEBT" (except under the subheading "Direct and Estimated Overlapping Debt Statement"), "TAX DATA," and in "APPENDIX A" (Audited Financial Statements of the District). The District will update and provide this information to the MSRB within six months after the end of each of its fiscal years ending in or after 2026. Any information provided shall be prepared in accordance with generally accepted auditing standards or other such principles as the District may be required to employ from time to time it must be provided. If the audit report is not complete within such period, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such six month period, and audited financial statements when the audit report becomes available.

The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12 (the "Rule").

The District's current fiscal year end is March 31. Accordingly, it must provide updated information by the last day in September in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

### **Event Notices**

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person or the sale of all or substantially all of the assets of the District or other obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of 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, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms "obligated person" and "financial obligation" when used in this paragraph shall have the meanings ascribed to them under the "Rule". The term "material" when used in this paragraph shall have the meaning ascribed to it

under federal securities laws. Neither the Bonds nor the Bond Resolution make any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under “Annual Reports.”

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

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

### **Limitations and Amendments**

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

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

## **OFFICIAL STATEMENT**

### **General**

The information contained in this Official Statement has been obtained primarily from the Developers, the District’s records, the Engineer, the Tax Assessor/Collector, the Appraisal District, and other sources believed to be reliable; however, no representation is made as to the accuracy or completeness of the information contained herein, except as described below. The summaries of the statutes, 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 March 31, 2025, were audited by McGrath & Co., PLLC, and have been attached hereto as “APPENDIX A.” McGrath & Co., PLLC has consented to the publication of such financial statements in this Official Statement.

## **Experts**

The information contained in this Official Statement relating to engineering and to the description of the Utility System and the Road System, and, in particular, that engineering information included in the sections entitled "THE BONDS – Estimated Use and Distribution of Bond Proceeds," "THE DISTRICT – Description," "DEVELOPMENT OF THE DISTRICT – Status of Development within the District," "THE ROAD SYSTEM," and "THE UTILITY 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 collection rates and valuations contained in the sections captioned "TAX DATA" and "DISTRICT DEBT" was provided by the Tax Assessor/Collector and the Appraisal District. Such information has been included herein in reliance upon the Tax Assessor/Collector's authority as an expert in the field of tax collection and the Appraisal District's authority as an expert in the field of appraisal.

## **Certification as to Official Statement**

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

## **Updating of Official Statement**

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

*[Remainder of Page Intentionally Left Blank]*

**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 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 Brazoria County Municipal Utility District No. 40 as of the date shown on the cover page hereof.

/s/ \_\_\_\_\_  
President, Board of Directors  
Brazoria County Municipal Utility District No. 40

ATTEST:

/s/ \_\_\_\_\_  
Secretary, Board of Directors  
Brazoria County Municipal Utility District No. 40

**APPENDIX A**  
**Audited Financial Statements of the District**

**BRAZORIA COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 40**

**BRAZORIA COUNTY, TEXAS**

**FINANCIAL REPORT**

**March 31, 2025**



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# **McGRATH & CO., PLLC**

*Certified Public Accountants*

2900 North Loop West, Suite 880

Houston, Texas 77092

## **Independent Auditor's Report**

Board of Directors  
Brazoria County Municipal Utility District No. 40  
Brazoria County, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Brazoria County Municipal Utility District No. 40 (the "District"), as of and for the year ended March 31, 2025, 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 Brazoria County Municipal Utility District No. 40, as of March 31, 2025, 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.

### **Emphasis of Matter**

As discussed in Note 3 to the financial statements, the District implemented GASB Implementation Guide 2021-1, Question 5.1 during the current fiscal year. Our opinion is not modified with respect to this matter.

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

Management is responsible for the preparation and fair presentation of 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.

***Board of Directors  
Brazoria County Municipal Utility District No. 40  
Brazoria County, Texas***

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.

**Board of Directors**  
**Brazoria County Municipal Utility District No. 40**  
**Brazoria County, Texas**

**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 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.



Houston, Texas  
July 16, 2025

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

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***Brazoria County Municipal Utility District No. 40  
Management's Discussion and Analysis  
March 31, 2025***

**Using this Annual Report**

This section of the financial report of Brazoria County Municipal Utility District No. 40 (the "District") provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended March 31, 2025. 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.

***Brazoria County Municipal Utility District No. 40  
Management’s Discussion and Analysis  
March 31, 2025***

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 March 31, 2025, was negative \$29,622,935. The District’s net position is negative because the District incurs debt to construct public road facilities which it conveys to Brazoria County. A comparative summary of the District’s overall financial position, as of March 31, 2025 and 2024, is as follows:

	<u>2025</u>	<u>2024</u>
Current and other assets	\$ 9,446,393	\$ 7,197,142
Capital assets	45,932,113	35,188,844
Total assets	<u>55,378,506</u>	<u>42,385,986</u>
Current liabilities	2,224,074	1,925,962
Long-term liabilities	82,777,367	60,903,818
Total liabilities	<u>85,001,441</u>	<u>62,829,780</u>
Net position		
Net investment in capital assets	(9,117,606)	(7,551,994)
Restricted	3,880,369	3,504,455
Unrestricted	<u>(24,385,698)</u>	<u>(16,396,255)</u>
Total net position	<u>\$ (29,622,935)</u>	<u>\$ (20,443,794)</u>

During the current fiscal year, the District implemented GASB Implementation Guide (“GASBIG”) 2021-1, Question 5.1, which requires the capitalization of a group of individual assets that are below the capitalization threshold when the cost of the acquisition of the assets in the aggregate is significant. In accordance with this standard, the District recognized, as infrastructure capital assets, water meters that were previously expensed in prior fiscal years, net of related accumulated depreciation, as of the beginning of the current fiscal year. Prior year data has not been restated to include values for these

***Brazoria County Municipal Utility District No. 40  
Management's Discussion and Analysis  
March 31, 2025***

infrastructure assets and, as a result, the presentation of prior year data as it relates to these assets is not consistent with the current year presentation (see Notes 3 and 6).

The total net position of the District decreased during the current fiscal year by \$9,626,259. A comparative summary of the District's *Statement of Activities* for the past two fiscal years is as follows:

	2025	2024
Revenues		
Water and sewer service	\$ 878,357	\$ 658,158
Property taxes, penalties and interest	4,646,283	3,970,658
Participant billings	1,287,828	1,519,345
Other	1,079,685	533,215
Total revenues	<u>7,892,153</u>	<u>6,681,376</u>
Expenses		
Current service operations	2,996,833	2,557,868
Debt interest and fees	1,629,190	1,237,408
Developer interest	1,351,775	324,880
Debt issuance costs	1,126,595	580,767
Depreciation and amortization	1,389,214	1,067,152
Total expenses	<u>8,493,607</u>	<u>5,768,075</u>
Change in net position before other items	(601,454)	913,301
Other items		
Transfers to other governments	<u>(9,024,805)</u>	<u>(3,191,479)</u>
Change in net position	(9,626,259)	(2,278,178)
Net position, beginning of year (2025 restated)	<u>(19,996,676)</u>	<u>(18,165,616)</u>
Net position, end of year	<u>\$ (29,622,935)</u>	<u>\$ (20,443,794)</u>

As previously noted, the District implemented GASBIG 2021-1, Question 5.1 during the current year and, as a result, has restated its beginning net position for the current fiscal year. Prior year data is not consistent with current year data due to the recognition of certain capital assets and the related accumulated depreciation at the beginning of the current fiscal year (See Notes 3 and 6).

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

The District's combined fund balances, as of March 31, 2025, were \$8,436,934, which consists of \$3,786,619 in the General Fund, \$3,931,208 in the Debt Service Fund, \$716,157 in the Capital Projects Fund and \$2,950 in the Joint Wastewater Treatment Plant Fund.

***Brazoria County Municipal Utility District No. 40  
Management’s Discussion and Analysis  
March 31, 2025***

*General Fund*

A comparative summary of the General Fund’s financial position as of March 31, 2025 and 2024, is as follows:

	<u>2025</u>	<u>2024</u>
Total assets	<u>\$ 4,349,437</u>	<u>\$ 2,922,166</u>
Total liabilities	\$ 499,764	\$ 363,461
Total deferred inflows	63,054	52,964
Total fund balance	<u>3,786,619</u>	<u>2,505,741</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 4,349,437</u>	<u>\$ 2,922,166</u>

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

	<u>2025</u>	<u>2024</u>
Total revenues	\$ 3,620,932	\$ 2,420,189
Total expenditures	<u>(2,340,054)</u>	<u>(1,839,010)</u>
Revenues over expenditures	<u>\$ 1,280,878</u>	<u>\$ 581,179</u>

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District’s primary financial resources in the General Fund are from a property tax levy, the provision of water and sewer services to customers within the District and tap 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.
- Water and sewer revenues are dependent upon customer usage, which fluctuates from year to year as a result of factors beyond the District’s control.
- Tap connection fees fluctuate with homebuilding activity within the District.

***Brazoria County Municipal Utility District No. 40  
Management’s Discussion and Analysis  
March 31, 2025***

*Debt Service Fund*

A comparative summary of the Debt Service Fund’s financial position as of March 31, 2025 and 2024, is as follows:

	<u>2025</u>	<u>2024</u>
Total assets	<u>\$ 4,069,398</u>	<u>\$ 3,615,904</u>
Total liabilities	\$ 29,450	\$ 7,179
Total deferred inflows	108,740	115,481
Total fund balance	<u>3,931,208</u>	<u>3,493,244</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 4,069,398</u>	<u>\$ 3,615,904</u>

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

	<u>2025</u>	<u>2024</u>
Total revenues	\$ 2,955,236	\$ 2,641,887
Total expenditures	<u>(2,517,272)</u>	<u>(1,841,403)</u>
Revenues over expenditures	<u>\$ 437,964</u>	<u>\$ 800,484</u>

The District’s financial resources in the Debt Service Fund in both the current and prior fiscal year are from property tax revenues. 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 March 31, 2025 and 2024, is as follows:

	<u>2025</u>	<u>2024</u>
Total assets	<u>\$ 717,738</u>	<u>\$ 320,709</u>
Total liabilities	\$ 1,581	\$ 870
Total fund balance	<u>716,157</u>	<u>319,839</u>
Total liabilities and fund balance	<u>\$ 717,738</u>	<u>\$ 320,709</u>

***Brazoria County Municipal Utility District No. 40  
Management's Discussion and Analysis  
March 31, 2025***

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

	<u>2025</u>	<u>2024</u>
Total revenues	\$ 24,788	\$ 22,671
Total expenditures	<u>(15,618,470)</u>	<u>(4,141,522)</u>
Revenues under expenditures	(15,593,682)	(4,118,851)
Other changes in fund balance	15,990,000	4,195,000
Net change in fund balance	<u>\$ 396,318</u>	<u>\$ 76,149</u>

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

*Joint Water Plant Fund*

The Joint Water Plant Fund is used to account for the operating and maintenance costs of a joint water plant in accordance with the District's contract with Brazoria County Municipal District No. 39 (see Note 14).

A comparative summary of the Joint Water Plant Fund's financial position as of March 31, 2025 and 2024, is as follows:

	<u>2025</u>	<u>2024</u>
Total assets	<u>\$ 70,479</u>	<u>\$ 63,884</u>
Total liabilities	<u>\$ 70,479</u>	<u>\$ 63,884</u>

A comparative summary of activities for the Joint Water Plant Fund's current and prior fiscal year is as follows

	<u>2025</u>	<u>2024</u>
Total revenues	\$ 294,023	\$ 505,316
Total expenditures	<u>(294,023)</u>	<u>(505,316)</u>
Revenues over/(under) expenditures	<u>\$ -</u>	<u>\$ -</u>

Revenues in the Joint Water Plant Fund primarily consist of charges to participants. The amount the District charges is based upon the actual cost of providing services and each participating district's pro-rata share. Consequently, revenues will equal expenditures each year.

***Brazoria County Municipal Utility District No. 40  
Management’s Discussion and Analysis  
March 31, 2025***

*Joint Wastewater Treatment Plant Fund*

The Joint Wastewater Treatment Plant Fund is used to account for the operating and maintenance costs of a joint wastewater treatment plant in accordance with the District’s contract with Brazoria County Municipal District No. 39 (see Note 14).

A comparative summary of the Joint Wastewater Treatment Plant Fund’s financial position as of March 31, 2025 and 2024, is as follows:

	<u>2025</u>	<u>2024</u>
Total assets	\$ 331,981	\$ 363,054
Total liabilities	\$ 329,031	\$ 301,409
Total fund balance	<u>2,950</u>	<u>61,645</u>
Total liabilities and fund balance	<u>\$ 331,981</u>	<u>\$ 363,054</u>

A comparative summary of activities for the Joint Wastewater Treatment Plant Fund’s current and prior fiscal year is as follows

	<u>2025</u>	<u>2024</u>
Total revenues	\$ 993,825	\$ 1,014,082
Total expenditures	<u>(1,052,520)</u>	<u>(1,653,179)</u>
Revenues under expenditures	(58,695)	(639,097)
Other changes in fund balance		<u>694,842</u>
Net change in fund balance	<u>\$ (58,695)</u>	<u>\$ 55,745</u>

Revenues in the Joint Wastewater Treatment Plant Fund primarily consist of charges to participants. The amount the District charges is based upon the actual cost of providing services and each participating district’s pro-rata share. During the current year, the District recognized expenditures related to the lease of a temporary wastewater treatment plant that in the prior year, the District had billed participants for and recognized as prepaid items rather than an expenditure, which resulted in changes in fund balance each year.

**General Fund Budgetary Highlights**

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

Since the District’s budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$797,278 greater than budgeted. The *Budgetary Comparison Schedule* on page 44 of this report provides variance information per financial statement line item.

***Brazoria County Municipal Utility District No. 40  
Management’s Discussion and Analysis  
March 31, 2025***

**Capital Assets**

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

Capital assets held by the District at March 31, 2025 and 2024, are summarized as follows:

	<u>2025</u>	<u>2024</u>
Capital assets not being depreciated		
Land and improvements	\$ 3,134,091	\$ 2,274,091
Construction in progress	174,033	548,560
	<u>3,308,124</u>	<u>2,822,651</u>
 Capital assets being depreciated/amortization		
Water, wastewater and drainage facilities	38,786,492	28,197,169
Landscaping improvements	7,907,304	6,611,249
Right-to-use leased assets	766,147	800,328
	<u>47,459,943</u>	<u>35,608,746</u>
 Less accumulated depreciation/amortization		
Water, wastewater and drainage facilities	(3,385,159)	(2,194,391)
Landscaping improvements	(1,374,155)	(978,141)
Right-to-use leased assets	(76,640)	(70,021)
	<u>(4,835,954)</u>	<u>(3,242,553)</u>
 Depreciable capital assets, net	<u>42,623,989</u>	<u>32,366,193</u>
 Capital assets, net	<u>\$ 45,932,113</u>	<u>\$ 35,188,844</u>

As previously noted, the District implemented GASBIG 2021-1, Question 5.1 during the current year. As a result, prior year data is not consistent with current year data due to the recognition of certain capital assets and the related accumulated depreciation at the beginning of the current fiscal year (See Notes 3 and 6).

Capital asset additions during the current fiscal year include the following:

- County Road 58 water line and sanitary sewer extension, Phase 1 and Phase 2
- Pomona Lift Station No. 1 and Wastewater Treatment Plant, Phase 4 (0.50 MGD)
- Pomona Section 25, 26 and 28 – utilities
- Pomona Lake “E”, Phase 2 and Lake “H” – detention, drainage and amenity pond
- Pomona Lake “F” and Water Treatment Plant – irrigation and planting
- Pomona Kirby Drive – sitework, landscape, irrigation
- Pomona West Mustang Bayou Improvement – sitework, landscape, irrigation
- Water meters

***Brazoria County Municipal Utility District No. 40  
Management’s Discussion and Analysis  
March 31, 2025***

The District’s construction in progress is for the construction of Pomona Wastewater Treatment Plant, Phase 5.

Additionally, Brazoria County assumes responsibility (after a one-year maintenance period) for road facilities constructed within the boundaries of the District. Accordingly, these facilities are not considered assets of the District. The estimated value of the assets is recorded as transfers to other governments upon completion of construction. This estimated cost is trued-up when the developer is reimbursed. For the year ended March 31, 2025, capital assets in the amount of \$9,024,805 have been recorded as transfers to other governments in the government-wide statements. Additional information is presented in Note 11.

**Lease Obligations**

The District has entered into various equipment lease obligations for interim wastewater treatment plants. The District recognized right-to-use leased assets and lease obligations in the amount of \$766,147 for these leases. The balance due for the leases as of March 31, 2025, was \$600,859.

**Long-Term Debt and Related Liabilities**

As of March 31, 2025, the District owes approximately \$31,203,035 to developers for completed projects. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District’s financial statements upon completion of construction. As discussed in Note 7, the District has an additional commitment in the amount of \$3,867,489 for projects under construction by the developers. As noted, the District will owe its developers for these projects upon completion of construction. The District intends to reimburse the developers from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developer is trued up when the developers are reimbursed.

At March 31, 2025 and 2024, the District had total bonded debt outstanding as shown below:

Series	2025	2024
2020	\$ 5,965,000	\$ 6,175,000
2020A Road	4,235,000	4,370,000
2021	5,340,000	5,520,000
2021A Road	2,955,000	3,055,000
2022	2,530,000	2,595,000
2022A Road	8,725,000	8,945,000
2023	2,985,000	3,050,000
2023A Road	3,365,000	3,435,000
2024 Road	10,210,000	
2024A	5,780,000	
	\$ 52,090,000	\$ 37,145,000

***Brazoria County Municipal Utility District No. 40  
Management’s Discussion and Analysis  
March 31, 2025***

During the current fiscal year, the District issued \$5,780,000 in unlimited tax bonds and \$10,210,000 in unlimited tax road bonds. At March 31, 2025, the District had \$251,260,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and the refunding of such bonds; \$80,000,000 for parks and recreational facilities and the refunding of such bonds; \$69,630,000 for road improvements and the refunding of such bonds.

**Property Taxes**

The District’s property tax base increased approximately \$124,828,000 for the 2025 tax year from \$341,983,440 to \$466,811,309, based on preliminary values. This increase was primarily due to new construction in the District and increased property values.

**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 water/sewer services and the projected cost of operating the District and providing services to customers. A comparison of next fiscal year’s budget to current fiscal year actual amounts for the General Fund is as follows:

	<u>2025 Actual</u>	<u>2026 Budget</u>
Total revenues	\$ 3,620,932	\$ 3,120,600
Total expenditures	<u>(2,340,054)</u>	<u>(4,573,618)</u>
Revenues over/(under) expenditures	1,280,878	(1,453,018)
Beginning fund balance	<u>2,505,741</u>	<u>3,786,619</u>
Ending fund balance	<u><u>\$ 3,786,619</u></u>	<u><u>\$ 2,333,601</u></u>

## **Basic Financial Statements**

***Brazoria County Municipal Utility District No. 40***  
***Statement of Net Position and Governmental Funds Balance Sheet***  
***March 31, 2025***

	General Fund	Debt Service Fund	Capital Projects Fund	Joint Water Plant Fund	Joint Wastewater Treatment Plant Fund
<b>Assets</b>					
Cash	\$ 213,135	\$ 169,506	\$ 495	\$ 29,263	\$ 4,986
Investments	3,758,188	3,825,792	769,774		
Taxes receivable	63,054	108,740			
Customer service receivables	139,130				
Due from participants	54,787			34,973	186,762
Internal balances	14,398	(49,648)	(52,531)	6,243	81,538
Accrued interest receivable	14,105	15,008			
Prepaid items					58,695
Operating reserve	92,640				
Capital assets not being depreciated					
Capital assets, net					
Total Assets	<u>\$ 4,349,437</u>	<u>\$ 4,069,398</u>	<u>\$ 717,738</u>	<u>\$ 70,479</u>	<u>\$ 331,981</u>
<b>Liabilities</b>					
Accounts payable	\$ 323,016	\$ -	\$ 1,581	\$ 14,249	\$ 165,792
Other payables	2,063	29,450			
Customer deposits	132,675				
Unearned revenue	42,010				
Operating reserve				56,230	163,239
Accrued interest payable					
Due to developers					
Obligations under leases					
Due within one year					
Due after one year					
Long-term debt					
Due within one year					
Due after one year					
Total Liabilities	<u>499,764</u>	<u>29,450</u>	<u>1,581</u>	<u>70,479</u>	<u>329,031</u>
<b>Deferred Inflows of Resources</b>					
Deferred property taxes	<u>63,054</u>	<u>108,740</u>			
<b>Fund Balances/Net Position</b>					
<b>Fund Balances</b>					
Nonspendable	92,640				2,950
Restricted		3,931,208	716,157		
Unassigned	3,693,979				
Total Fund Balances	<u>3,786,619</u>	<u>3,931,208</u>	<u>716,157</u>		<u>2,950</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 4,349,437</u>	<u>\$ 4,069,398</u>	<u>\$ 717,738</u>	<u>\$ 70,479</u>	<u>\$ 331,981</u>
<b>Net Position</b>					
Net investment in capital assets					
Restricted for debt service					
Unrestricted					
Total Net Position					

See notes to basic financial statements.

Total	Adjustments	Statement of Net Position
\$ 417,385	\$ -	\$ 417,385
8,353,754		8,353,754
171,794		171,794
139,130		139,130
276,522		276,522
29,113		29,113
58,695		58,695
92,640	(92,640)	
	3,308,124	3,308,124
	42,623,989	42,623,989
<u>\$ 9,539,033</u>	<u>45,839,473</u>	<u>55,378,506</u>
\$ 504,638		504,638
31,513		31,513
132,675		132,675
42,010		42,010
219,469	(92,640)	126,829
	159,579	159,579
	31,203,035	31,203,035
	141,830	141,830
	459,029	459,029
	1,085,000	1,085,000
	51,115,303	51,115,303
<u>930,305</u>	<u>84,071,136</u>	<u>85,001,441</u>
<u>171,794</u>	<u>(171,794)</u>	
95,590	(95,590)	
4,647,365	(4,647,365)	
3,693,979	(3,693,979)	
<u>8,436,934</u>	<u>(8,436,934)</u>	
<u>\$ 9,539,033</u>		
	(9,117,606)	(9,117,606)
	3,880,369	3,880,369
	(24,385,698)	(24,385,698)
	<u>\$ (29,622,935)</u>	<u>\$ (29,622,935)</u>

**Brazoria County Municipal Utility District No. 40**

**Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances  
For the Year Ended March 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Joint Water Plant Fund	Joint Wastewater Treatment Plant Fund
<b>Revenues</b>					
Water service	\$ 387,076	\$ -	\$ -	\$ -	\$ -
Sewer service	491,281				
Property taxes	1,831,205	2,764,994			
Penalties and interest	17,827	28,908			
Participant billings				294,014	993,814
Tap connection and inspection	681,468				
Miscellaneous	82,618	10,672			11
Investment earnings	129,457	150,662	24,788	9	
<b>Total Revenues</b>	<b>3,620,932</b>	<b>2,955,236</b>	<b>24,788</b>	<b>294,023</b>	<b>993,825</b>
<b>Expenditures/Expenses</b>					
Current service operations					
Purchased services	578,193				
Professional fees	130,900		153,315	5,900	3,000
Contracted services	588,253	58,600	1,831	40,179	101,174
Repairs and maintenance	575,281			130,953	186,818
Utilities	21,882			86,557	58,742
Lease					111,315
Administrative	54,897	2,951		21,685	23,916
Other	32,218	2,218	60	8,749	17,246
Capital					
Capital outlay	358,430		12,984,894		251,214
Debt service					
Principal		1,045,000			
Interest and fees		1,408,503			
Developer interest			1,351,775		
Debt issuance costs			1,126,595		
Lease - principal					128,464
Lease - interest					170,631
Depreciation and amortization					
<b>Total Expenditures/Expenses</b>	<b>2,340,054</b>	<b>2,517,272</b>	<b>15,618,470</b>	<b>294,023</b>	<b>1,052,520</b>
<b>Revenues Over/(Under) Expenditures/Expenses</b>	<b>1,280,878</b>	<b>437,964</b>	<b>(15,593,682)</b>		<b>(58,695)</b>
<b>Other Financing Sources</b>					
Proceeds from sale of bonds			15,990,000		
<b>Other Items</b>					
Transfers to other governments					
<b>Net Change in Fund Balances Change in Net Position</b>	<b>1,280,878</b>	<b>437,964</b>	<b>396,318</b>		<b>(58,695)</b>
Fund Balance/Net Position					
Beginning of the year, as reported	2,505,741	3,493,244	319,839		61,645
Change due to new accounting guidance (Note 3)					
Beginning of the year, as restated	2,505,741	3,493,244	319,839		61,645
<b>End of the year</b>	<b>\$ 3,786,619</b>	<b>\$ 3,931,208</b>	<b>\$ 716,157</b>	<b>\$ -</b>	<b>\$ 2,950</b>

See notes to basic financial statements.

Total	Adjustments	Statement of Activities
\$ 387,076	\$ -	\$ 387,076
491,281		491,281
4,596,199	5,388	4,601,587
46,735	(2,039)	44,696
1,287,828		1,287,828
681,468		681,468
93,301		93,301
304,916		304,916
<u>7,888,804</u>	<u>3,349</u>	<u>7,892,153</u>
578,193		578,193
293,115		293,115
790,037		790,037
893,052		893,052
167,181		167,181
111,315		111,315
103,449		103,449
60,491		60,491
13,594,538	(13,594,538)	
1,045,000	(1,045,000)	
1,408,503	50,056	1,458,559
1,351,775		1,351,775
1,126,595		1,126,595
128,464	(128,464)	
170,631		170,631
	1,389,214	1,389,214
<u>21,822,339</u>	<u>(13,328,732)</u>	<u>8,493,607</u>
(13,933,535)	13,332,081	(601,454)
15,990,000	(15,990,000)	
	(9,024,805)	(9,024,805)
2,056,465	(2,056,465)	
	(9,626,259)	(9,626,259)
6,380,469	(26,824,263)	(20,443,794)
	447,118	447,118
<u>6,380,469</u>	<u>(26,377,145)</u>	<u>(19,996,676)</u>
<u>\$ 8,436,934</u>	<u>\$ (38,506,987)</u>	<u>\$ (29,622,935)</u>

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

The accounting policies of Brazoria County Municipal Utility District No. 40 (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 pursuant to an order of the Texas Commission on Environmental Quality, dated January 23, 2007, pursuant to Article XVI, Section 59 of the Texas Constitution and operates in accordance with the Texas Water Code, Chapters 49 and 54. The District also operates under Article III, Section 52 of the Texas Constitution. The Board of Directors held its first meeting on June 29, 2007, and the first bonds were issued on August 27, 2020.

The District’s primary activities include construction, maintenance and operation of water, sewer and drainage, park and recreational, road facilities, and landscaping improvements. 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.

### **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*.

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”

***Brazoria County Municipal Utility District No. 40***  
***Notes to Financial Statements***  
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funds with non-major funds aggregated in a single column. The District has five 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 water and sewer system and all other financial transactions not reported in other funds. The principal sources of revenue are property taxes and water and sewer 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. 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.
- The Joint Water Plant Fund is used to account for the operations of the water plant jointly owned by the District and Brazoria County Municipal Utility District No. 39. See Note 14 for additional information.
- The Joint Wastewater Treatment Plant Fund is used to account for the operations of the wastewater treatment plant jointly owned by the District and Brazoria County Municipal Utility District No. 39. See Note 14 for additional information.

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 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.

### **Prepaid Items**

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

### **Receivables**

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At March 31, 2025, an allowance for uncollectible accounts was not considered necessary.

### **Unbilled Service Revenues**

Utility revenue is recorded when earned. Customers are billed monthly. The estimated value of services provided but unbilled at year-end has been included in the accompanying financial statements.

### **Interfund Activity**

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

### **Capital Assets**

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost that exceeds the capitalization threshold for the asset class and an estimated useful life in excess of one year. Capital assets that individually are below the capitalization threshold but, in the aggregate, are above the threshold are capitalized. Subsequent replacements of these assets that do not exceed the threshold are not capitalized. The District's capitalization threshold for infrastructure assets is \$50,000. The threshold for subscription-based information technology arrangements (SBITAs) is \$250,000.

Capital assets are recorded at historical cost or estimated historical cost. Right-to-use leased assets are valued at the present value of future lease payments. 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.

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

Assets	Useful Life
Water, wastewater, and drainage facilities	10-45 years
Landscaping improvements	10-30 years
Right-to-use leased assets	5 years

The District’s detention facilities and 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.

**Net Position – Governmental Activities**

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

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

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

Unrestricted – resources not included in the other components.

**Fund Balances – Governmental Funds**

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District’s nonspendable fund balance consists of prepaid items and operating reserves paid to the Joint Water Plant Fund and the Joint Wastewater Treatment Plant Fund.

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,

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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; the value of unbilled utility revenues and receivables; the useful lives and impairment of capital assets; the value of amounts due to developer; the value of capital assets transferred to Brazoria County and the value of capital assets for which the developer has not been fully reimbursed. Estimates and assumptions are reviewed periodically, and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.

***Brazoria County Municipal Utility District No. 40***  
***Notes to Financial Statements***  
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**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	\$ 8,436,934
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.	
Historical cost	\$ 50,768,067
Less accumulated depreciation and amortization	<u>(4,835,954)</u>
	45,932,113
Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. The difference consists of:	
Accrued interest payable	(159,579)
Lease obligations	(600,859)
Due to developers	(31,203,035)
Bonds payable, net	<u>(52,200,303)</u>
	(84,163,776)
Deferred inflows in the fund statements consist of property taxes receivable and related penalties and interest that have been levied and are due, but are not available to pay current period expenditures. These amounts are included in revenues in the government wide statements.	
	171,794
Total net position - governmental activities	<u><u>\$ (29,622,935)</u></u>

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**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 \$ 2,056,465

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. 3,349

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

Capital outlays	\$ 13,594,538	
Transfers to other governments	(9,024,805)	
Depreciation/amortization expense	(1,389,214)	
		3,180,519

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

Principal payments - leases	128,464	
Issuance of long term debt	(15,990,000)	
Principal payments - bonds	1,045,000	
Interest expense accrual	(50,056)	
		(14,866,592)

Change in net position of governmental activities \$ (9,626,259)

**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

***Brazoria County Municipal Utility District No. 40***  
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District's acquisition of water meters that exceeds the capitalization threshold in the aggregate should be recorded as Capital outlays instead of Contracted services in the *Statement of Revenues, Expenditures and Changes in Fund Balances*. On the government-wide statements, the acquisition of water meters should not be recorded as an expense on the *Statement of Activities* but should be recorded as capital assets on the *Statement of Net Position*.

GASBIG 2021-1, Question 5.1 is required to be retroactively implemented, which means the District is required to record the acquisition of water meters that were expensed in previous fiscal years as infrastructure capital assets and to record the related accumulated depreciation at the beginning of the current fiscal year. Accordingly, the District has recorded a restatement to recognize \$447,118 in depreciable capital assets, which were measured at net book value (i.e., cost less accumulated depreciation) as of the beginning of the current fiscal year and increased its beginning net position by the same amount. Prior year amounts in the Management's Discussion and Analysis and supplementary schedules were not restated.

#### **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.

**Brazoria County Municipal Utility District No. 40**  
**Notes to Financial Statements**  
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The District has adopted a written investment policy to establish the principles by which the District’s investment program should be managed. This policy further restricts the types of investments in which the District may invest.

As of March 31, 2025, the District’s investments consist of the following:

<u>Type</u>	<u>Fund</u>	<u>Carrying Value</u>	<u>Percentage of Total</u>	<u>Rating</u>	<u>Weighted Average Maturity</u>
Certificates of deposit	General	\$ 895,000	16%	N/A	N/A
	Debt Service	470,000			
		<u>1,365,000</u>			
Texas CLASS	General	2,863,188	84%	AAAm	47 days
	Debt Service	3,355,792			
	Capital Projects	769,774			
		<u>6,988,754</u>			
Total		<u>\$ 8,353,754</u>	<u>100%</u>		

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

**Texas CLASS**

The District participates in Texas Cooperative Liquid Assets Securities System (Texas CLASS). Texas CLASS is managed by an elected Board of Trustees consisting of members of the pool. Additionally, the Board of Trustees has established an advisory board, the function of which is to provide guidance on investment policies and strategies. The Board of Trustees has selected Public Trust Advisors, LLC as the program administrator and UMB Bank N.A., as the custodian.

The District’s investment in Texas CLASS is reported at fair value because Texas CLASS uses fair value to report investments (other than repurchase agreements which are valued at amortized cost). Governmental accounting standards establish the following hierarchy of inputs used to measure fair value: Level 1 inputs are based on quoted prices in active markets, Level 2 inputs are based on significant other observable inputs, and Level 3 inputs are based on significant unobservable inputs. The District’s investment in Texas CLASS is measured using published fair value per share (level 1 inputs).

Investments in Texas CLASS may be withdrawn via wire transfer on a same day basis, as long as the transaction is executed by 4 p.m. ACH withdrawals made by 4 p.m. will settle on the next business day.

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**Investment Credit and Interest Rate Risk**

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

**Note 5 – Interfund Balances and Transactions**

Amounts due to/from other funds at March 31, 2025, consist of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amounts</u>	<u>Purpose</u>
General Fund	Debt Service Fund	\$ 49,648	Maintenance tax collections not remitted as of year end
General Fund	Capital Projects Fund	52,531	Bond application fees paid by the General Fund
Joint Water Plant Fund	General Fund	6,243	Participant billings not remitted as of year end
Joint Wastewater Treatment Plant Fund	General Fund	81,538	Participant billings 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.

***Brazoria County Municipal Utility District No. 40***  
***Notes to Financial Statements***  
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**Note 6 – Capital Assets**

A summary of changes in capital assets, for the year ended March 31, 2025, is as follows:

	Beginning Balances	Additions/ Adjustments	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 2,274,091	\$ 860,000	\$ 3,134,091
Construction in progress	548,561	(374,528)	174,033
	<u>2,822,652</u>	<u>485,472</u>	<u>3,308,124</u>
Capital assets being depreciated/amortized			
Water, wastewater and drainage facilities	28,882,653	9,903,839	38,786,492
Landscaping improvements	6,611,249	1,296,055	7,907,304
Right to use leased assets	800,328	(34,181)	766,147
	<u>36,294,230</u>	<u>11,165,713</u>	<u>47,459,943</u>
Less accumulated depreciation/amortization			
Water, wastewater and drainage facilities	(2,432,759)	(952,400)	(3,385,159)
Landscaping improvements	(978,141)	(396,014)	(1,374,155)
Right to use leased assets	(70,021)	(6,619)	(76,640)
	<u>(3,480,921)</u>	<u>(1,355,033)</u>	<u>(4,835,954)</u>
Subtotal depreciable capital assets, net	<u>32,813,309</u>	<u>9,810,680</u>	<u>42,623,989</u>
Capital assets, net	<u>\$ 35,635,961</u>	<u>\$ 10,296,152</u>	<u>\$ 45,932,113</u>

Depreciation/amortization expense for the current fiscal year was \$1,389,214.

As discussed in Note 3, the District recorded a restatement to capitalize the acquisition of certain capital assets and accumulated depreciation at the beginning of the current fiscal year. In previous years, these costs were expensed. As a result, beginning balances for infrastructure capital assets in the current fiscal year are not consistent with prior year data.

**Note 7 – Due to Developers**

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

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

Due to developers, beginning of year	\$ 24,087,404
Developer reimbursements	(12,884,894)
Developer funded construction and adjustments	20,100,525
Repayment of operating advances	(100,000)
Due to developers, end of year	<u><u>\$ 31,203,035</u></u>

In addition, the District will owe the developers approximately \$3,867,489, which is included in the following schedule of contractual commitments. The exact amount is not known until approved by the TCEQ and verified by the District’s auditor. As previously noted, these projects will be reported in the government-wide financial statements upon completion of construction.

	Contract Amount	Percent Complete
Pomona Lift Station No. 3	\$ 825,000	90%
Orchard Park Lake improvements	937,000	90%
HD park and landscape	1,427,824	60%
Orchard Park Lane landscape	360,745	90%
Pomona Section 25 park	316,920	64%
	<u><u>\$ 3,867,489</u></u>	

**Note 8 – Lease Obligations**

The District has entered into multiple equipment lease agreements for an interim wastewater treatment plant. The terms of certain of these leases resulted in the recognition of right-to-use leased assets and lease obligations in the government-wide statements measured at the present value of future lease payments. See Note 13 for discussion of leases that did not result in the recognition of assets and liabilities.

The following table summarizes the key terms of the District’s lease obligations:

Description	Gallons Per Day	Effective Date	Term	Interest Rate	Annual Payment	Original Liability	Remaining Balance
Phase 2	125k	8/8/2018	5 years	8.0%	\$ 2,215	\$ 34,181	\$ -
Phase 3	125k	8/1/2021	5 years	8.5%	35,400	80,132	24,786
Phase 4	500k	3/1/2024	5 years	11.5%	261,480	694,842	576,073
					<u><u>\$ 299,095</u></u>	<u><u>\$ 809,155</u></u>	<u><u>\$ 600,859</u></u>

***Brazoria County Municipal Utility District No. 40***  
***Notes to Financial Statements***  
***March 31, 2025***

Annual requirements to amortize long-term lease obligations and related interest are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 141,830	\$ 155,050	\$ 296,880
2027	144,941	128,339	273,280
2028	155,272	106,208	261,480
2029	158,816	80,874	239,690
	<u>\$ 600,859</u>	<u>\$ 470,471</u>	<u>\$ 1,071,330</u>
Due within one year	<u>\$ 141,830</u>	<u>\$ 155,050</u>	<u>\$ 296,880</u>

All leases contain standard lease terms that state that the leases shall automatically be extended on a month-to-month basis after the initial term of the lease, unless otherwise terminated. During the current fiscal year, the District paid the remaining balance due under the initial term of the WWTP, phase 2 lease and exercised the option to extend the lease on a month-to-month basis.

The District is responsible for all ordinary expenses related to repairing and maintaining the equipment under all leases. Additionally, all leases required the pre-payment of the last month's lease payment, which is included with lease payments for April 2025 in Prepaid items on the *Balance Sheet* and *Statement of Net Position*.

The allocation of lease payments between principal and interest for the current fiscal year is as follows:

<u>Description</u>	<u>Annual Payment</u>	<u>Principal</u>	<u>Interest</u>
Phase 2	\$ 2,215	\$ 1,479	\$ 736
Phase 3	35,400	16,838	18,562
Phase 4	261,480	110,147	151,333
	<u>\$ 299,095</u>	<u>\$ 128,464</u>	<u>\$ 170,631</u>

**Note 9 – Long-Term Debt**

Long-term debt is comprised of the following:

Bonds payable	\$ 52,090,000
Unamortized discounts	(113,336)
Unamortized premium	223,639
	<u>\$ 52,200,303</u>
Due within one year	<u>\$ 1,085,000</u>

**Brazoria County Municipal Utility District No. 40**  
**Notes to Financial Statements**  
**March 31, 2025**

The District’s bonds payable at March 31, 2025, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2020	\$ 5,965,000	\$ 6,570,000	2.00% - 4.50%	September 1, 2022/2045	September 1, March 1	September 1, 2025
2020A Road	4,235,000	4,625,000	2.25% - 4.75%	September 1, 2022/2045	September 1, March 1	September 1, 2025
2021	5,340,000	5,695,000	1.00% - 3.50%	September 1, 2023/2046	September 1, March 1	September 1, 2026
2021A Road	2,955,000	3,155,000	1.00% - 3.00%	September 1, 2023/2046	September 1, March 1	September 1, 2026
2022	2,530,000	2,645,000	4.00% - 5.00%	September 1, 2023/2047	September 1, March 1	July 1, 2028
2022A Road	8,725,000	8,945,000	3.50% - 6.00%	September 1, 2024/2047	September 1, March 1	July 1, 2028
2023	2,985,000	3,050,000	4.00% - 6.00%	September 1, 2024/2048	September 1, March 1	August 1, 2029
2023A Road	3,365,000	3,435,000	4.00% - 5.50%	September 1, 2024/2048	September 1, March 1	August 1, 2029
2024 Road	10,210,000	10,210,000	4.00% - 6.50%	September 1, 2026/2049	September 1, March 1	September 1, 2030
2024	5,780,000	5,780,000	4.00% - 6.50%	September 1, 2026/2049	September 1, March 1	September 1, 2030
	<u>\$ 52,090,000</u>					

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

At March 31, 2025, the District had authorized but unissued bonds in the amount of \$251,260,000 for water, sewer and drainage facilities and refunding of such bonds; \$80,000,000 for park and recreational facilities and refunding of such bonds; and \$69,630,000 for road improvements and refunding of such bonds.

On November 21, 2024, the District issued its \$10,210,000 Series 2024 Unlimited Tax Road Bonds at a net effective interest rate of 4.319010%. Proceeds of the bonds were used to (1) to reimburse developers for the following: the construction of capital assets within the District; engineering and other costs associated with the construction of capital assets; and the acquisition of land for certain District facilities; and (2) to pay developer interest at the net effective interest rate of the bonds.

***Brazoria County Municipal Utility District No. 40***  
***Notes to Financial Statements***  
***March 31, 2025***

On December 19, 2024, the District issued its \$5,780,000 Series 2024 Unlimited Tax Bonds at a net effective interest rate of 4.358753%. Proceeds of the bonds were used (1) to reimburse developers for the cost of capital assets constructed within the District and operating advances; and (2) to pay developer interest at the net effective interest rate of the bonds.

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

Bonds payable, beginning of year	\$ 37,145,000
Bonds issued	15,990,000
Bonds retired	<u>(1,045,000)</u>
Bonds payable, end of year	<u><u>\$ 52,090,000</u></u>

As of March 31, 2025, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2026	\$ 1,085,000	\$ 1,889,219	\$ 2,974,219
2027	1,500,000	1,828,726	3,328,726
2028	1,555,000	1,758,907	3,313,907
2029	1,610,000	1,689,033	3,299,033
2030	1,685,000	1,618,444	3,303,444
2031	1,745,000	1,545,989	3,290,989
2032	1,805,000	1,473,446	3,278,446
2033	1,880,000	1,403,770	3,283,770
2034	1,955,000	1,336,988	3,291,988
2035	2,025,000	1,269,870	3,294,870
2036	2,090,000	1,201,625	3,291,625
2037	2,175,000	1,131,947	3,306,947
2038	2,260,000	1,058,934	3,318,934
2039	2,350,000	982,425	3,332,425
2040	2,440,000	902,430	3,342,430
2041	2,535,000	818,731	3,353,731
2042	2,635,000	730,990	3,365,990
2043	2,735,000	639,196	3,374,196
2044	2,845,000	542,721	3,387,721
2045	2,950,000	441,248	3,391,248
2046	3,065,000	337,533	3,402,533
2047	2,520,000	239,372	2,759,372
2048	2,130,000	149,975	2,279,975
2049	1,445,000	76,181	1,521,181
2050	1,070,000	22,738	1,092,738
	<u><u>\$ 52,090,000</u></u>	<u><u>\$ 25,090,438</u></u>	<u><u>\$ 77,180,438</u></u>

**Brazoria County Municipal Utility District No. 40**  
**Notes to Financial Statements**  
**March 31, 2025**

**Note 10 – Property Taxes**

On May 10, 2008, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing general operations limited to \$1.50 per \$100 of assessed value. On November 6, 2018, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing the operation and maintenance of road facilities limited to \$0.25 per \$100 of assessed value. The District’s bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

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

Property taxes are collected based on rates adopted in the year of the levy. The District’s 2025 fiscal year was financed through the 2024 tax levy, pursuant to which the District levied property taxes of \$1.35 per \$100 of assessed value, of which \$0.54 was allocated to maintenance and operations, \$0.26 was allocated to utility debt service, and \$0.55 was allocated to road debt service. The resulting tax levy was \$4,616,776 on the adjusted taxable value of \$341,983,440.

Property taxes receivable, at March 31, 2025, consisted of the following:

Current year taxes receivable	\$	155,694
Prior years taxes receivable		1,441
		157,135
Penalty and interest receivable		14,659
Property taxes receivable	\$	171,794

**Note 11 – Transfers to Other Governments**

Brazoria County assumes responsibility for the maintenance of public roads constructed within the county limits. Accordingly, road facilities are considered to be capital assets of Brazoria County, not the District and are recorded as transfers to other governments on the *Statement of Activities* upon completion of construction. This cost is trued-up when the developer is subsequently reimbursed. For the year ended March 31, 2025, the District recorded transfers to other governments in the amount of \$9,024,805 for road facilities constructed by a developer within the District.

**Note 12 – Financing and Reimbursement Agreement**

On April 26, 2022, the District and DFH Coventry, LLC (“DFH”) entered a financing and reimbursement agreement for water, sewer, drainage, park and recreational, and road facilities. DFH will advance funds to the District for the construction of facilities on the condition that it will be reimbursed in the future. The District agrees to reimburse DFH in the future for the funds advanced

**Brazoria County Municipal Utility District No. 40**  
**Notes to Financial Statements**  
**March 31, 2025**

to or on behalf of the District for the design and construction of the facilities as permitted under the rules of the TCEQ.

**Note 13 – Lease Agreement**

The District has entered into multiple equipment lease agreements for an interim wastewater treatment plant that are currently on a month-to-month basis. Accordingly, the District does not have an associated lease obligation because the payments are month to month. The following table summarizes the key terms of these leases:

Description	Gallons Per Day	Effective Date	Monthly Payment	Annual Payment
Phase 1	125k	1/1/2015	\$ 7,000	\$ 84,000
Phase 2	125k	5/1/2020	2,215	24,365
			<u>\$ 9,215</u>	<u>\$ 108,365</u>

The District is responsible for all ordinary expenses related to repairing and maintaining the equipment. During the current year, the District recognized an additional \$2,950 in lease expenditures related to prior prepayments for the WWTP, Phase 2.

**Note 14 – Joint Facilities and Cost Sharing Agreement**

On February 27, 2018, amended October 16, 2024, the District and MUD 39 entered into an agreement for the construction and ownership of shared water, wastewater, detention, and recreational facilities. The term of the agreement is 40 years. Development within the MUD 39 commenced prior to the development within the District. To provide water supply within MUD 39, MUD 39 entered into various leases and contracts for the construction and installation of water and wastewater treatment facilities. As both Districts develop, they intend to operate the two water and wastewater systems as an open system with shared costs.

*Water Supply*

The District has established a Joint Water Plant Fund to account for the operating and maintenance costs of the joint water plant. Fixed expenses are allocated to each district based on their pro rata share of total capacity in the facilities. Variable expenses are allocated to each district based on based on the amount of wastewater treated or water produced for the benefit of the applicable district served by the facilities as a percentage of the total wastewater treated or water produced for both districts served by the facilities. During the current year, MUD 39 was billed \$167,589 and the District was billed \$126,425 for their respective share of operation and maintenance costs. Additionally, the District established and operating reserve of two months of budgeted operating expenses to provide liquidity. MUD 39 paid \$32,141 toward to operating reserve and the District paid \$24,089.

***Brazoria County Municipal Utility District No. 40***  
***Notes to Financial Statements***  
***March 31, 2025***

*Wastewater Treatment Plant*

The District has established a Joint Wastewater Treatment Plant Fund to account for the operating and maintenance costs of the joint wastewater treatment plant. Fixed expenses are allocated to each district based on their pro rata share of total capacity in the facilities. Variable expenses are allocated to each district based on the amount of wastewater treated or water produced for the benefit of the applicable district served by the facilities as a percentage of the total wastewater treated or water produced for both districts served by the facilities. During the current year, MUD 39 was billed \$542,046 and the District was billed \$451,768 for their respective share of operation and maintenance costs. Additionally, the District established an operating reserve of two months of budgeted operating expenses to provide liquidity. MUD 39 paid \$94,687 toward the operating reserve and the District paid \$68,551.

*Regional Detention and Recreational Facilities*

Each District is authorized, individually or in conjunction with the other District, to construct and repair regional detention and recreational facilities. The Districts agree that each District shall own legal title to the facilities within their boundaries for the benefit of both Districts, although the District shall be the operator of the regional detention and recreational facilities on behalf of both Districts. As of March 31, 2025, the District has constructed such facilities within its boundaries and MUD 39 has also constructed such facilities within its boundaries. Each District will continue to construct regional detention and recreational facilities as they develop.

*Cost Sharing Agreement for Law Enforcement Services and Equipment*

On September 22, 2020, the District entered into a Cost Sharing Agreement for Law Enforcement Services with MUD 39 and Pomona Residential Community Association (“the Association”) for the purpose of providing security services by Brazoria County to both districts. The agreement was amended and restated on February 23, 2021. Each district agrees to pay the Association for one-third of the service cost on a monthly basis, plus a vehicle cost of \$70,000. The agreement was amended and restated on January 24, 2023, to include another officer, the cost of which is split between the District and MUD 39. The agreement shall continue in force unless terminated by any party with 60 days written notice.

On July 25, 2023, the District entered into a Cost Sharing Agreement for Law Enforcement Equipment with MUD 39 and the Association for the purpose of providing security equipment by Flock Group, Inc., to both districts. The agreement shall continue in force unless terminated by any party with 60 days written notice.

For the current year, the District has paid \$113,483 for security services and equipment related to the agreements.

*Brazoria County Municipal Utility District No. 40*  
*Notes to Financial Statements*  
*March 31, 2025*

**Note 15 – 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.

**Note 16 – Subsequent Event**

On June 18, 2025, the District approved the use of \$472,437 in surplus funds from Series 2024 Unlimited Tax Road Bonds to reimburse the District's developers for infrastructure improvements in the District.

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## **Required Supplementary Information**

*Brazoria County Municipal Utility District No. 40*  
*Required Supplementary Information - Budgetary Comparison Schedule - General Fund*  
*For the Year Ended March 31, 2025*

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>Revenues</b>			
Water service	\$ 317,600	\$ 387,076	\$ 69,476
Sewer service	382,000	491,281	109,281
Property taxes	1,379,500	1,831,205	451,705
Penalties and interest	11,800	17,827	6,027
Tap connection and inspection	251,500	681,468	429,968
Miscellaneous	7,700	82,618	74,918
Investment earnings	122,700	129,457	6,757
<b>Total Revenues</b>	<u>2,472,800</u>	<u>3,620,932</u>	<u>1,148,132</u>
<b>Expenditures</b>			
Current service operations			
Purchased services	601,540	578,193	23,347
Professional fees	129,700	130,900	(1,200)
Contracted services	482,600	588,253	(105,653)
Repairs and maintenance	461,200	575,281	(114,081)
Utilities	20,500	21,882	(1,382)
Administrative	57,860	54,897	2,963
Other	15,800	32,218	(16,418)
Capital outlay	220,000	358,430	(138,430)
<b>Total Expenditures</b>	<u>1,989,200</u>	<u>2,340,054</u>	<u>(350,854)</u>
<b>Revenues Over Expenditures</b>	483,600	1,280,878	797,278
<b>Fund Balance</b>			
Beginning of the year	2,505,741	2,505,741	
<b>End of the year</b>	<u>\$ 2,989,341</u>	<u>\$ 3,786,619</u>	<u>\$ 797,278</u>

***Brazoria County Municipal Utility District No. 40***  
***Required Supplementary Information - Budgetary Comparison Schedule -***  
***Joint Water Plant Fund***  
***For the Year Ended March 31, 2025***

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>Revenues</b>			
Participant billings	\$ 337,380	\$ 294,014	\$ (43,366)
Investment earnings		9	9
Total Revenues	<u>337,380</u>	<u>294,023</u>	<u>(43,357)</u>
<b>Expenditures</b>			
Current service operations			
Professional fees	3,500	5,900	(2,400)
Contracted services	36,700	40,179	(3,479)
Repairs and maintenance	63,400	130,953	(67,553)
Utilities	82,800	86,557	(3,757)
Administrative	21,180	21,685	(505)
Other	29,800	8,749	21,051
Capital outlay	100,000		100,000
Total Expenditures	<u>337,380</u>	<u>294,023</u>	<u>43,357</u>
<b>Revenues Over/(Under) Expenditures</b>	-	-	-
<b>Fund Balance</b>			
Beginning of the year			
<b>End of the Year</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

***Brazoria County Municipal Utility District No. 40  
Required Supplementary Information - Budgetary Comparison Schedule -  
Joint Wastewater Treatment Plant Fund  
For the Year Ended March 31, 2025***

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>Revenues</b>			
Participant billings	\$ 979,432	\$ 993,814	\$ 14,382
Miscellaneous		11	11
Total Revenues	<u>979,432</u>	<u>993,825</u>	<u>14,393</u>
<b>Expenditures</b>			
Current service operations			
Professional fees	23,000	3,000	20,000
Contracted services	88,000	101,174	(13,174)
Repairs and maintenance	70,500	186,818	(116,318)
Utilities	34,900	58,742	(23,842)
Lease expense	407,500	111,315	296,185
Administrative	15,530	23,916	(8,386)
Other	38,400	17,246	21,154
Capital outlay	301,602	251,214	50,388
Debt service			
Lease principal		128,464	(128,464)
Lease interest		170,631	(170,631)
Total Expenditures	<u>979,432</u>	<u>1,052,520</u>	<u>(73,088)</u>
<b>Revenues Under Expenditures</b>		(58,695)	(58,695)
<b>Fund Balance</b>			
Beginning of the year	61,645	61,645	
End of the period	<u>\$ 61,645</u>	<u>\$ 2,950</u>	<u>\$ (58,695)</u>

*Brazoria County Municipal Utility District No. 40*  
*Notes to Required Supplementary Information*  
*March 31, 2025*

**Budgets and Budgetary Accounting**

An annual unappropriated budget is adopted for the General Fund, Joint Water Plant Fund, and Joint Wastewater Treatment Plant Fund by the District's Board of Directors. The budgets are prepared using the same method of accounting as for financial reporting. There were no amendments to the budgets during the year.

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## **Texas Supplementary Information**

**Brazoria County Municipal Utility District No. 40**  
**TSI-1. Services and Rates**  
**March 31, 2025**

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

- |  |   |   |  |
|--|---|---|--|
| <input checked="" 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 checked="" type="checkbox"/> Parks / Recreation   | <input type="checkbox"/> Fire Protection      | <input checked="" type="checkbox"/> Roads                 | <input checked="" type="checkbox"/> Security |
| <input checked="" type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect) |   |   |  |
| <input type="checkbox"/> Other (Specify): _____  |   |   |  |

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:	\$ 32.00	10,000	N	\$ 2.90	10,001 to 20,000
				\$ 3.50	20,001 to 25,000
				\$ 4.40	25,001 to unlimited
Wastewater:	\$ 47.70	10,000	N	\$ 1.50	10,001 to 20,000
				\$ 1.75	20,001 to 25,000
				\$ 2.00	25,001 to unlimited
Surcharge:	\$ 0.03	1,000	N	\$ 0.03	1,001 to unlimited

District employs winter averaging for wastewater usage?  Yes  No

Total charges per 10,000 gallons usage: Water \$ 32.30 Wastewater \$ 47.70

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"	512	511	x 1.0	511
1"	487	485	x 2.5	1,213
1.5"	1	1	x 5.0	5
2"	10	10	x 8.0	80
3"			x 15.0	
4"			x 25.0	
6"	1	1	x 50.0	50
8"			x 80.0	
10"			x 115.0	
Total Water	1,011	1,008		1,859
Total Wastewater	972	969	x 1.0	969

See accompanying auditor's report.

***Brazoria County Municipal Utility District No. 40***  
***TSI-1. Services and Rates***  
***March 31, 2025***

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

Gallons pumped into system:	<u>205,319,000</u>	Water Accountability Ratio:
Gallons billed to customers:	<u>87,062,000</u>	(Gallons billed / Gallons pumped)
*Gallons sold:	<u>107,644,000</u>	<u>94.83%</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: Brazoria 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: City of Manvel

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

If Yes, by whom? \_\_\_\_\_

\*Gallons sold to Brazoria County MUD 39.

See accompanying auditor's report.

*Brazoria County Municipal Utility District No. 40*  
*TSI-2. General Fund Expenditures*  
*For the Year Ended March 31, 2025*

Purchased services	<u>\$ 578,193</u>
Professional fees	
Legal	60,134
Audit	17,000
Engineering	<u>53,766</u>
	<u>130,900</u>
Contracted services	
Bookkeeping	67,910
Operator	149,054
Garbage collection	156,686
Tap connection and inspection	101,119
Security	<u>113,484</u>
	<u>588,253</u>
Repairs and maintenance	<u>575,281</u>
Utilities	<u>21,882</u>
Administrative	
Directors fees	7,735
Printing and office supplies	20,799
Insurance	6,048
Other	<u>20,315</u>
	<u>54,897</u>
Other	<u>32,218</u>
Capital outlay	<u>358,430</u>
Total expenditures	<u><u>\$ 2,340,054</u></u>

See accompanying auditor's report.

***Brazoria County Municipal Utility District No. 40***  
***TSI-3. Investments***  
***March 31, 2025***

Fund	Interest Rate	Maturity Date	Balance at End of Year	Interest Receivable
General				
Texas CLASS	Variable	N/A	\$ 2,863,188	\$ -
Certificates of deposit	5.25%	07/16/25	100,000	3,711
Certificates of deposit	4.56%	09/21/25	235,000	176
Certificates of deposit	4.14%	12/20/25	235,000	160
Certificates of deposit	5.50%	04/18/25	100,000	5,214
Certificates of deposit	4.65%	10/13/25	225,000	4,844
			<u>3,758,188</u>	<u>14,105</u>
Debt Service				
Texas CLASS	Variable	N/A	3,355,792	
Certificates of deposit	5.25%	08/21/25	235,000	7,504
Certificates of deposit	5.25%	08/21/25	235,000	7,504
			<u>3,825,792</u>	<u>15,008</u>
Capital Projects				
Texas CLASS	Variable	N/A	<u>769,774</u>	
Total - All Funds			<u>\$ 8,353,754</u>	<u>\$ 29,113</u>

See accompanying auditor's report.

**Brazoria County Municipal Utility District No. 40**  
**TSI-4. Taxes Levied and Receivable**  
**March 31, 2025**

	Maintenance Taxes	Debt Service Taxes	Road Debt Service Taxes	Totals
Taxes Receivable, Beginning of Year	\$ 52,964	\$ 42,298	\$ 56,485	\$ 151,747
Adjustments to Prior Year Tax Levy	(5,415)	(4,024)	(5,750)	(15,189)
Adjusted Receivable	47,549	38,274	50,735	136,558
2024 Original Tax Levy	1,773,136	853,732	1,805,972	4,432,840
Adjustments	73,574	35,425	74,937	183,936
Adjusted Tax Levy	1,846,710	889,157	1,880,909	4,616,776
Total to be accounted for	1,894,259	927,431	1,931,644	4,753,334
Tax collections:				
Current year	1,784,433	859,171	1,817,478	4,461,082
Prior years	46,772	37,871	50,474	135,117
Total Collections	1,831,205	897,042	1,867,952	4,596,199
Taxes Receivable, End of Year	\$ 63,054	\$ 30,389	\$ 63,692	\$ 157,135
Taxes Receivable, By Years				
2024	\$ 62,277	\$ 29,986	\$ 63,431	\$ 155,694
2023	3	2	3	8
2021	774	401	258	1,433
Taxes Receivable, End of Year	\$ 63,054	\$ 30,389	\$ 63,692	\$ 157,135
	2024	2023	2022	2021
Property Valuations:				
Land	\$ 107,611,164	\$ 60,064,575	\$ 46,862,021	\$ 47,153,648
Improvements	265,516,394	254,938,739	202,445,930	93,368,913
Personal Property	1,963,050	2,203,040	1,836,270	810,490
Exemptions	(33,107,168)	(35,809,474)	(24,515,032)	(4,148,740)
Total Property Valuations	\$ 341,983,440	\$ 281,396,880	\$ 226,629,189	\$ 137,184,311
Tax Rates per \$100 Valuation:				
Maintenance and operations	\$ 0.54	\$ 0.50	\$ 0.33	\$ 0.81
Debt service	0.26	0.37	0.58	0.42
Road debt service	0.55	0.53	0.55	0.27
Total Tax Rates per \$100 Valuation	\$ 1.35	\$ 1.40	\$ 1.46	\$ 1.50
Adjusted Tax Levy:	\$ 4,616,776	\$ 3,939,556	\$ 3,308,786	\$ 2,057,765
Percentage of Taxes Collected to Taxes Levied **	96.63%	99.99%	100.00%	99.93%

\* Maximum Maintenance Tax Rate Approved by Voters: \$1.50 on May 10, 2008

\*\* Maximum Road Maintenance Tax Rate Approved by Voters: \$0.25 on November 6, 2018

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

See accompanying auditor's report.

*Brazoria County Municipal Utility District No. 40*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2020--by Years*  
*March 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 215,000	\$ 127,463	\$ 342,463
2027	220,000	120,425	340,425
2028	225,000	115,975	340,975
2029	230,000	111,425	341,425
2030	240,000	106,725	346,725
2031	245,000	101,875	346,875
2032	250,000	96,925	346,925
2033	260,000	91,825	351,825
2034	265,000	86,575	351,575
2035	275,000	81,175	356,175
2036	280,000	75,625	355,625
2037	290,000	69,925	359,925
2038	295,000	63,891	358,891
2039	305,000	57,516	362,516
2040	310,000	50,981	360,981
2041	320,000	44,088	364,088
2042	330,000	36,775	366,775
2043	340,000	29,238	369,238
2044	350,000	21,256	371,256
2045	355,000	12,884	367,884
2046	365,000	4,334	369,334
	<u>\$ 5,965,000</u>	<u>\$ 1,506,901</u>	<u>\$ 7,471,901</u>

See accompanying auditor's report.

*Brazoria County Municipal Utility District No. 40*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2020A Road--by Years*  
*March 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 140,000	\$ 103,699	\$ 243,699
2027	145,000	97,294	242,294
2028	150,000	91,213	241,213
2029	155,000	85,113	240,113
2030	160,000	80,213	240,213
2031	165,000	76,556	241,556
2032	170,000	72,788	242,788
2033	180,000	68,850	248,850
2034	185,000	64,744	249,744
2035	190,000	60,525	250,525
2036	195,000	56,194	251,194
2037	205,000	51,694	256,694
2038	210,000	47,025	257,025
2039	220,000	42,188	262,188
2040	225,000	37,181	262,181
2041	235,000	32,006	267,006
2042	245,000	26,606	271,606
2043	250,000	21,038	271,038
2044	260,000	15,300	275,300
2045	270,000	9,338	279,338
2046	280,000	3,150	283,150
	<u>\$ 4,235,000</u>	<u>\$ 1,142,715</u>	<u>\$ 5,377,715</u>

See accompanying auditor's report.

*Brazoria County Municipal Utility District No. 40*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2021--by Years*  
*March 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 185,000	\$ 113,863	\$ 298,863
2027	190,000	107,775	297,775
2028	195,000	102,975	297,975
2029	200,000	100,025	300,025
2030	205,000	98,000	303,000
2031	210,000	94,875	304,875
2032	215,000	90,625	305,625
2033	220,000	86,275	306,275
2034	225,000	81,825	306,825
2035	230,000	77,275	307,275
2036	235,000	72,625	307,625
2037	240,000	67,875	307,875
2038	250,000	62,819	312,819
2039	255,000	57,453	312,453
2040	260,000	51,819	311,819
2041	270,000	45,856	315,856
2042	275,000	39,553	314,553
2043	280,000	32,963	312,963
2044	290,000	26,194	316,194
2045	295,000	19,063	314,063
2046	305,000	11,563	316,563
2047	310,000	3,875	313,875
	<u>\$ 5,340,000</u>	<u>\$ 1,445,171</u>	<u>\$ 6,785,171</u>

See accompanying auditor's report.

*Brazoria County Municipal Utility District No. 40*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2021 Road--by Years*  
*March 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 100,000	\$ 63,388	\$ 163,388
2027	105,000	60,838	165,838
2028	105,000	58,738	163,738
2029	110,000	57,138	167,138
2030	115,000	55,438	170,438
2031	115,000	53,138	168,138
2032	120,000	50,788	170,788
2033	120,000	48,388	168,388
2034	125,000	45,938	170,938
2035	130,000	43,388	173,388
2036	130,000	40,788	170,788
2037	135,000	38,053	173,053
2038	140,000	35,131	175,131
2039	140,000	32,069	172,069
2040	145,000	28,863	173,863
2041	150,000	25,450	175,450
2042	150,000	21,888	171,888
2043	155,000	18,266	173,266
2044	160,000	14,525	174,525
2045	165,000	10,563	175,563
2046	170,000	6,375	176,375
2047	170,000	2,125	172,125
	<u>\$ 2,955,000</u>	<u>\$ 811,276</u>	<u>\$ 3,766,276</u>

See accompanying auditor's report.

*Brazoria County Municipal Utility District No. 40*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2022--by Years*  
*March 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 65,000	\$ 108,413	\$ 173,413
2027	70,000	105,038	175,038
2028	75,000	101,413	176,413
2029	75,000	97,663	172,663
2030	80,000	93,788	173,788
2031	85,000	89,663	174,663
2032	85,000	85,413	170,413
2033	90,000	81,037	171,037
2034	95,000	76,887	171,887
2035	100,000	72,987	172,987
2036	100,000	68,987	168,987
2037	105,000	64,887	169,887
2038	110,000	60,587	170,587
2039	115,000	56,087	171,087
2040	120,000	51,387	171,387
2041	125,000	46,487	171,487
2042	130,000	41,224	171,224
2043	135,000	35,594	170,594
2044	140,000	29,750	169,750
2045	150,000	23,588	173,588
2046	155,000	17,106	172,106
2047	160,000	10,413	170,413
2048	165,000	3,506	168,506
	<u>\$ 2,530,000</u>	<u>\$ 1,421,905</u>	<u>\$ 3,951,905</u>

See accompanying auditor's report.

*Brazoria County Municipal Utility District No. 40*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2022A Road--by Years*  
*March 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 230,000	\$ 389,112	\$ 619,112
2027	240,000	375,012	615,012
2028	250,000	360,312	610,312
2029	260,000	345,012	605,012
2030	275,000	328,962	603,962
2031	285,000	312,162	597,162
2032	295,000	296,238	591,238
2033	310,000	281,113	591,113
2034	325,000	265,238	590,238
2035	335,000	248,738	583,738
2036	350,000	232,925	582,925
2037	365,000	217,731	582,731
2038	380,000	201,900	581,900
2039	395,000	185,431	580,431
2040	415,000	168,219	583,219
2041	430,000	150,263	580,263
2042	450,000	131,563	581,563
2043	470,000	112,013	582,013
2044	490,000	91,306	581,306
2045	510,000	69,431	579,431
2046	530,000	49,000	579,000
2047	555,000	30,013	585,013
2048	580,000	10,150	590,150
	<u>\$ 8,725,000</u>	<u>\$ 4,851,844</u>	<u>\$ 13,576,844</u>

See accompanying auditor's report.

*Brazoria County Municipal Utility District No. 40*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2023--by Years*  
*March 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 70,000	\$ 127,475	\$ 197,475
2027	75,000	123,125	198,125
2028	75,000	118,625	193,625
2029	80,000	113,975	193,975
2030	85,000	109,025	194,025
2031	90,000	104,675	194,675
2032	90,000	101,075	191,075
2033	95,000	97,375	192,375
2034	100,000	93,475	193,475
2035	105,000	89,375	194,375
2036	110,000	85,075	195,075
2037	115,000	80,575	195,575
2038	120,000	75,875	195,875
2039	125,000	70,975	195,975
2040	135,000	65,775	200,775
2041	140,000	60,275	200,275
2042	145,000	54,575	199,575
2043	155,000	48,478	203,478
2044	160,000	41,981	201,981
2045	165,000	35,278	200,278
2046	175,000	28,156	203,156
2047	185,000	20,506	205,506
2048	190,000	12,538	202,538
2049	200,000	4,250	204,250
	<u>\$ 2,985,000</u>	<u>\$ 1,762,512</u>	<u>\$ 4,747,512</u>

See accompanying auditor's report.

*Brazoria County Municipal Utility District No. 40*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2023A Road--by Years*  
*March 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 80,000	\$ 142,912	\$ 222,912
2027	80,000	138,513	218,513
2028	85,000	133,974	218,974
2029	90,000	129,163	219,163
2030	95,000	124,074	219,074
2031	100,000	118,713	218,713
2032	105,000	113,862	218,862
2033	110,000	109,563	219,563
2034	115,000	105,062	220,062
2035	120,000	100,363	220,363
2036	125,000	95,462	220,462
2037	130,000	90,363	220,363
2038	135,000	85,062	220,062
2039	145,000	79,463	224,463
2040	150,000	73,562	223,562
2041	155,000	67,463	222,463
2042	165,000	61,063	226,063
2043	170,000	54,363	224,363
2044	180,000	47,250	227,250
2045	190,000	39,619	229,619
2046	195,000	31,556	226,556
2047	205,000	23,056	228,056
2048	215,000	14,131	229,131
2049	225,000	4,781	229,781
	<u>\$ 3,365,000</u>	<u>\$ 1,983,393</u>	<u>\$ 5,348,393</u>

See accompanying auditor's report.

*Brazoria County Municipal Utility District No. 40*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2024 Road--by Years*  
*March 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ -	\$ 453,563	\$ 453,563
2027	235,000	445,925	680,925
2028	250,000	430,163	680,163
2029	260,000	413,588	673,588
2030	270,000	396,363	666,363
2031	285,000	379,038	664,038
2032	300,000	361,488	661,488
2033	315,000	344,613	659,613
2034	330,000	330,138	660,138
2035	345,000	316,638	661,638
2036	360,000	302,538	662,538
2037	375,000	287,838	662,838
2038	395,000	272,438	667,438
2039	415,000	256,237	671,237
2040	435,000	239,237	674,237
2041	455,000	221,437	676,437
2042	475,000	202,837	677,837
2043	500,000	183,337	683,337
2044	520,000	162,937	682,937
2045	545,000	141,637	686,637
2046	570,000	119,337	689,337
2047	600,000	95,937	695,937
2048	630,000	70,549	700,549
2049	655,000	43,243	698,243
2050	690,000	14,662	704,662
	<u>\$ 10,210,000</u>	<u>\$ 6,485,718</u>	<u>\$ 16,695,718</u>

See accompanying auditor's report.

*Brazoria County Municipal Utility District No. 40*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2024--by Years*  
*March 31, 2025*

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ -	\$ 259,331	\$ 259,331
2027	140,000	254,781	394,781
2028	145,000	245,519	390,519
2029	150,000	235,931	385,931
2030	160,000	225,856	385,856
2031	165,000	215,294	380,294
2032	175,000	204,244	379,244
2033	180,000	194,731	374,731
2034	190,000	187,106	377,106
2035	195,000	179,406	374,406
2036	205,000	171,406	376,406
2037	215,000	163,006	378,006
2038	225,000	154,206	379,206
2039	235,000	145,006	380,006
2040	245,000	135,406	380,406
2041	255,000	125,406	380,406
2042	270,000	114,906	384,906
2043	280,000	103,906	383,906
2044	295,000	92,222	387,222
2045	305,000	79,847	384,847
2046	320,000	66,956	386,956
2047	335,000	53,447	388,447
2048	350,000	39,101	389,101
2049	365,000	23,907	388,907
2050	380,000	8,076	388,076
	<u>\$ 5,780,000</u>	<u>\$ 3,679,003</u>	<u>\$ 9,459,003</u>

See accompanying auditor's report.

***Brazoria County Municipal Utility District No. 40  
TSI-5. Long-Term Debt Service Requirements  
All Bonded Debt Series--by Years  
March 31, 2025***

Due During Fiscal Years Ending	Principal Due September 1	Interest Due September 1, March 1	Total
2026	\$ 1,085,000	\$ 1,889,219	\$ 2,974,219
2027	1,500,000	1,828,726	3,328,726
2028	1,555,000	1,758,907	3,313,907
2029	1,610,000	1,689,033	3,299,033
2030	1,685,000	1,618,444	3,303,444
2031	1,745,000	1,545,989	3,290,989
2032	1,805,000	1,473,446	3,278,446
2033	1,880,000	1,403,770	3,283,770
2034	1,955,000	1,336,988	3,291,988
2035	2,025,000	1,269,870	3,294,870
2036	2,090,000	1,201,625	3,291,625
2037	2,175,000	1,131,947	3,306,947
2038	2,260,000	1,058,934	3,318,934
2039	2,350,000	982,425	3,332,425
2040	2,440,000	902,430	3,342,430
2041	2,535,000	818,731	3,353,731
2042	2,635,000	730,990	3,365,990
2043	2,735,000	639,196	3,374,196
2044	2,845,000	542,721	3,387,721
2045	2,950,000	441,248	3,391,248
2046	3,065,000	337,533	3,402,533
2047	2,520,000	239,372	2,759,372
2048	2,130,000	149,975	2,279,975
2049	1,445,000	76,181	1,521,181
2050	1,070,000	22,738	1,092,738
	<u>\$ 52,090,000</u>	<u>\$ 25,090,438</u>	<u>\$ 77,180,438</u>

See accompanying auditor's report.

	Bond Issue			
	Series 2020	Series 2020A Road	Series 2021	Series 2021A Road
Interest rate	2.00% - 4.50%	2.25% - 4.75%	1.00% - 3.50%	1.00% - 3.00%
Dates interest payable	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
Maturity dates	9/1/22 - 9/1/45	9/1/22 - 9/1/45	9/1/23 - 9/1/46	9/1/23 - 9/1/46
Beginning bonds outstanding	\$ 6,175,000	\$ 4,370,000	\$ 5,520,000	\$ 3,055,000
Bonds issued				
Bonds retired	(210,000)	(135,000)	(180,000)	(100,000)
Ending bonds outstanding	<u>\$ 5,965,000</u>	<u>\$ 4,235,000</u>	<u>\$ 5,340,000</u>	<u>\$ 2,955,000</u>
Interest paid during fiscal year	<u>\$ 137,025</u>	<u>\$ 110,147</u>	<u>\$ 120,250</u>	<u>\$ 66,388</u>
Paying agent's name and city	Amegy Bank, a division of ZB, N.A., in Houston, Texas			
Series 2020 and 2020A Road	Zions Bancorporation, N.A., Houston, Texas			
All other Series				
Bond Authority:	Water, Sewer and Drainage Bonds and Refunding	Park and Recreational Bonds and Refunding	Road Bonds and Refunding	
Amount Authorized by Voters	\$ 275,000,000	\$ 80,000,000	\$ 100,000,000	
Amount Issued	(23,740,000)		(30,370,000)	
Remaining To Be Issued	<u>\$ 251,260,000</u>	<u>\$ 80,000,000</u>	<u>\$ 69,630,000</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 March 31, 2025: \$ 3,995,298

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 3,087,218

See accompanying auditor's report.

Bond Issue				
Series 2022	Series 2022A Road	Series 2023	Series 2023A Road	Series 2024 Road
4.00% - 5.00%	3.50% - 6.00%	4.00% - 6.00%	4.00% - 5.50%	4.00% - 6.50%
9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
9/1/23 - 9/1/47	9/1/24 - 9/1/47	9/1/24 - 9/1/48	9/1/24 - 9/1/48	9/1/26 - 9/1/49
\$ 2,595,000	\$ 8,945,000	\$ 3,050,000	\$ 3,435,000	\$ -
				10,210,000
(65,000)	(220,000)	(65,000)	(70,000)	
\$ 2,530,000	\$ 8,725,000	\$ 2,985,000	\$ 3,365,000	\$ 10,210,000
\$ 111,663	\$ 402,613	\$ 131,525	\$ 147,038	\$ 125,990

	<u>Bond Issue</u>	
	<u>Series 2024</u>	<u>Totals</u>
Interest rate	4.00% - 6.50%	
Dates interest payable	9/1; 3/1	
Maturity dates	9/1/26 - 9/1/49	
Beginning bonds outstanding	\$ -	\$ 37,145,000
Bonds issued	5,780,000	15,990,000
Bonds retired		<u>(1,045,000)</u>
Ending bonds outstanding	<u>\$ 5,780,000</u>	<u>\$ 52,090,000</u>
Interest paid during fiscal year	<u>\$ 51,868</u>	<u>\$ 1,404,507</u>

See accompanying auditor's report.

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**Brazoria County Municipal Utility District No. 40**  
**TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund**  
**For the Last Five Fiscal Years**

	Amounts				
	2025	2024	2023	2022	2021
<b>Revenues</b>					
Water service	\$ 387,076	\$ 301,046	\$ 282,170	\$ 232,210	\$ 157,584
Sewer service	491,281	357,112	334,188	303,745	205,288
Property taxes	1,831,205	1,374,161	768,463	1,141,152	806,696
Penalties and interest	17,827	11,489	11,916	17,317	9,575
Tap connection and inspection	681,468	274,028	57,131	214,197	456,604
Miscellaneous	82,618	7,600	7,142	9,565	10,998
Investment earnings	129,457	94,753	40,781	2,038	736
<b>Total Revenues</b>	<b>3,620,932</b>	<b>2,420,189</b>	<b>1,501,791</b>	<b>1,920,224</b>	<b>1,647,481</b>
<b>Expenditures</b>					
<b>Current service operations</b>					
Purchased services	578,193	540,279	236,026	162,860	138,933
Professional fees	130,900	100,651	116,339	133,931	104,062
Contracted services	588,253	525,017	275,097	336,805	330,275
Repairs and maintenance	575,281	592,145	441,673	397,840	281,670
Utilities	21,882	17,326	16,845	14,442	10,263
Administrative	54,897	51,476	40,786	36,867	33,280
Other	32,218	12,116	10,983	16,419	21,975
Capital outlay	358,430		62,721	11,005	
<b>Total Expenditures</b>	<b>2,340,054</b>	<b>1,839,010</b>	<b>1,200,470</b>	<b>1,110,169</b>	<b>920,458</b>
<b>Revenues Over Expenditures</b>	<b>\$ 1,280,878</b>	<b>\$ 581,179</b>	<b>\$ 301,321</b>	<b>\$ 810,055</b>	<b>\$ 727,023</b>
<b>Total Active Retail Water</b>					
Connections	1,008	683	567	546	453
<b>Total Active Retail Wastewater</b>					
Connections	969	643	542	521	444

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues

2025	2024	2023	2022	2021
11%	12%	19%	12%	10%
14%	15%	22%	16%	12%
52%	57%	51%	60%	48%
*	*	1%	1%	1%
19%	11%	4%	11%	28%
2%	*	*	*	1%
4%	5%	3%	*	*
102%	100%	100%	100%	100%

16%	22%	16%	8%	8%
4%	4%	8%	7%	6%
16%	22%	18%	18%	20%
16%	24%	29%	21%	17%
1%	1%	1%	1%	1%
2%	2%	3%	2%	2%
1%	1%	1%	1%	1%
10%		4%	1%	
66%	76%	80%	59%	55%
36%	24%	20%	41%	45%

**Brazoria County Municipal Utility District No. 40**

**TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund**

**For the Last Five Fiscal Years**

	Amounts				
	2025	2024	2023	2022	2021
Revenues					
Property taxes	\$ 2,764,994	\$ 2,493,986	\$ 2,540,567	\$ 919,655	\$ 76,261
Penalties and interest	28,908	13,791	13,446	5,625	1,455
Miscellaneous	10,672	3,253	9,693	4,874	616
Investment earnings	150,662	130,857	43,435	983	527
Total Revenues	<u>2,955,236</u>	<u>2,641,887</u>	<u>2,607,141</u>	<u>931,137</u>	<u>78,859</u>
Expenditures					
Tax collection services	61,551	42,123	17,903	17,554	10,988
Other	2,218	12,526	13,910	10,336	2,740
Debt service					
Principal	1,045,000	655,000	320,000		
Interest and fees	1,408,503	1,131,754	790,121	369,361	135,937
Total Expenditures	<u>2,517,272</u>	<u>1,841,403</u>	<u>1,141,934</u>	<u>397,251</u>	<u>149,665</u>
Revenues Over/(Under) Expenditures	<u>\$ 437,964</u>	<u>\$ 800,484</u>	<u>\$ 1,465,207</u>	<u>\$ 533,886</u>	<u>\$ (70,806)</u>

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues

2025	2024	2023	2022	2021
94%	94%	97%	98%	96%
1%	1%	1%	1%	2%
*	*	*	1%	1%
5%	5%	2%	*	1%
100%	100%	100%	100%	100%
2%	2%	1%	2%	14%
*	*	1%	1%	3%
35%	25%	12%		
48%	43%	30%	40%	172%
85%	70%	44%	43%	189%
15%	30%	56%	57%	(89%)

**Brazoria County Municipal Utility District No. 40**  
**TSI-8. Board Members, Key Personnel and Consultants**  
**For the Year Ended March 31, 2025**

Complete District Mailing Address: 3200 Southwest Freeway, Suite 2600, Houston, TX 77027  
District Business Telephone Number: (713) 860-6400  
Submission Date of the most recent District Registration Form  
(TWC Sections 36.054 and 49.054): October 29, 2024  
Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200  
(Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
<b>Board Members</b>				
Alicia Skinner	05/24 - 05/28	\$ 1,547	\$ 292	President
Brandon Guillory	05/22 - 05/26	1,547	47	Vice President
Charles M. Eastland	05/24 - 05/28	1,326	122	Secretary
David Kubala	05/22 - 05/26	1,989	162	Assistant Vice President
Ruben De La Fuente	10/24 - 04/25	442	21	Assistant Secretary
Alice Collins	05/20 - 10/24	884	80	Former Director
<b>Consultants</b>				
Allen Boone Humphries Robinson LLP	2007	<u>Amounts Paid</u>		Attorney
<i>General legal fees</i>		\$ 81,692		
<i>Bond counsel</i>		415,081		
Si Environmental, LLC	2018	930,126		Operator
Municipal Accounts & Consulting, LP	2019	118,420		Bookkeeper
Assessments of the Southwest, Inc.	2007	11,919		Tax Collector
Brazoria County Appraisal District	Legislative	28,674		Property Valuation
Perdue, Brandon, Fielder, Collins & Mott, LLP	2018	9,757		Delinquent Tax Attorney
LJA Engineering, Inc.	2007	204,664		Engineer
McGrath & Co., PLLC	Annual	41,000		Auditor
R.W. Baird & Co., Inc.	2015	310,398		Financial Advisor
Storm Water Solutions	2018	312,314		Landscape maintenance

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

# APPENDIX B Aerial Photograph of the District

