

**CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1  
(El Paso County, Texas)**

**PRELIMINARY OFFICIAL STATEMENT  
DATED: OCTOBER 8, 2025**

**\$3,865,000  
UNLIMITED TAX AND TAX INCREMENT CONTRACT REVENUE ROAD BONDS  
SERIES 2025**

**BIDS TO BE SUBMITTED BY:  
10:00 A.M., CENTRAL TIME  
WEDNESDAY, NOVEMBER 19, 2025**

**BONDS TO BE OPENED:  
12:00 P.M., CENTRAL TIME  
WEDNESDAY, NOVEMBER 19, 2025**



**Financial Advisor**



**PRELIMINARY OFFICIAL STATEMENT DATED OCTOBER 8, 2025**

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

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

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

NEW ISSUE – Book Entry Only

NOT RATED

**CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1**

(A political subdivision of the State of Texas, located within El Paso County)

**\$3,865,000**

**Unlimited Tax and Tax Increment Contract Revenue Road Bonds  
Series 2025**

**Dated: December 1, 2025**

**Due: November 1, as shown on inside cover page**

**Interest Accrues: Delivery Date**

The \$3,865,000 Unlimited Tax and Tax Increment Contract Revenue Road Bonds, Series 2025 (the "Bonds"), are obligations of City of El Paso Municipal Management District No. 1 (the "District") and are not obligations of the State of Texas; El Paso County, Texas (the "County"); the City of El Paso, Texas (the "City"); or any entity other than the District. Neither the full faith and credit nor the taxing power of the State 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.

The Bonds will be initially registered and delivered only to Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by BOKF, NA, Dallas, Texas, or any successor paying agent/registrar (the "Paying Agent/Registrar") directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds. See "THE BONDS – Book-Entry-Only System."

Principal of the Bonds is payable to the registered owner(s) of the Bonds at the principal payment office of the Paying Agent/Registrar upon surrender of the Bonds for payment at maturity or upon prior redemption. The Bonds are dated December 1, 2025, and interest on the Bonds accrues from the initial date of delivery (on or about December 17, 2025) (the "Delivery Date"), and is payable on May 1, 2026, and each November 1 and May 1 (each an "Interest Payment Date") thereafter until maturity or prior redemption to the person in whose name the Bonds are registered as of the 15th day of the calendar month next preceding each Interest Payment Date. The Bonds are issuable in principal denominations of \$5,000 or any integral multiple thereof in fully registered form only.

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

The Bonds, when issued, will be payable from Pledged TIRZ Revenues (as defined herein) and the proceeds of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. Investment in the Bonds is subject to certain risk factors as described herein. See "RISK FACTORS" herein.

The Bonds are offered, when, as and if issued by the District to the winning bidders of the Bonds (the "Initial Purchaser") subject, among other things, to the approval of the Attorney General of Texas and of Coats Rose, P.C., Bond Counsel. Delivery of the Bonds through the facilities of DTC is expected on or about December 17, 2025.



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

## \$3,865,000 Unlimited Tax and Tax Increment Contract Revenue Road Bonds, Series 2025

Maturity (November 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. ____ (b)	Maturity (November 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. ____ (b)
2027	\$ 85,000	___%	___%	___	2039 (c)	\$ 155,000	___%	___%	___
2028	90,000	___%	___%	___	2040 (c)	165,000	___%	___%	___
2029	95,000	___%	___%	___	2041 (c)	170,000	___%	___%	___
2030	100,000	___%	___%	___	2042 (c)	180,000	___%	___%	___
2031	105,000	___%	___%	___	2043 (c)	190,000	___%	___%	___
2032 (c)	110,000	___%	___%	___	2044 (c)	200,000	___%	___%	___
2033 (c)	115,000	___%	___%	___	2045 (c)	210,000	___%	___%	___
2034 (c)	120,000	___%	___%	___	2046 (c)	220,000	___%	___%	___
2035 (c)	130,000	___%	___%	___	2047 (c)	230,000	___%	___%	___
2036 (c)	135,000	___%	___%	___	2048 (c)	245,000	___%	___%	___
2037 (c)	140,000	___%	___%	___	2049 (c)	255,000	___%	___%	___
2038 (c)	150,000	___%	___%	___	2050 (c)	270,000	___%	___%	___

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



## USE OF INFORMATION IN OFFICIAL STATEMENT

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

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

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

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

All of the summaries of the statutes, orders, contracts, records, and 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 Coats Rose, P.C. ("Bond Counsel") for further information.

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

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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 interest cost, which was tendered by \_\_\_\_\_ (the "Initial Purchaser"). The Initial Purchaser has agreed to purchase the Bonds, bearing the interest rates shown under "MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, INITIAL REOFFERING YIELDS AND CUSIPS" on the inside cover page of this Official Statement, at a price of \_\_\_\_\_% of the principal amount thereof, which resulted in a net effective interest rate of \_\_\_\_\_%, calculated pursuant to Chapter 1204, Texas Government Code, as amended.

### **Prices and Marketability**

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

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

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

### **Securities Laws**

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

### **MUNICIPAL BOND INSURANCE**

The District has made applications to Build America Mutual Assurance Company and Assured Guaranty Inc. for a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and the payment of all associated costs, including the premium charged by the insurance company and fees charged by rating companies, will be at the option and expense of the Initial Purchaser.

### **RATINGS**

The District has not made an application for an underlying rating on the Bonds. Furthermore, it is not expected that the District would have been successful in receiving an investment grade underlying rating on the Bonds.

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## OFFICIAL STATEMENT SUMMARY

The following information is a summary of certain information contained herein and is qualified in its entirety by the more detailed information and financial statements appearing elsewhere in this Official Statement.

### THE BONDS

The District.....	City of El Paso Municipal Management District No. 1 (the "District"), a political subdivision of the State of Texas, is located within the city limits of the City of El Paso, Texas (the "City") in El Paso County, Texas (the "County"). See "THE DISTRICT."
The Bonds.....	The District is issuing its \$3,865,000 Unlimited Tax and Tax Increment Contract Revenue Road Bonds, Series 2025 (the "Bonds"). The Bonds are dated December 1, 2025 and mature on November 1 in each of the years and principal amounts set forth on the inside cover page. Interest accrues from the initial date of delivery (expected to be on or about December 17, 2025) (the "Delivery Date"), at the rates per annum set forth on the inside cover page and is payable on May 1, 2026, and on each November 1 and May 1 thereafter until maturity or earlier redemption. The Bonds are offered in fully registered form in integral multiples of \$5,000 for any one maturity. See "THE BONDS – General."
Redemption Provisions .....	Bonds maturing on and after November 1, 2032, are subject to redemption, in whole or from time to time in part, at the option of the District, on December 1, 2031, and on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date of redemption. See "THE BONDS – Redemption Provisions."
Book-Entry-Only System.....	The Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York, 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 the Paying Agent/Registrar (hereinafter defined) to Cede & Co., which will make distribution of the amounts so paid to the participating members of The Depository Trust Company for subsequent payment to the Beneficial Owners of the Bonds. See "THE BONDS – Book-Entry-Only System."
TIRZ Agreement.....	Effective March 30, 2020, the District entered into an agreement (the "TIRZ Agreement") with the City and the Developer (defined herein) whereby the District agreed to participate in Tax Increment Reinvestment Zone No. 13, City of El Paso, Texas (the "TIRZ"). The TIRZ Agreement provides for the City to rebate 75% of the ad valorem tax revenue the City actually collects on taxable property within the District back to the District. The captured appraised value of real property taxable by the District for a year is the total appraised value of all real property taxable by the District and located in the TIRZ for that year less the total appraised value of all real property taxable by the District and located in the TIRZ in the year in which the TIRZ was designated as such under Chapter 311 of the Texas Tax Code (the "TIRZ Act"). Pursuant to the TIRZ Agreement, the Contract Payments (as defined below) will be used by the District to pay for the design and construction of the District's Road System (hereinafter defined), Utility System (hereinafter defined), recreational facilities, or to pay debt service on bonds



issued by the District for such purposes. See “THE BONDS – TIRZ Agreement.”

Source of Payment.....Principal of and interest on the Bonds is payable from Pledged TIRZ Revenues (herein defined) and the proceeds of a continuing direct annual ad valorem tax, levied upon all taxable property within the District, without legal limitation as to rate or amount. The Bonds are obligations solely of the District and are not obligations of the State of Texas; the County; the City; or any entity other than the District. See “THE BONDS – Source of Payment.”

The District has created the “Tax Increment Fund” and all Contract Payments (herein defined) from the City will be deposited in the Tax Increment Fund. Additionally, the District has created the “TIRZ Debt Service Fund” for transfer of certain Contract Payments, as determined below. The District reserves the right to use any remaining Contract Payments in the TIRZ Fund for any other purpose allowed by law and the TIRZ Agreement.

Unlimited Tax: The Bonds are secured by the proceeds of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. In addition, the Bonds are secured by the Pledged TIRZ Revenues.

Pledged Revenues: The City has agreed to deposit to a special tax increment fund heretofore established by the City (the “Tax Increment Fund”) all or a portion of the incremental ad valorem tax revenues received by such entity from taxable real property located within the TIRZ (the “Tax Increment Payments”). The Tax Increment Payments paid to the Tax Increment Fund by the City are referred to herein as “TIRZ Revenue.” The City has entered into a TIRZ Agreement, pursuant to which it has agreed to pay to the District during the months of March and September each calendar year certain TIRZ Revenue, net of any operating costs of the TIRZ (the “Contract Payments”). The District will deposit the Contract Payments into the TIRZ Fund. On or before September 15 of each year, the District will determine the amount of money necessary to pay the ensuing annual debt service on the Bonds and will transfer that amount to the TIRZ Debt Service Fund, if available. The monies held in the TIRZ Debt Service Fund are referred to herein as “Pledged TIRZ Revenues.”

Authority for Issuance.....At an election held within the District on May 1, 2021, voters of the District authorized the District’s issuance of \$498,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the water, sewer, and drainage facilities to serve the District (the “Utility System”); \$390,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing roads and improvements in aid thereof to serve the District (the “Road System”); \$747,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; and \$585,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System.

The Bonds are issued pursuant to (i) an order authorizing the issuance of the Bonds (the “Bond Order”); (ii) Article III, Section 52 of the Texas Constitution and the general laws of the State of Texas, particularly Chapters 49 and 54 of the Texas Water Code, as amended; (iii) Chapter 375 of the Local Government Code; (iv)



Section 4(c) of the TIRZ Agreement; and (v) an election held within the District on May 1, 2021.

Payment Record.....	The District has never defaulted on the debt service payments on its prior bond indebtedness.
Outstanding Bonds .....	The District has previously issued the following series of unlimited tax bonds: \$7,590,000 Unlimited Tax and Tax Increment Revenue Road Bonds, Series 2024. As of delivery of the Bonds, \$7,590,000 principal amount of such previously issued bonds will remain outstanding (the “Outstanding Bonds”). See “THE BONDS – Outstanding Bonds.”
Use of Proceeds of the Bonds.....	Proceeds from sale of the Bonds will be used to reimburse the Developer (herein defined) for the construction costs set out herein under “THE BONDS – Use and Distribution of Bond Proceeds.” Proceeds of the Bonds will also be used to pay developer interest, six (6) months of capitalized interest, and general costs of issuance associated with the Bonds. See “THE BONDS – Use and Distribution of Bond Proceeds” for further information.
Qualified Tax-Exempt Obligations.....	The District will designate the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265 of the Internal Revenue Code of 1986, as amended. See “TAX MATTERS – Qualified Tax-Exempt Obligations.”
Municipal Bond Insurance .....	The District has made applications to Build America Mutual Assurance Company and Assured Guaranty Inc. for a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and the payment of all associated costs, including the premium charged by the insurance company and fees charged by rating companies, will be at the option and expense of the Initial Purchaser.
Ratings .....	The District has not made an application for an underlying rating on the Bonds. Furthermore, it is not expected that the District would have been successful in receiving an investment grade underlying rating on the Bonds.
Bond Counsel .....	Coats Rose, P.C., Houston, Texas.
Disclosure Counsel .....	McCall, Parkhurst & Horton L.L.P., Dallas, Texas.
Financial Advisor.....	Robert W. Baird & Co. Incorporated, Irving, Texas.
Paying Agent/Registrar.....	BOKF, NA, Dallas, Texas.

#### **THE DISTRICT**

Description.....	The District was created by House Bill 4730 of the 86th Legislature of the State of Texas, 2019, Regular Session, effective January 1, 2020, codified as Chapter 3972 of the Texas Special District Local Laws Code (the “District Act”). The District was created as a Municipal Management District under Section 52, Article III, and Section 59, Article XVI, of the Texas Constitution and operates under Chapter 375 of the Texas Local Government Code, and Chapters 49 and 54 of the Texas Water Code, as amended. See “THE DISTRICT – General.”
Location .....	The District is located in El Paso County, approximately 14 miles north-northeast of downtown El Paso. The District is bounded by Martin Luther King Jr Blvd to the west, Loma Real Ave to the south, and Gateway Blvd S to the southeast and is located entirely within



the corporate limits of the City. The District is located entirely within the El Paso Independent School District.

The Developer and Major Landowner ..... FSW Investments, L.P. ("FSW"), a Texas limited partnership, is a landowner within the District that owns land planned for future single family, commercial and multi-family uses. FSW owns approximately 2,011 acres within the District. Franklin Mountain Communities LLC ("FMC"), a Texas limited liability company, owns approximately 137 acres of land for development within the District. FMC purchases land from FSW as needed for its development. To date, FMC has developed approximately 658 lots as the single-family subdivisions of Campo del Sol, Sections 1A and 1B. FMC is currently developing 98.534 acres of land within the District, which will contain approximately 415 lots and be known as Campo del Sol, Section 2B. FMC is referred to herein as the "Developer." See "THE DEVELOPER."

Development of the District is managed by Scarborough Services LLC, a third-party management company controlled by James R. Feagin and Ryan Burkhardt.

Campo Del Sol Rental Holdings LP ("CDS Rental"), a Texas limited partnership, purchased 300 lots from FMC within Campo Del Sol, Section 1A for the purpose of constructing homes and holding those properties as rental income properties. CDS Rental was created as a joint venture led by TLC El Paso I LLC ("TerraLane Communities"), a Delaware limited liability company. TerraLane Communities is a build for rent developer and operator with more than 1,200 for rent residences across Arizona and Texas.

Status of Development ..... The District consists of approximately 2,296.47 total acres. To date, approximately 127.0 acres have been developed as 668 single-family lots within Campo del Sol, Sections 1A and 1B. As of August 1, 2025, the District included approximately 441 completed homes (approximately 425 occupied, 8 unoccupied, and 8 model homes); approximately 23 homes under construction; and approximately 204 vacant developed lots.

The homes being constructed within Campo Del Sol, Section 1A are being constructed for the purpose of build-to-rent. The homes being constructed within Campo Del Sol, Section 1B are being constructed for the purpose of being sold to homebuyers.

The remaining land in the District includes approximately 98.53 acres under development, approximately 2,066.52 acres undeveloped but developable land, approximately 4.42 acres for an amenity center, and approximately 0 undevelopable acres. See "DEVELOPMENT OF THE DISTRICT."

Homebuilders ..... The homebuilders currently active in the District are Edwards Homes, Desert View Homes, Tropicana Homes and Classic American Homes. New homes being constructed in the District range in price from approximately \$269,000 to \$395,900 and range in size from approximately 1,482 square feet to 2,645 square feet. Homes for rent within the District range in size from approximately 1,445 square feet to 2,076 square feet. The median rent per square foot within the District is approximately \$1.29 per square foot. See "DEVELOPMENT OF THE DISTRICT - Homebuilders within the District."



## **RISK FACTORS**

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

*[Remainder of Page Intentionally Left Blank]*



**SELECTED FINANCIAL INFORMATION  
(UNAUDITED)**

2025 Taxable Assessed Valuation .....	\$ 83,912,222	(a)
Estimate of Value as of August 1, 2025 .....	\$ 120,003,029	(b)
Gross Direct Debt:		
The Outstanding Bonds .....	\$ 7,590,000	
The Bonds .....	<u>3,865,000</u>	
Total Gross Direct Debt .....	\$ 11,455,000	
Estimated Overlapping Debt .....	<u>\$ 6,598,161</u>	(c)
Total Gross Direct and Estimated Overlapping Debt .....	\$ 18,053,161	
Gross Direct Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation .....	13.65	%
As a percentage of Estimate of Value as of August 1, 2025 .....	9.55	%
Gross Direct and Estimated Overlapping Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation .....	21.51	%
As a percentage of Estimate of Value as of August 1, 2025 .....	15.04	%
Net Direct Debt:		
The Outstanding Bonds .....	\$ 7,590,000	
The Bonds .....	<u>3,865,000</u>	
Less: Portion of the Bonds Supported by Pledged TIRZ Revenues .....	<u>(9,485,000)</u>	(d)
Total Net Direct Debt .....	\$ 1,970,000	
Estimated Overlapping Debt .....	<u>\$ 6,598,161</u>	(c)
Total Net Direct and Estimated Overlapping Debt .....	\$ 8,568,161	
Net Direct Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation .....	2.35	%
As a percentage of Estimate of Value as of August 1, 2025 .....	1.64	%
Net Direct and Estimated Overlapping Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation .....	10.21	%
As a percentage of Estimate of Value as of August 1, 2025 .....	7.14	%
Road System Debt Service Fund Balance (as of October 8, 2025) .....	\$ 925,052	(e)
General Operating Fund Balance (as of October 8, 2025) .....	\$ 69,168	(f)
2025 Tax Rate		
Utility System Debt Service .....	\$0.000	
Road System Debt Service .....	\$0.095	
Maintenance & Operation .....	<u>\$0.175</u>	
Total .....	\$0.270	
Estimated Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2026-2050) .....	\$ 776,141	(g)
Less: Pledged TIRZ Revenue: .....	<u>(642,833)</u>	(h)
Net Estimated Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2026-2050) .....	\$ 133,308	
Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2050) .....	\$ 838,988	(g)
Less: Pledged TIRZ Revenue: .....	<u>(642,833)</u>	(h)
Net Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2050) .....	\$ 196,154	
Combined Debt Service Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Net Estimated Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2026-2050)		
Based on 2025 Taxable Assessed Valuation .....	\$ 0.17	
Based on Estimate of Value as of August 1, 2025 .....	\$ 0.12	
Combined Debt Service Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Net Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2050)		
Based on 2025 Taxable Assessed Valuation .....	\$ 0.25	
Based on Estimate of Value as of August 1, 2025 .....	\$ 0.18	



- 
- (a) Represents the certified assessed valuation of all taxable property in the District as of January 1, 2025, as provided by the El Paso County Appraisal District (the "CAD").
  - (b) Provided by CAD for informational purposes only. This amount is an estimate of the taxable value of all taxable property located within the District as of August 1, 2025, and includes an estimate of additional taxable value resulting from the construction of taxable improvements from January 1, 2025, through August 1, 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) For illustrative purposes only. This amount reflects the principal amount of the Bonds supported by the Pledged TIRZ Revenue.
  - (e) Six (6) months of capitalized interest will be deposited into the Road System Debt Service Fund (defined herein) upon closing of the Bonds. Neither Texas law nor the Bond Order require that the District maintain any particular sum in the Road System Debt Service Fund. Funds in the Road System Debt Service Fund are not available to pay debt service on bonds issued for the purpose of acquiring or constructing the Utility System.
  - (f) See "RISK FACTORS – Operating Funds."
  - (g) Debt service on the Bonds is estimated assuming an interest rate of 5.00%. See "DISTRICT DEBT – Estimated Debt Service Requirement Schedule."
  - (h) See "RISK FACTORS – Factors Affecting Taxable Values and Tax Payments," "- Dependence on Collection of TIRZ Contract Revenue Payments," and "THE BONDS – TIRZ Agreement."



## **OFFICIAL STATEMENT**

**relating to**

### **CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1**

**(a political subdivision of the State of Texas, located within El Paso County)**

**\$3,865,000**

### **Unlimited Tax and Tax Increment Contract Revenue Road Bonds Series 2025**

## **INTRODUCTION**

This Official Statement provides certain information with respect to the issuance by City of El Paso Municipal Management District No. 1 (the "District") of its \$3,865,000 Unlimited Tax and Tax Increment Contract Revenue Road Bonds, Series 2025 (the "Bonds").

The Bonds are issued pursuant to (i) an order authorizing the issuance of the Bonds (the "Bond Order"); (ii) Article III, Section 52 of the Texas Constitution and the general laws of the State of Texas, particularly Chapters 49 and 54 of the Texas Water Code, as amended; (iii) Chapter 375 of the Local Government Code; (iv) Section 4(c) of the TIRZ Agreement; and (v) an election held within the District on May 1, 2021.

Unless otherwise indicated, capitalized terms used in this Official Statement have the same meaning assigned to such terms in the Bond Order. This Official Statement also includes information about the District, the Developer (hereinafter defined), and certain reports and other statistical data. The summaries and references to all documents, statutes, reports and other instruments referred to herein do not purport to be complete, comprehensive or definitive and each summary and reference is qualified in its entirety by reference to each such document, statute, report, or instrument.

## **RISK FACTORS**

### **General**

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

### **Tax and Collection Rates May Decline**

The amount of Tax Increment (herein defined) available to pay principal of and interest on the Bonds is determined by the taxable value of real property in the Tax Increment Reinvestment Zone No. 13, City of El Paso, Texas (the "TIRZ"), the tax rate of the City, and the percentage of taxes actually collected from taxpayers in the TIRZ and paid into the Tax Increment Fund (herein defined). Tax Increment does not result from any increase in the appraised value of personal property (such as equipment and inventory) in the TIRZ. The City is not required under Texas law to set a tax rate sufficient to assure any certain dollar amount of Tax Increments; rather, Texas law only requires the City to contribute the Tax Increment actually collected by it and only to the extent provided in the applicable interlocal agreement. The City will set its tax rate in accordance with the Texas Tax Code and other applicable law, which contain various limitations on the rate at which taxes may be levied. If the City's tax rate decreases, the amount of Tax Increment available to pay debt service on the Bonds may decrease.

The creation of Tax Increment is also dependent on the City successfully collecting the taxes that it levies in a timely manner. If the percentage of taxes collected by the City in the TIRZ declines, the amount of Tax



Increments available to pay debt service on the Bonds may decrease. Historical tax collection rates may not accurately predict future tax collection rates. See "TAX DATA."

The collection of, and accounting for, Tax Increment involve extensive administration and are subject to error. Errors in the collection of (or accounting for) Tax Increment could delay or reduce the Tax Increment available for the payment of debt service on the Bonds.

### **Taxable Value in the Zone May Decline**

Each year the then-current market value of all taxable real property and improvements in the TIRZ compared to the base year market value of all taxable real property and improvements in the TIRZ will determine the Captured Appraised Value (herein defined).

The District cannot make any representation that the property and improvements within the TIRZ will achieve or maintain any certain value. Generally, property owners have the right to protest the appraised value of their property in the TIRZ and are not required to render their property for ad valorem taxation at any agreed upon level. The appraised value of the property and improvements will finally be determined and certified by the Appraisal District (herein defined) in accordance with the procedures described in "TAXING PROCEDURES," and may be at a value lower than projected. The appraisal method or combination of methods that the Appraisal District uses within the TIRZ is within the discretion of its Chief Appraiser and may change from time to time. The use of a particular method or combination of methods of appraisal with respect to property in the TIRZ may, over time, cause a decrease in the Captured Appraised Value in the TIRZ and, therefore, result in a reduction in the amount of Tax Increment available to pay debt service on the Bonds.

Several factors can adversely or positively affect the taxable value of one or more specific properties within the TIRZ, which can either individually, or in the aggregate, affect the Captured Appraised Value in the TIRZ. A discussion of several such factors follows but is not intended to be an exhaustive list of all factors that could potentially affect the taxable value within the TIRZ.

First, the market value of the commercial and residential development within the TIRZ is affected by the demand for such commercial establishments and housing. Demand is affected by many factors, such as interest rates, credit availability, construction costs, energy availability, mobility and the general economic conditions and demographic characteristics of the United States and the State of Texas, and the specific economic conditions and demographic characteristics of the District and the surrounding area.

Second, the Texas Tax Code allows certain property to be appraised at less than its market value. Upon application of the owner, houses or lots held for sale by a developer or builder which remain unoccupied, are not leased or rented and produce no income are required to be appraised at the price for which they would sell as a unit to a purchaser who would continue the owner's business. A landowner in the TIRZ may apply for and receive a designation that his land is being used for agricultural, open-space, timber, or certain other purposes. The value of land held for these purposes may be much less than land used for industrial, commercial or residential purposes. If a landowner receives the agricultural use, open space or timberland designation and later loses it by changing the use of the property or selling it to an unqualified owner, the City can collect taxes based on the new use, including taxes for the previous five years, unless the property was owned by an individual farmer whose primary occupation is farming, in which case the City can collect taxes based on the new use for the previous three years. In this circumstance, both the base year tax value and the current year tax value of property may increase, thereby changing the previously established Captured Appraised Value for each year.

Third, under State law, the City has the right on a year to year basis to grant various exemptions from taxation, including a 20% general homestead exemption or an exemption for residential homesteads of persons 65 years of age or disabled. See "TAXING PROCEDURES" herein. An increase in tax exemptions available in the TIRZ may result in a reduction in the amount of Tax Increments available to pay debt service on the Bonds.

Fourth, owners of property in the TIRZ may sell their properties to entities which do not pay ad valorem taxes on their property or convert their property to a use which is exempt from ad valorem taxes. Development of property for certain types of multi-family housing may result in the property becoming exempt from ad valorem taxes. See "TAXING PROCEDURES."

Fifth, taxes on property in the TIRZ may be abated. The Texas Tax Code, Chapter 311, as amended (the "TIRZ Act") allows any taxing unit that is not a school district to enter into a tax abatement agreement with an owner of real property in the TIRZ for a term not to exceed ten years, if the board of directors of the TIRZ (the "Zone Board") approves the agreement and the governing body of the taxing unit approves the agreement. Under



such a tax abatement agreement, increases in value in the real property subject to the agreement are not considered in determining the taxable value in the TIRZ. Finally, natural disasters or other events could damage or completely destroy property in the TIRZ. See "Potential Impact of Natural Disaster" below.

### **A Decrease in Taxable Value Produces a Greater Decrease in Captured Appraised Value and Can Reduce Tax Increment Significantly**

A percentage decrease in taxable values results in a larger percentage decrease in the Captured Appraised Value (which subtracts the base year value). For instance, if the TIRZ had a taxable value of \$100 and a Captured Appraised Value of \$50, then a reduction in taxable value to \$95 would be a 5% decrease in taxable values and a 10% decrease in Captured Appraised Value. If the TIRZ had a taxable value of \$100 and a Captured Appraised Value of \$25, then a reduction in taxable value to \$95 would be a 5% decrease in taxable values and a 20% decrease in Captured Appraised Value. Thus, a low ratio of Captured Appraised Value to taxable value could result in significant decreases in the Tax Increments produced in the event that there is a decrease in taxable value within the TIRZ.

### **Dependence on Contract Payments**

In the case of a default by the City, enforcement of its contractual obligations would be dependent upon judicial redress, which is subject to discretion and delay. Enforcement of these agreements would be limited or prohibited if the defaulting party filed for bankruptcy under the United States Bankruptcy Code or similar state laws. The City may also have various defenses to any litigation, including, without limitation, the defense of sovereign immunity. Moreover, the City may be very reluctant to pursue judicial redress against another governmental entities, with which it may be engaged in many transactions.

### **Risk of Higher Priority Debt**

The obligations of the City to pay Tax Increment into the Tax Increment Fund are subject to the rights of any of the holders of bonds, notes or other obligations that have been issued by the City that are payable from and secured by a general levy of ad valorem taxes throughout the taxing jurisdiction of the City. If taxable values in the City decline so that it cannot pay its outstanding tax-supported indebtedness without use of Tax Increment, there may be insufficient remaining Tax Increment to pay the Bonds.

### **Changes in Tax Increment Legislation**

Current law may change so as to directly or indirectly reduce or eliminate the amount of Tax Increments available to pay debt service on the Bonds. The Texas Legislature meets biennially in odd numbered years and may make changes to the TIRZ Act.

### **Dependence on Collection of TIRZ Contract Revenue Payments**

The City has agreed, pursuant to the TIRZ Agreement, to participate in the TIRZ and to deposit into the Tax Increment Fund of the District 75% of the tax revenues the City collects within the boundaries of the TIRZ (the "Tax Increment") which are attributable to the increase in taxable value of real property within the TIRZ, including the property within the District, over a base value as of January 1, 2018 (the "Captured Appraised Value"). Tax revenue collected on personal property is not included in the Tax Increments. The TIRZ is divided into four pods. The TIRZ commences in each pod the year in which completion of construction of the initial building within said pod is achieved and continuing for a period of 25 years thereafter. The amount of the TIRZ Contract Revenue Payments are closely related to the taxable assessed value in the District as certified annually by the Appraisal District.

Pursuant to the TIRZ Agreement, the City has agreed to transfer to the District the Tax Increments semiannually (the "Contract Payments"). On or before September 15 of each year, the District will determine the amount of money necessary to pay the ensuing annual debt service on the Bonds and the Outstanding Bonds, after consideration of anticipated ad valorem debt service tax revenue and other funds on deposit in the Debt Service Fund, and will transfer that amount from the Tax Increment Fund to the District's Debt Service Fund, if available, and after accounting for other District obligations payable from the Tax Increment Fund, including, without limitation, other bonds issued by the District, such as additional utility and road bonds. The monies held in the District's Debt Service Fund derived from the Contract Payments constitute the "Pledged TIRZ Revenue," and are irrevocably pledged to payment of the Bonds and any parity bonds. Monies remaining in the Tax Increment Fund and not transferred to the Debt Service Fund are not pledged to payment of the Bonds. The Pledged TIRZ Revenues are a significant source of payment for the Bonds. The Bonds are secured by a first



lien on and pledge of the Pledged TIRZ Revenues. See “TAX INCREMENT REINVESTMENT ZONE NO. 13, CITY OF EL PASO, TEXAS.”

The Contract Payments are expected to be sufficient in amount to pay the majority of the principal and interest on the Bonds and the District will levy an annual ad valorem tax in connection with the remaining debt service on the Bonds over the life of the Bonds; however, while the Bonds or any part of the principal thereof or interest thereon remain outstanding and unpaid, the District covenants to levy, assess and collect in due time, form and manner, and at the same time as other District taxes are appraised, levied and collected, a continuing direct annual ad valorem tax, without limit as to rate or amount, upon all taxable property in the District sufficient to pay the principal and interest on the Bonds with full allowance being made for inadequate Contract Payments, delinquencies and costs of collection. In the Bond Order, the District covenants that said taxes are irrevocably pledged to the payment of the interest on and principal of the Bonds and to no other purpose. The District reserves the right to use any remaining Contract Payments in the Tax Increment Fund from year to year for any other purpose allowed by law and the TIRZ Agreement.

### **Factors Affecting Taxable Values and Tax Payments**

*Credit Markets and Liquidity in the Financial Markets:* Interest rates and the availability of mortgage and development funding have a direct impact on construction activity, particularly on short-term interest rates at which developers are able to obtain financing for development costs.

Interest rate levels may affect the ability of a landowner with undeveloped property to undertake and complete construction activities within the District. Because of the numerous and changing factors affecting the availability of funds, the District is unable to assess the future availability of such funds for continued construction within the District. In addition, since the District is located approximately 14 miles from the central downtown business district of the City, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the City metropolitan and regional economies and the national financial and credit markets. A downturn in the economic conditions of the City and the nation could adversely affect development plans in the District and restrain the growth of the District's property tax base.

*Competition:* The demand for and construction of single-family homes in the District could be affected by competition from other residential developments, including other residential developments located in the northern portion of the EL Paso area market. In addition to competition for new home sales from other developments, there are numerous previously owned homes in the area of the District. Such homes could represent additional competition for new homes proposed to be sold within the District. The competitive position of a builder in the sale of single-family residential houses within the District is affected by most of the factors discussed in this section. Such a competitive position directly affects the growth and maintenance of taxable values in the District and tax revenues to be received by the District.

*Economic Factors:* The rate of development within the District is directly related to the vitality of the residential housing development industry in the El Paso metropolitan area. New construction can be significantly affected by factors such as interest rates, construction costs, and consumer demand. New construction can also be affected by energy availability and costs, including oil and gasoline prices, upon which the Texas economy is heavily dependent. Decreased levels of such construction activity would restrict the growth of property values in the District. The District cannot predict the pace or magnitude of any future development in the District.

*Dependence on Major Taxpayers and the Developer:* The District's tax base is concentrated in a small number of taxpayers. As reflected in this Official Statement under the caption “TAX DATA – Principal Taxpayers,” the District's top ten principal taxpayers as of January 1, 2025, owned approximately 33.57% of the assessed value of property located in the District. The District cannot represent that its tax base will in the future be (i) distributed among a significantly larger number of taxpayers or (ii) less concentrated in property owned by a relatively small number of property owners than it is currently. Failure by the Developer or one or more of the District's principal property owners to make full and timely payments of taxes due may have an adverse effect on the investment quality or security of the Bonds. If any one or more of the principal District taxpayers did not pay taxes due, the District might need to levy additional taxes or use other debt service funds available to meet its debt service requirements, the availability of which is uncertain. See “RISK FACTORS – Tax Collections and Foreclosure Remedies” below and “THE DEVELOPER” herein.

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.



*Developers Under No Obligation to the District:* The Developer has informed the District of their current plans to continue to develop land in the District for residential purposes. However, the Developer is not obligated to implement such plan on any particular schedule or at all. Thus, the furnishing of information related to the proposed development by the Developer should not be interpreted as such a commitment. The District makes no representation about the probability of development continuing in a timely manner or about the ability of the Developer, or any other subsequent landowners to whom a party may sell all or a portion of their holdings within the District, to implement any plan of development. Furthermore, there is no restriction on the Developer's right to sell their land. The District can make no prediction as to the effects that current or future economic or governmental circumstances may have on any plans of the Developer. Failure to construct taxable improvements on developed lots and tracts and failure of the Developer to develop their land would restrict the rate of growth of taxable value in the District. The District is also dependent upon the Developer (see "TAX DATA – Principal Taxpayers") for the timely payment of ad valorem taxes, and the District cannot predict what the future financial condition of the Developer will be or what effect, if any, such conditions may have on their ability to pay taxes. See "THE DEVELOPER" and "DEVELOPMENT OF THE DISTRICT."

*Maximum Impact on District Tax Rate:* Assuming no further development or construction of taxable improvements, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners within the District to pay their taxes. The 2025 Taxable Assessed Valuation of all taxable property located within the District is \$83,912,222 and the Estimate of Value as of August 1, 2025, is \$120,003,029. See "TAX DATA." After issuance of the Bonds, the net estimated maximum annual debt service requirement on the Outstanding Bonds and the Bonds (2050) is \$196,154, and the net estimated average annual debt service requirement on the Outstanding Bonds and the Bonds (2026-2050) is \$133,308. Assuming no decrease to the District's 2025 Taxable Assessed Valuation, combined debt service tax rates of \$0.25 and \$0.17 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to pay the net estimated maximum annual debt service requirement and the net estimated average annual debt service requirement, respectively. Assuming no decrease from the Estimate of Value as of August 1, 2025, combined debt service tax rates of \$0.18 and \$0.12 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to pay the net estimated maximum annual debt service requirement and the net estimated average annual debt service requirement, respectively. See "DISTRICT DEBT – Estimated Debt Service Requirement Schedule" and "TAX DATA – Tax Rate Calculations."

Increases in the District's tax rate to rates substantially higher than the levels discussed above may have an adverse impact upon future development of the District, the sale and construction of property within the District, and the ability of the District to collect, and the willingness of owners of property located within the District to pay, ad valorem taxes levied by the District.

### **Increase in Costs of Building Materials and Labor Shortages**

As a result of low supply and high demand, shipping constraints, and ongoing trade disputes (including tariffs and retaliatory tariffs), there have been substantial increases in the cost of lumber and other materials, causing many homebuilders and general contractors to experience budget overruns. Further, the federal administration's unpredictable tariff policy (including the threatened impositions of tariffs) may impact the ability of the Developer or homebuilders in the District to estimate costs. The federal administration's immigration policies may additionally impact the State's workforce, particularly in construction. Mass deportations or immigration policies that make it challenging for foreign workers to work in the United States may result in labor shortages that impact the Developer's ability to construct utility and road facilities homebuilders' ability to construct homes within the District. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact existing values. 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 Developer or homebuilders.

### **Vacant Developed Lots**

As of August 1, 2025, approximately 204 developed lots within the District remained available for construction. Failure of the Developer and/or builders to construct taxable improvements on developed lots could result in substantial increases in the rate of taxation by the District during the term of the Bonds to pay debt service on the Bonds and any other tax supported debt of the District issued in the future. Future increases in value will result primarily from the construction of homes by builders. The District makes no representation that the lot sales and building program will be successful.



## **Build-To-Rent**

300 lots within Campo del Sol, Section 1A were developed as single-family homes for rent. Such homes are owned by CDS Rental (defined herein), the top taxpayer in the District. Failure by CDS Rental to pay ad valorem taxes on such property could result in substantial increases in the rate of taxation by the District during the term of the Bonds to pay debt service on the Bonds and any other tax supported debt of the District issued in the future. It is anticipated that CDS Rental will continue to own all of the homes in Campo del Sol, Section 1A, and will continue to be a principal taxpayer in the District. As the owner of the homes in Campo del Sol, Section 1A, CDS Rental is responsible for payment of property taxes, maintenance of the homes and the landscape maintenance.

## **Operating Funds**

The District's only source of operating revenue is maintenance tax revenue. The District does not collect water and wastewater revenues from its residents. The District levied a 2025 maintenance tax of \$0.175 per \$100 of assessed valuation. The District's general fund balance as of October 8, 2025, was \$69,168. The revenue produced from a \$0.175 maintenance tax in 2025 or a reduced maintenance tax in subsequent years may not be sufficient to offset the operating expenses of the District. Continued maintenance of a positive general fund balance will depend upon (1) cash subsidies from the Developer and (2) continued development and increased amounts of maintenance tax revenues. If funds from these sources are not forthcoming, the District would have to increase its maintenance tax rate.

## **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, or (c) market conditions affecting the marketability of taxable property within the District and limiting the proceeds from a foreclosure sale of such property. Moreover, the proceeds of any sale of property within the District available to pay debt service on the Bonds may be limited by the existence of other tax liens on the property, by the current aggregate tax rate being levied against the property, and by other factors (including the taxpayers' right to redeem property within six (6) months of foreclosure unless the property is his residence homestead or designated for agricultural use, in which case the taxpayer may redeem the property within two years of foreclosure). Finally, any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. The District's lien on taxable property within the District for taxes levied against such property can be foreclosed only in a judicial proceeding.

## **Registered Owners' Remedies**

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Order, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Order, the registered owners of the Bonds (the "Registered Owners") have the right to seek of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Order. Except for mandamus, the Bond Order does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners.

Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Order may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights



and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District.

### **Bankruptcy Limitation to Registered Owners' Rights**

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

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

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

The District may not be placed into bankruptcy involuntarily.

### **Future Debt**

At an election held within the District on May 1, 2021, voters of the District authorized the District's issuance of \$498,000,000 principal amount of unlimited tax bonds for the purpose of acquiring and/or constructing water, sewer and drainage facilities to serve the District (the "Utility System"); \$390,000,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing roads and improvements in aid thereof to serve the District (the "Road System"); \$747,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; and \$585,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System.

Following the issuance of the Bonds, \$498,000,000 principal amount of unlimited tax bonds for the Utility System; \$378,545,000 principal amount of unlimited tax bonds for the Road System; \$747,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds previously issued for the Utility System; and \$585,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds previously issued for the Road System will remain authorized but unissued.

Based on current calculations and information available and provided to date, after reimbursement with the proceeds of the Bonds, the District will still owe the Developer approximately \$5,600,000 for the current expenditures related to the construction of the Utility System and \$18,900,00 for the current expenditures related to the construction of the Road System on behalf of the District.

Based on present engineering costs estimates and on development plans supplied by the Developer, in the opinion of the Engineer (hereinafter defined), following the issuance of the Bonds, the remaining principal amount of authorized but unissued bonds will be sufficient to fully reimburse the Developers for the existing facilities.

All of the remaining bonds that have heretofore been authorized by the voters of the District may be issued by the District from time to time as needed. The issuance of such bonds for the Utility System is subject to the prior approval of the TCEQ; however, the District's issuance of bonds for the Road System, including the Bonds, is not subject to approval of the TCEQ.

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

The Bond Order 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."

### **Future and Proposed Legislation**

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives, or litigation. The disclosures and opinions expressed herein are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and no opinion is expressed as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

### **Marketability of the Bonds**

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

### **Approval of the Bonds**

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

### **Environmental Regulations**

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

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

Sanctions against a municipal management 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.

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



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

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

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

The TCEQ issued the General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”) on January 24, 2019. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. While the District is currently not subject to the MS4 permit, if the District’s inclusion were required at a future date, the District could incur substantial costs to develop, implement, and maintain the necessary plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff in order to comply with the MS4 Permit.

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

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

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

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

The District could be impacted by a natural disaster such as wide-spread fires, droughts, earthquakes, or weather events such as hurricanes, tornados, tropical storms, or other severe weather events that could produce high winds, heavy rains, hail, and flooding. In the event that a natural disaster should damage or destroy improvements and personal property in the District or reduce demand for housing 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 and/or an increase in the District's tax rates. See "TAXING PROCEDURES – Reappraisal of Property after Disaster."

There can be no assurance that a casualty will be covered by insurance (certain casualties, including flood, are usually excepted unless specific insurance is purchased), that any insurance company will fulfill its obligation to provide insurance proceeds, or that insurance proceeds will be used to rebuild, repair, or replace any taxable properties in the District that were damaged. Even if insurance proceeds are available and damaged properties are rebuilt, there could be a lengthy period in which assessed values in the District would be adversely affected. There can be no assurance the District will not sustain damage from such natural disasters.

### **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 purchase of such insurance, if available, will be at the option and expense of the Initial Purchaser. The following are risk factors relating to bond insurance.*

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

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

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

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

The obligations of the Bond Insurer are contractual obligations and in an event of default by the Bond Insurer, the remedies available may be limited by applicable bankruptcy law or state law related to insolvency of insurance companies. Neither the District nor the Initial Purchaser have made independent investigation into the claims paying ability of the Bond Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Bond Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal and interest on the Bonds and the claims paying ability of the Bond Insurer, particularly over the life of the investment. See "MUNICIPAL BOND INSURANCE" herein for further information provided by the Bond Insurer and the



Insurance Policy, which includes further instructions for obtaining current financial information concerning the Bond Insurer.

## **THE BONDS**

### **General**

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

### **Description**

The Bonds are dated December 1, 2025, with interest payable on May 1, 2026, and each November 1 and May 1 thereafter (each an “Interest Payment Date”) until the earlier of maturity or redemption. The Bonds mature on November 1 of the years and in the amounts shown on the inside cover page of the Official Statement and interest on the Bonds accrues from the initial date of delivery (on or about December 17, 2025) (the “Delivery Date”), and thereafter from the most recent Interest Payment Date to which interest has been paid.

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

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

If the date for payment of the principal of or interest on any Bond is not a business day, then the date for such payment shall be the next succeeding business day without additional interest and with the same force and effect as if made on the specified date for such payment.

### **Book-Entry-Only System**

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

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



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

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



interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

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

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

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

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

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

Provisions are made in the Bond Order 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 the State of Texas; or other entity duly qualified and legally authorized to serve and perform the duties of the Paying Agent/Registrar for the Bonds.

#### **Record Date**

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

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

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

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

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



## **Redemption Provisions**

Bonds maturing on November 1, 2032, and thereafter shall be subject to redemption and payment at the option of the District, in whole or from time to time in part, on December 1, 2031, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the bond register. If less than all of the Bonds are redeemed at any time, the series and maturities of the Bonds to be redeemed shall be selected by the District. If less than all of the Bonds of a certain series and 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.

## **Source of Payment**

Principal of and interest on the Bonds is payable from Pledged TIRZ Revenues and the proceeds of a continuing direct annual ad valorem tax, levied upon all taxable property within the District, without legal limitation as to rate or amount. The Bonds are obligations solely of the District and are not obligations of the State of Texas; the County; the City; or any entity other than the District. See "THE BONDS – Source of Payment."

The District has created the Tax Increment Fund and all Contract Payments from the City will be deposited in the Tax Increment Fund. Additionally, the District has created the "TIRZ Debt Service Fund" for transfer of certain Contract Payments, as determined below. The District reserves the right to use any remaining Contract Payments in the Tax Increment Fund for any other purpose allowed by law and the TIRZ Agreement.

**Unlimited Tax:** The Bonds are secured by the proceeds of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. In addition, the Bonds are secured by the Pledged TIRZ Revenues.

**Pledged Revenues:** The City has agreed to deposit to a special tax increment fund heretofore established by the City (the "Tax Increment Fund") all or a portion of the incremental ad valorem tax revenues received by such entity from taxable real property located within the TIRZ (the "Tax Increment Payments"). The Tax Increment Payments paid to the Tax Increment Fund by the City are referred to herein as "TIRZ Revenue." The City has entered into a TIRZ Agreement, pursuant to which it has agreed to pay to the District during the months of March and September each calendar year certain TIRZ Revenue, net of any operating costs of the TIRZ (the "Contract Payments"). The District will deposit the Contract Payments into the Tax Increment Fund. On or before September 15 of each year, the District will determine the amount of money necessary to pay the ensuing annual debt service on the Bonds and will transfer that amount to the TIRZ Debt Service Fund, if available. The monies held in the TIRZ Debt Service Fund are referred to herein as "Pledged TIRZ Revenues."

## **Defeasance**

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



bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent. The foregoing obligations may be in book-entry form and shall mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds. If any of such Bonds are to be redeemed prior to their respective dates of maturity, provision must have been made for giving notice of redemption as provided in the Bond Order.

### **Registered Owners' Remedies**

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Order, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Order, the Registered Owners have the right to seek of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Order. Except for mandamus, the Bond Order does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of defaults and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners.

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

### **Authority for Issuance**

The Bonds are issued pursuant to (i) the Bond Order; (ii) Article III, Section 52 of the Texas Constitution and the general laws of the State of Texas, particularly Chapters 49 and 54 of the Texas Water Code, as amended; (iii) Chapter 375 of the Texas Local Government Code; (iv) Section 4(c) of the TIRZ Agreement; and (v) an election held within the District on May 1, 2021.

### **Issuance of Additional Debt**

The Bonds constitute the second series of unlimited tax bonds issued by the District for the Road System. At an election held within the District on May 1, 2021, voters of the District authorized the District's issuance of \$498,000,000 principal amount of unlimited tax bonds for the Utility System; \$390,000,000 principal amount of unlimited tax bonds for the purpose of the Road System; \$747,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; and \$585,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System.

Following the issuance of the Bonds, \$498,000,000 principal amount of unlimited tax bonds for the purpose of acquiring and/or constructing the Utility System; \$378,545,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Road System; \$747,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds previously issued for the Utility System; and \$585,000,000 principal amount of unlimited tax bonds for the purpose of refunding bonds previously issued for the Road System, will remain authorized but unissued. According to the Engineer the remaining bonds authorized will be sufficient to fully finance the reimbursable costs to fully develop the District.

Based on current calculations and information available and provided to date, after reimbursement with the proceeds of the Bonds, the District will still owe the Developers approximately \$5,600,000 for the current expenditures related to the construction of the Road System and \$18,900,000 for the current expenditures related to the construction of the Utility System on behalf of the District.

The Bond Order imposes no limitation on the amount of additional parity bonds which may be authorized for issuance by the District's voters or the amount ultimately issued by the District. Bonds issued for the Utility System are required to be approved by the TCEQ.



The amount of bonds issued and the remaining authorized but unissued bonds following the issuance of the Bonds are summarized below:

Election Date	Purpose	Amount Authorized	Issued to Date	Remaining Unissued
May 1, 2021	Utility System	\$ 498,000,000	\$ –	\$ 498,000,000
May 1, 2021	Road System	390,000,000	11,455,000 (a)	378,545,000
May 1, 2021	Utility System Refunding	747,000,000	–	747,000,000
May 1, 2021	Road System Refunding	585,000,000	–	585,000,000

(a) Includes the Bonds.

### 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.

### Funds

The Bond Order confirms the District’s fund for debt service on the Bonds and 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”). Six (6) months of capitalized interest will be deposited into 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 Bonds, 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, the Bonds, 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 the Outstanding Bonds, the Bonds, 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.

### Amendments to the Bond Order

The District may, without the consent of or notice to any Registered Owners, amend the Bond Order in any manner not detrimental to the interests of the Registered Owners, including the curing of any ambiguity, inconsistency or formal defect or omission therein. In addition, the District may, with the written consent of the Registered Owners of a majority in aggregate principal amount of the Bonds then outstanding affected thereby, amend, add to or rescind any of the provisions of the Bond Order, provided that, without the consent of the Registered Owners of all of the Bonds affected, and provided that it has not failed to make a timely payment of principal of or interest on the Bonds, no such amendment, addition or rescission may (1) change the date specified as the date on which the principal of or any installment of interest on any Bond is due and payable, reduce the principal amount thereof, the redemption price thereof, or the rate of interest thereon, change the place or places at, or the coin or currency in which any Bond or the interest thereon is payable, or in any other way modify the terms or sources of payment of the principal of or interest on the Bonds, (2) give any preference to any Bond over any other Bond, or (3) modify any of the provisions of the Bond Order relating to the amendment thereof, except to increase any percentage provided thereby or to provide that certain other



provisions of the Bond Order cannot be modified or waived without the consent of the holder of each Bond affected thereby. In addition, a state, consistent with federal law, may, in the exercise of its police power, make such modifications in the terms and conditions of contractual covenants relating to the payment of indebtedness of a political subdivision as are reasonable and necessary for attainment of an important public purpose.

### **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.

### **Outstanding Bonds**

The District has previously issued the following series of unlimited tax bonds: \$7,590,000 Unlimited Tax and Tax Increment Revenue Road Bonds, Series 2024. As of delivery of the Bonds, \$7,590,000 principal amount of such previously issued bonds will remain outstanding (the "Outstanding Bonds").

### **Payment Record**

The District has never defaulted on the debt service payments on its prior bond indebtedness.

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## Use and Distribution of Bond Proceeds

Proceeds from the sale of the Bonds will be used to reimburse the Developer for a portion of the construction costs set out below. Proceeds of the Bonds will also be used to pay developer interest, six (6) months of capitalized interest, and certain other costs associated with the issuance of the Bonds.

<b>Construction Costs</b>		<b>District's Share</b>
1.	Phase 1A – Paving & Erosion Control	\$ 167,585
2.	Phase 1B – Paving & Erosion Control	156,766
3.	Loma – Paving & Erosion Control	28,836
4.	Preston Forest Blvd – Paving & Erosion Control	408,850
5.	McCombs – Paving & Erosion Control	401,471
6.	Phase 2 – Paving & Erosion Control	1,551,378
7.	Engineering & Soft Costs for Item 6	385,155
<b>Total Construction Costs</b>		<b>\$ 3,100,041</b>
<b>Non-Construction Costs</b>		
1.	Legal Fees	\$ 111,625
2.	Fiscal Agent Fees	77,300
3.	Interest	
	A. Capitalized Interest (6 Months)	96,625
	B. Developer Interest	304,594
4.	Bond Discount (3.00%)	115,950
5.	Bond Issuance Expenses	55,000
6.	Attorney General's Fee	3,865
<b>Total Non-Construction Costs</b>		<b>\$ 764,959</b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>		<b>\$ 3,865,000</b>

Non-construction costs are based upon either contract amounts or various cost estimates by the Engineer and the Financial Advisor. 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 Auditor.

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

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## THE DISTRICT

### General

The District was created by House Bill 4730 of the 86th Legislature of the State of Texas, 2019, Regular Session, effective January 1, 2020, codified as Chapter 3972 of the Texas Special District Local Laws Code (the “District Act”). The District was created as a Municipal Management District under Section 52, Article III, and Section 59, Article XVI, of the Texas Constitution and operates under Chapter 375 of the Texas Local Government Code, and Chapters 49 and 54 of the Texas Water Code, as amended. The District, which lies wholly within the corporate limits of the City, is subject to the continuing supervisory jurisdiction of the TCEQ with respect to water, sewer, and drainage facilities.

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 is also empowered to purchase, construct, operate and maintain certain road improvements, recreational facilities, and fire-fighting facilities, separately or jointly with one or more conservation and reclamation districts, municipalities or other political subdivisions, after approval by the City and the voters of the District. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities. See “THE BONDS – Issuance of Additional Debt.”

### Location of the District

The District is located in El Paso County, approximately 14 miles north-northeast of downtown El Paso. The District is bounded by Martin Luther King Jr Blvd to the west, Loma Real Ave to the south, and Gateway Blvd S to the southeast and is located entirely within the corporate limits of the City of El Paso. The District is located entirely within the El Paso Independent School District.

### Management of the District

The District is governed by the Board, which consists of five directors and has control over, management, and supervision of all affairs of the District. All directors serve four-year staggered terms, and are appointed by the City:

Name	Position	Term Expires June
Ryan Burkhardt (a)	Chair	2028
William Kell	Vice Chair	2028
James Feagin (a)	Secretary	2026
Brent Harris	Director	2026
Chris Charron (a)	Director	2026

(a) Board Member is actively employed by Scarborough Services LLC. See “THE DEVELOPER.” The District Act sets forth the qualifications for a person to serve on the Board.

### Investment Policy

The District has adopted an Investment Policy (the “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 Policy. The 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 bookkeeping, tax assessing and collecting, auditing, engineering, and legal services as follows:



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

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

*Financial Advisor:* Robert W. Baird & Co. Incorporated is engaged 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.

*Tax Assessor/Collector:* The tax assessor/collector for the District is Ruben Gonzalez, the El Paso County Tax Assessor/Collector (the “Tax Assessor/Collector”).

*Bookkeeper:* The District’s bookkeeper is L&S District Services, LLC (the “Bookkeeper”).

*Auditor:* The District engaged Mark C. Eyring, CPA, PLLC to audit its financial statements for the fiscal year ended November 30, 2024. The District’s audited financial statements are attached as “APPENDIX A” to this Official Statement. Such firm has been engaged to audit the District’s financial statements for the fiscal year ended November 30, 2025.

*Engineer:* The consulting engineer retained by the District in connection with the design and construction of the District’s facilities is Kimley-Horn and Associates, Inc. (the “Engineer”).

### Historical Operations of the System

The following is a summary of the District’s Operating Fund. The figures for the fiscal years ending November 30 in the years 2020-2024, were obtained from the District’s annual financial report, reference to which is hereby made. See “APPENDIX A.” The District is required by statute to have a certified public accountant prepare and file an annual audit of its financial records with the TCEQ.

	For Fiscal Year Ended November 30,				
	2024	2023	2022	2021	2020
REVENUES:					
Property Taxes	\$ 2,831	\$ 3,429	\$ 2,346	\$ -	\$ -
Interest Income	32	274	640	-	-
TOTAL REVENUES	\$ 2,863	\$ 3,703	\$ 2,986	\$ -	\$ -
EXPENDITURES:					
Professional Fees	\$ 20,461	\$ 12,913	\$ 47,826	\$ 18,399	\$ 20,783
Contract Services	6,817	5,543	4,587	-	-
Repairs & Maintenance	-	-	4,200	-	-
Other	7,918	6,050	4,908	2,256	1,795
TOTAL EXPENDITURES	\$ 35,196	\$ 24,506	\$ 61,521	\$ 20,655	\$ 22,578
Excess (Deficiency) of Revenues Over Expenditures	\$ (32,333)	\$ (20,803)	\$ (58,535)	\$ (20,655)	\$ (22,578)

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## DEVELOPMENT OF THE DISTRICT

### Status of Development within the District

The District consists of approximately 2,296.47 total acres. To date, approximately 127.0 acres have been developed as 668 single-family lots within Campo del Sol, Sections 1A and 1B. As of August 1, 2025, the District included approximately 441 completed homes (approximately 425 occupied, 8 unoccupied, and 8 model homes); approximately 23 homes under construction; and approximately 204 vacant developed lots.

The homes being constructed within Campo Del Sol, Section 1A are being constructed for the purpose of build-to-rent. The homes being constructed within Campo Del Sol, Section 1B are being constructed for the purpose of being sold to homebuyers.

The remaining land in the District includes approximately 98.53 acres under development, approximately 2,066.52 acres undeveloped but developable land, approximately 4.42 acres for an amenity center, and approximately 0 undevelopable acres.

The table below summarizes the status of development and land use within the District as of August 1, 2025.

Subdivision	Acreage	Section Lots	Homes Completed	Homes Under Construction	Vacant Lots
Campo Del Sol, Section 1A	58.49	330	86	17	192
Campo Del Sol, Section 1B	68.51	338	174	6	12
Totals	127.00	668	441	23	204
Under Development	98.53				
Remaining Residential Developable	2,066.52				
Amenity Center	4.42				
Undevelopable	0.00				
District Total	2,296.47				

### Homebuilders within the District

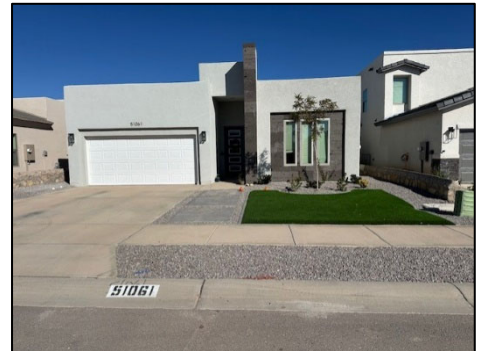
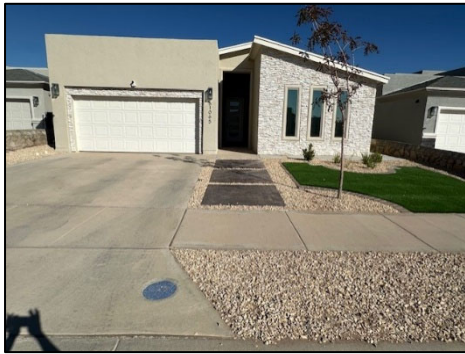
The homebuilders currently active in the District are Edwards Homes, Desert View Homes, Tropicana Homes and Classic American Homes. New homes being constructed in the District range in price from approximately \$269,000 to \$395,900 and range in size from approximately 1,482 square feet to 2,645 square feet.

Homes for rent within the District range in size from approximately 1,445 square feet to 2,075 square feet. The median rent per square foot within the District is approximately \$1.29 per square foot.

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**PHOTOGRAPHS TAKEN WITHIN THE DISTRICT**  
**(November 2025)**





## **THE DEVELOPER**

### **The Role of a Developer**

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

Prospective Bond purchasers 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.

None of the Developer, or any affiliate entities, is obligated to pay principal of or interest on the Bonds. Furthermore, none of the Developer or their affiliate entities has 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 Developer or its 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.

### **Description of the Developer/Major Landowner**

FSW Investments, L.P. ("FSW"), a Texas limited partnership, is a landowner within the district that owns land planned for future single family, commercial and multi-family uses. FSW owns approximately 2,011 acres within the District. Franklin Mountain Communities LLC ("FMC"), a Texas limited liability company, owns approximately 137 acres of land for development within the District. FMC purchases land from FSW as needed for its development. To date, FMC has developed approximately 658 lots as the single-family subdivisions of Campo del Sol, Sections 1A and 1B. FMC is currently developing 98.534 acres of land within the District, which will contain approximately 415 lots and be known as Campo del Sol, Section 2B. FMC is referred to herein as the "Developer."

Development of the District is managed by Scarborough Services LLC, a third-party management company controlled by James R. Feagin and Ryan Burkhardt.

Campo Del Sol Rental Holdings LP ("CDS Rental"), a Texas limited partnership, purchased 300 lots from FMC within Campo Del Sol, Section 1A for the purpose of constructing homes and holding those properties as rental income properties. CDS Rental was created as a joint venture led by TLC El Paso I LLC ("TerraLane Communities"), a Delaware limited liability company. TerraLane Communities is a build for rent developer and operator with more than 1,200 for rent residences across Arizona and Texas.

### **Development Financing**

FMC obtained a development loan from Vantage Bank Texas, secured by the property it owns within the District. The development loan has a maximum principal balance of \$38,500,000 of which \$17,514,329 was outstanding as of October 1, 2025, and matures on December 18, 2025. According to FMC, it is in compliance with all material conditions of the loan.



## Lot Sales Contracts

FMC has entered into lot or land sales contracts with each of Edwards Homes, Desert View Homes, Tropicana Homes, Classic American Homes and CDS Rental. The contracts for the sale of lots between FMC and the builders require that earnest money be released to FMC upon closing of a development loan. The sales contracts establish certain required bulk lot purchases, with the earnest money deposit being returned to the builders on a pro rata basis. FMC sole remedy for builders not purchasing lots in accordance with the contracts is cancellation of the contract and retention of the remaining earnest money on deposit, which as of October 1, 2025 was approximately \$4,784,260.

According to FMC, each of the builders is in compliance with their respective lot sale 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
Edwards Homes	207	77
Desert View Homes	160	86
Tropicana Homes	209	78
Classic American Homes	159	85
CDS Rental	320	320
Totals	1,055	646

## Leasing Activity

300 lots within Campo del Sol, Sections 1A were developed as single-family homes for rent. Such homes are owned and managed by Campo Del Sol Rental Holdings LP. Of the 132 completed homes for build-to-rent, approximately 105 are currently leased.

## Construction and Reimbursement Agreements

The District is a party to agreements for the construction and purchase of facilities and reimbursement for costs and amendment thereto with the Developer, which define the conditions under which the District will issue additional bonds to reimburse the Developer for the water, wastewater, drainage and roadway facilities within and outside the District. Under the terms of the agreements, the District has agreed to repay the cost of facilities through a series of bond sales over time. The District's obligation to issue bonds and reimburse the Developer for funds advanced for facilities is subject to various conditions, including approval of such facilities and bonds by the TCEQ, as required by the rules of the TCEQ, approval of the bonds by the Attorney General of Texas, and the recommendation of the District's financial advisor that the sale of the bonds is feasible and prudent.

## THE ROAD SYSTEM

The District's Road System has and will be funded with proceeds of the Bonds, as well as future bonds issued by the District for acquiring or constructing the Road System. See "RISK FACTORS – 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 Texas Department of Transportation. The roads in the District are constructed with reinforced concrete pavement with curbs on cement or lime-stabilized subgrade. Remaining streets provide local interior service within the District. The District's road facilities will, upon completion, be conveyed to the City and will be maintained by the City. The Road System also includes streetlights, landscape, and irrigation. Public utilities such as water, wastewater, and storm drainage are typically located within street rights-of-way.

## THE UTILITY SYSTEM

### Regulation

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



## **Description of the Utility System**

### *Water Supply*

Pursuant to the TIRZ Agreement the District is located in its entirety within the City's incorporated limits and the City, through the El Paso Utilities Public Service Board, will at all times be the designated retail water provider for all land within the District, and the District will have no right to provide such retail services or enter into one or more agreements with any third party to provide such retail water services without the consent of the City. The City will provide sufficient water capacity to serve the District's ultimate development.

### *Wastewater Treatment*

Pursuant to the TIRZ Agreement the District is located in its entirety within the City's incorporated limits and the City, through the El Paso Utilities Public Service Board, will at all times be the designated retail sanitary sewer provider for all land within the District, and the District will have no right to provide such retail services or enter into one or more agreements with any third party to provide such retail sanitary sewer services without the consent of the City. The City will provide sufficient wastewater capacity to serve the District's ultimate development.

The District is served by the Fred Hervey Water Reclamation Plant that is owned and operated by the City. The treatment plant can currently treat 12 MGD.

### *Drainage*

The District's stormwater runoff drains into a system of underground storm sewers which flow to open channels that eventually lead to the Rio Grande.

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

Approximately 0 acres within the District lie within the FEMA 100-year flood plain.

### **Atlas 14**

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 interim floodplain regulations applying to a larger number of properties and consequently leaving less developable property within the District. Such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

## **TAX INCREMENT REINVESTMENT ZONE NO. 13, CITY OF EL PASO, TEXAS**

On October 2, 2018, the City, on petition of the landowner and pursuant to City Ordinance No. 018849, created Reinvestment Zone No. 13, City of El Paso, Texas for the purpose of funding public improvements that alleviate congestion, address access and connectivity issues and spur balanced contiguous residential and commercial development in Northeast El Paso.

The City, the TIRZ, and the District entered into the TIRZ Agreement providing terms related to the development of the District and the financing of public infrastructure related thereto, including the Utility System and the Road System.

The City entered into a land exchange agreement dated November 13, 2018, as amended ("Land Exchange Agreement") with FSW for the acquisition of 2,313 acres of City owned land located in Northeast El Paso (the "Property") by FSW and the acquisition of 43.59 acres of FSW-owned land located in Northwest El Paso by the City (the "Northwest Property"). FSW, following the execution of the Land Exchange Agreement, sold a portion of the Northwest Property to Scarborough. Scarborough will convey all of the land it acquired from FSW to the City so that the City will obtain the full benefit of its intended bargain under the Land Exchange Agreement.

### **General Statutory Requirements for Tax Increment Reinvestment Zones in Texas**

A tax increment reinvestment zone under the TIRZ Act is created by a city, which also approves a project plan and financing plan for a zone. The ordinance creating a zone and the plans may provide that the city will deposit all or a portion of its Tax Increment into a tax increment fund established by the city for a zone. Other taxing units which tax property in a zone may agree with the city that they will also deposit all or a portion of their



Tax Increment into the tax increment fund established for a zone. Pursuant to the TIRZ Agreement, the District holds and maintains the Tax Increment Fund.

The amount of a taxing unit's tax increment for a year is the amount of property taxes levied and collected by a taxing unit for that year on the captured appraised value of real property taxable by a taxing unit and located in a zone. The Captured Appraised Value of real property taxable by a taxing unit for a year is the total appraised value of all real property taxable by the taxing unit and located in a zone for that year less the total appraised value of all real property taxable by a taxing unit and located in a zone in the year in which a zone was designated as such under the TIRZ Act (the "Tax Increment Base"). In the event a zone is enlarged by ordinance or resolution of a city, the Tax Increment Base for added property is the value of all real property taxable by a taxing unit and located in the added area in the year of enlargement and in the event the boundaries of a zone are reduced, the Tax Increment Base is reduced by the taxable value of the real property removed from a zone for the year in which the property was originally included in a zone's boundaries.

The TIRZ Act provides that each taxing unit that participates in a zone is required to pay into the tax increment fund for a zone the collected Tax Increment that it has agreed to pay under its agreement with a city and in accordance with the project plan. The TIRZ Act provides that the payment by a participating taxing unit is to be made into the tax increment fund not later than the 90th day after the later of: (i) the delinquency date for such taxing unit's property taxes or (ii) the date a city submits to a taxing unit an invoice specifying the Tax Increment produced by such taxing unit and the amount the taxing unit is required to pay into the tax increment fund for a zone.

Section 311.0123 of the TIRZ Act permits a city to also designate a portion or amount of tax increment generated from municipal sales and use taxes attributable to a zone above the sales tax base similar to that done for taxable real property. No sales tax will be utilized as a source of payment for the Bonds.

#### **Calculation of Tax Increment for the TIRZ**

The City is required to pay into the District's Tax Increment Fund. Tax Increments equal to seventy-five percent (75%) the amount arrived at by multiplying the Captured Appraised Value by their respective tax rate per \$100 of valuation for the tax year and then multiplying that product by the City's collection percentage. The collection percentage is determined by comparing the taxes collected from all taxable real property in the TIRZ to the total taxes due to the City for the tax year from all real property in the TIRZ.

The obligation of the City to pay the Tax Increment into the Tax Increment Fund is subject to the rights of any holders of bonds, notes or other obligations that have been or are hereafter issued by the City that are payable from or secured by a general levy of ad valorem taxes through the tax jurisdiction of the City, as applicable.

#### **General Description of the TIRZ**

In 2018, the City Council of the City adopted Ordinance No. 018849 designating a geographic area in the jurisdiction of the City as a reinvestment zone to promote development and redevelopment in the TIRZ.

The City is required by law to appoint directors to the Zone Board from a slate of persons recommended by the Board or by the owners of a majority of the assessed value of the property in the District subject to assessment by the District.

In accordance with the TIRZ Act, the Zone Board as well as the City Council have adopted a financing and project plan, which plan includes the projects being financed with the Bonds. The TIRZ encompasses approximately 6,879 acres and is located within the corporate city limits of the City, and within El Paso County, Texas, approximately 14 miles north-northeast of downtown El Paso.

#### **Participating Taxing Units**

The City has entered into the TIRZ Agreement with the District to participate in the TIRZ. The City has agreed to pay 75% of the Captured Appraised Value in the TIRZ within each pod through its respective termination dates.

The Tax Increment of the City will be paid into the District Tax Increment Fund and used to pay project costs within the TIRZ, including, without limitation, debt service on the Bonds and any other obligations issued to finance project costs in the TIRZ. The City is not required under State law to set a tax rate sufficient to assure any certain dollar amount of Tax Increments; rather, State law only requires the City to contribute Tax Increments actually collected by it and only to the extent provided in the applicable interlocal agreement.



## **TIRZ AGREEMENT**

### **On Construction, Ownership, Operation, and Maintenance of TIRZ Improvements**

The TIRZ Agreement, as amended, provides, among other things, that the District will construct public water, sanitary sewer, drainage, roads and recreational facilities to serve the land within the TIRZ, as such projects are defined in the Project Plan ("TIRZ Improvements"). The agreement provides that the District will acquire, design, finance and construct all of the TIRZ Improvements in its name unless otherwise agreed to by the District and City, provided that the City's engineer shall approve plans and specifications for such projects. Except for the initial phase of the City water plant, all TIRZ Improvements have been or are intended to be constructed in the District's name. Upon the District's completion of TIRZ Improvements, such improvements and any property rights related thereto are generally conveyed to the City for ownership, operation, and maintenance, except for stormwater detention facilities and parks, which the District will retain ownership of, operate, and maintain. In consideration of the District's construction of the TIRZ Improvements and conveyance of same to the City, the City agrees to contribute 75% of the tax increments generated within the TIRZ on the Captured Appraised Value to the District to finance a portion of the TIRZ Improvements, by providing a stream of contract revenue to be pledged as security for District bonds sold to pay for TIRZ Improvements or to otherwise pay for the construction of such improvements directly or as reimbursements to a developer in the district, subject to a reimbursement agreement between the District and such developer.

### **Developer Reimbursement Agreements**

The TIRZ Agreement further provides that the District may enter into one or more development agreements with developers of property within the District for the purpose of such developers advancing funds to the District for the TIRZ Improvements, subject to reimbursement from tax increments generated within the TIRZ, as well as from other District funds. The District has entered into such development agreements with the Developer.

### **Provisions Related to Sale of Bonds/TIRZ Bond Cap**

In the TIRZ Agreement, the City consents to the sale of the District's bonds, including the Bonds, as required by Chapter 375, Texas Local Government Code. The agreement provides that unless otherwise approved by the City, the aggregate amount of bonds issued by the District and payable from TIRZ Contract Revenue Payments to finance TIRZ Improvements (excluding refunding bonds) shall not exceed an amount that will yield, after deducting costs of issuance, capitalized interest and any other reserve amounts funded at closing, net bond proceeds of \$328,098,000 to be deposited into one or more construction funds administered by the District (the "TIRZ Bond Cap"). After issuance of the Bonds, the District may issue additional bonds payable from TIRZ Contract Revenue Payments provided that net bond proceeds from such issues, as described in the preceding sentence, do not exceed, in the aggregate, \$328,098,000.

The TIRZ Agreement provides that the terms of the District's bonds payable from TIRZ Contract Revenue Payments will be issued on commercially reasonable terms approved by the Board. The District is required to submit to the City, not less than 30 days prior to the sale date of the District's bonds, copies of the bond documents for the City's review. City review shall be limited to (1) confirmation that the bonds are limited to finance net TIRZ Improvement Costs, (2) the aggregate amount of the bonds does not exceed the TIRZ Bond Cap, and (3) the terms and conditions of the bonds, maturity schedule, and redemption provision are commercially reasonable and consistent with generally accepted financial practices in the El Paso metropolitan statistical area.

### **Tax Increment Fund**

The TIRZ Agreement provides that the District will establish and maintain a separate Tax Increment Fund into which the Contract Payments will be deposited. The City has agreed to deposit into the Tax Increment Fund, on its behalf, the Contract Payments. Payments of Tax Increments is to be paid semiannually (e.g., March and September) of each year during the term of the TIRZ Agreement.

In consideration of the services and projects to be provided by the District, the City covenants and agrees in the TIRZ Agreement that it will continuously collect the Tax Increments in the manner and to the maximum extent permitted by applicable law. To the extent the City may legally do so, the City also covenants and agrees that it will not permit a reduction in the Tax Increments paid by the City. In addition, the City covenants and agrees that it will not dissolve the District and that any repeal of the right and power to collect the Tax Increments will



not be effective until the later of (i) all bonds supported by Tax Increments are paid in full or have been legally defeased, or (ii) District obligations pursuant to all District reimbursement agreements providing for developer reimbursements from Tax Increments have been satisfied.

### **City Obligations are Absolute and Unconditional**

The obligation of the City to make the Contract Payments set forth in the TIRZ Agreement are absolute and unconditional, and until such time as the bonds supported by Tax Increments, and the contractual obligations of the District incurred pursuant to the TIRZ Agreement have been fully paid or provision for payment thereof shall have been made in accordance with their terms (or, with respect to the Tax Increments, the date of expiration of the TIRZ, if earlier), the City will not suspend or discontinue any payments provided for in the TIRZ Agreement and will not terminate said agreement for any cause, including, without limiting the generality of the foregoing, the failure of the District to perform and observe any agreement, whether express or implied, or any duty, liability, or obligation arising out of or connected with said agreement except as provided below under "Remedies in the Event of Default."

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

If a party to the TIRZ Agreement is in default, any non-defaulting party may, at its option and without prejudice to any other right or remedy under the agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, specific performance, mandamus, and injunctive relief. To the extent permitted by law, the City and the District have waived immunity from suit. Notwithstanding the remedies available to a non-defaulting party, no default shall:

- (i) Entitle a non-defaulting party to terminate the TIRZ Agreement as to payment obligations on outstanding bonds supported by Tax Increments;
- (ii) Entitle a non-defaulting party to seek or recover damages;
- (iii) Adversely affect the right of the District to issue bonds to pay for District improvement unless (1) the improvements being financed or paid for with the bond proceeds are not authorized under the TIRZ Agreement, (2) the security for the bonds is not authorized by the TIRZ Agreement, or (3) the bonds do not comply with the TIRZ Agreement;
- (iv) Adversely affect the right of any person or entity to be reimbursed for District improvement costs from bonds issued for such purpose and in accordance with the indentures for the bonds; subject, however, to all defenses against reimbursement and rights of off-set that the District may have against such persons or entities; or
- (v) Adversely affect the right of any person or entity to otherwise be reimbursed for District improvement costs from available Tax Increments or other District revenue authorized by Chapter 375, Texas Local Government Code; subject, however, to all defenses against reimbursement and rights of off-set that the District may have against such persons or entities.

### **Final Project & Financing Plan**

On March 17, 2020, the City adopted the Project Plan (as defined by the TIRZ Act) pursuant to City Ordinance No. 019040. The Project Plan includes the list of TIRZ Improvements eligible for TIRZ funding (i.e., payable from Contract Payments), which consists generally of water, sewer, drainage improvements, road facilities and park facilities. The components of the Road System included for funding from proceeds of the Bonds are eligible TIRZ Improvements under the Project Plan.

The TIRZ Agreement further provides that the City may not modify the Project Plan without the consent of the District.

### **Provision of Water Supply and Sanitary Sewer Services to Users within the District**

Upon the District's completion of construction of water and wastewater infrastructure to serve the District, such infrastructure is conveyed to the City for ownership, operation, and maintenance. All end users/customers of such services within the boundaries of the District are customers of the City. The City will bill such customers according to the City's rate order and revenue derived from such operations shall belong solely to the City.

The Financial Advisor has provided the following information related to the January 1, 2018 base value and the Estimated Taxable Assessed Valuation as of August 1, 2025 for the TIRZ which is within the District.



<b><u>TIRZ Taxable Value</u></b>	<b>City</b>
January 1, 2018 (Base Year)	\$ 1,173,044 (a)
Estimated Taxable Assessed Valuation as of August 1, 2025	\$ 120,003,029
Participation Rate	75%
Estimated Exemptions	5%
Estimated 2025 Captured Value for TIRZ	\$ 112,829,834
2025 Tax Rate	\$ 0.759649
Estimated Collection Rates	100%
Total Estimated Captured Tax Increment Revenue as of August 1, 2025	\$ 642,833

(a) Represents the certified assessed valuation of all taxable property in the District as of January 1, 2021, as provided by the CAD. The District does not have the January 1, 2018 certified value available.

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## DISTRICT DEBT

2025 Taxable Assessed Valuation .....	\$ 83,912,222	(a)
Estimate of Value as of August 1, 2025 .....	\$ 120,003,029	(b)
Gross Direct Debt:		
The Outstanding Bonds .....	\$ 7,590,000	
The Bonds .....	<u>3,865,000</u>	
Total Gross Direct Debt .....	\$ 11,455,000	
Estimated Overlapping Debt .....	<u>\$ 6,598,161</u>	(c)
Total Gross Direct and Estimated Overlapping Debt .....	\$ 18,053,161	
Gross Direct Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation .....	13.65	%
As a percentage of Estimate of Value as of August 1, 2025 .....	9.55	%
Gross Direct and Estimated Overlapping Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation .....	21.51	%
As a percentage of Estimate of Value as of August 1, 2025 .....	15.04	%
Net Direct Debt:		
The Outstanding Bonds .....	\$ 7,590,000	
The Bonds .....	3,865,000	
Less: Portion of the Bonds Supported by Pledged TIRZ Revenues .....	<u>(9,485,000)</u>	(d)
Total Net Direct Debt .....	\$ 1,970,000	
Estimated Overlapping Debt .....	<u>\$ 6,598,161</u>	(c)
Total Net Direct and Estimated Overlapping Debt .....	\$ 8,568,161	
Net Direct Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation .....	2.35	%
As a percentage of Estimate of Value as of August 1, 2025 .....	1.64	%
Net Direct and Estimated Overlapping Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation .....	10.21	%
As a percentage of Estimate of Value as of August 1, 2025 .....	7.14	%
Road System Debt Service Fund Balance (as of October 8, 2025) .....	\$ 925,052	(e)
General Operating Fund Balance (as of October 8, 2025) .....	\$ 69,168	(f)
2025 Tax Rate		
Utility System Debt Service .....	\$0.000	
Road System Debt Service .....	\$0.095	
Maintenance & Operation .....	<u>\$0.175</u>	
Total .....	\$0.270	
Estimated Average Annual Debt Service Requirement on the Outstanding Bonds		
and the Bonds (2026-2050) .....	\$ 776,141	(g)
Less: Pledged TIRZ Revenue: .....	<u>(642,833)</u>	(h)
Net Estimated Average Annual Debt Service Requirement on the Outstanding Bonds		
and the Bonds (2026-2050) .....	\$ 133,308	
Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds		
and the Bonds (2050) .....	\$ 838,988	(g)
Less: Pledged TIRZ Revenue: .....	<u>(642,833)</u>	(h)
Net Estimated Maximum Annual Debt Service Requirement on the Outstanding Bonds		
and the Bonds (2050) .....	\$ 196,154	
Combined Debt Service Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Net Estimated		
Average Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2026-2050)		
Based on 2025 Taxable Assessed Valuation .....	\$ 0.17	
Based on Estimate of Value as of August 1, 2025 .....	\$ 0.12	
Combined Debt Service Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Net Estimated		
Maximum Annual Debt Service Requirement on the Outstanding Bonds and the Bonds (2050)		
Based on 2025 Taxable Assessed Valuation .....	\$ 0.25	
Based on Estimate of Value as of August 1, 2025 .....	\$ 0.18	



- 
- (a) Represents the certified assessed valuation of all taxable property in the District as of January 1, 2025, as provided by the CAD.
  - (b) Provided by CAD for informational purposes only. This amount is an estimate of the taxable value of all taxable property located within the District as of August 1, 2025, and includes an estimate of additional taxable value resulting from the construction of taxable improvements from January 1, 2025, through August 1, 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) For illustrative purposes only. This amount reflects the principal amount of the Bonds supported by the Pledged TIRZ Revenue.
  - (e) Six (6) months of capitalized interest will be deposited into the Road System Debt Service Fund upon closing of the Bonds. Neither Texas law nor the Bond Order require that the District maintain any particular sum in the Road System Debt Service Fund. Funds in the Road System Debt Service Fund are not available to pay debt service on bonds issued for the purpose of acquiring or constructing the Utility System.
  - (f) See "RISK FACTORS – Operating Funds."
  - (g) Debt service on the Bonds is estimated assuming an interest rate of 5.00%. See "DISTRICT DEBT – Estimated Debt Service Requirement Schedule."
  - (h) See "RISK FACTORS – Factors Affecting Taxable Values and Tax Payments," "- Dependence on Collection of TIRZ Contract Revenue Payments," and "THE BONDS – TIRZ Agreement."



## Estimated Overlapping Debt Statement

The following statement indicates the direct and estimated overlapping debt of the District. The table includes the estimated amount of indebtedness of governmental entities overlapping the District, defined as outstanding bonds payable from ad valorem taxes, and the estimated percentages and amounts of such indebtedness attributable to property located within the District. This information is based upon data secured from the individual jurisdictions and/or the *Texas Municipal Reports* published by the Municipal Advisory Council of Texas. The calculations by which the statement was derived were made in part by comparing the reported assessed valuation of the property in the overlapping taxing jurisdictions with the 2025 Taxable Assessed Valuation of property within the District. No effect has been given to the tax burden levied by any applicable taxing jurisdiction for maintenance and operational or other purposes.

Taxing Jurisdiction	Outstanding Debt September 30, 2025	Overlapping	
		Percent	Amount
City of El Paso	\$1,327,225,000	0.15%	\$ 1,996,942
El Paso County	272,550,669	0.12%	317,747
El Paso Independent School District	811,730,000	0.45%	3,676,794
El Paso County Hospital District	535,795,000	0.11%	606,678
Total Estimated Overlapping Debt .....			\$ 6,598,161
The District Gross Direct Debt .....			\$11,455,000
Less Portion of the Bonds Supported by Pledged TIRZ Revenues .....			<u>(9,485,000)</u>
Net Direct Debt (a) .....			\$ 1,970,000
Total Direct and Estimated Overlapping Debt .....			\$ 8,568,161

(a) Excludes the portion of the Bonds supported by the Pledged TIRZ Revenues.

## Debt Ratios

### Gross Direct Debt Ratio:

As a percentage of the 2025 Taxable Assessed Valuation .....	13.65	%
As a percentage of the Estimate of Value as of August 1, 2025 .....	9.55	%

### Gross Direct and Estimated Overlapping Debt Ratio:

As a percentage of the 2025 Taxable Assessed Valuation .....	21.51	%
As a percentage of the Estimate of Value as of August 1, 2025 .....	15.04	%

### Net Direct Debt Ratio:

As a percentage of the 2025 Taxable Assessed Valuation .....	2.35	%
As a percentage of the Estimate of Value as of August 1, 2025 .....	1.64	%

### Net Direct and Estimated Overlapping Debt Ratio:

As a percentage of the 2025 Taxable Assessed Valuation .....	10.21	%
As a percentage of the Estimate of Value as of August 1, 2025 .....	7.14	%

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### Estimated Debt Service Requirement Schedule

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

Year Ending 12/31	Outstanding Debt Service	The Bonds		Total Combined Debt Service
		Principal	Interest	
2026	\$ 343,725	\$ -	\$ 168,557	\$ 512,282
2027	528,725	85,000	193,250	806,975
2028	526,700	90,000	189,000	805,700
2029	519,025	95,000	184,500	798,525
2030	516,025	100,000	179,750	795,775
2031	512,375	105,000	174,750	792,125
2032	513,075	110,000	169,500	792,575
2033	507,800	115,000	164,000	786,800
2034	508,000	120,000	158,250	786,250
2035	512,800	130,000	152,250	795,050
2036	517,000	135,000	145,750	797,750
2037	520,600	140,000	139,000	799,600
2038	523,600	150,000	132,000	805,600
2039	526,000	155,000	124,500	805,500
2040	527,800	165,000	116,750	809,550
2041	533,569	170,000	108,500	812,069
2042	533,513	180,000	100,000	813,513
2043	537,838	190,000	91,000	818,838
2044	541,338	200,000	81,500	822,838
2045	543,488	210,000	71,500	824,988
2046	549,788	220,000	61,000	830,788
2047	550,025	230,000	50,000	830,025
2048	554,413	245,000	38,500	837,913
2049	557,738	255,000	26,250	838,988
2050	-	270,000	13,500	283,500
	\$ 12,504,956	\$ 3,865,000	\$ 3,033,557	\$ 19,403,513

Average Annual Debt Service Requirements on the Bonds (2026-2050) ..... \$776,141

Maximum Annual Debt Service Requirements on the Bonds (2050) ..... \$838,988

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## **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 for the purpose of constructing or acquiring the Road System (see “RISK FACTORS – Future Debt”) and to pay the expenses of assessing and collecting such taxes. The Board is also authorized to levy an annual ad valorem tax, without legal limit as to rate or amount, on all taxable property in the District in sufficient amount to pay the principal of and interest and any bonds payable from taxes that the District has heretofore or may hereafter issue for the purpose of acquiring or constructing the Utility System (see “RISK FACTORS – Future Debt”) and to pay the expenses of assessing and collecting such taxes. In the Bond Order, 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 is also authorized to levy and collect an annual ad valorem tax for the operation and maintenance of the District and its water, wastewater and drainage system and road system and for the payment of certain contractual obligations if authorized by its voters. See “TAX DATA – Tax Rate Limitation.” For the 2025 tax year, the District has levied a total tax rate of \$0.27 per \$100 of assessed valuation.

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

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

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

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



is not known what frequency of future reappraisals will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis.

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

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

Furthermore, the District must grant exemptions to disabled veterans or the surviving spouse or children of a deceased veteran who died while on active duty in the armed forces, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of 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. 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 was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

**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 from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted by July 1. The District has not adopted a general homestead exemption.

**Freeport Goods Exemption and "Goods-in-Transit":** A "Freeport Exemption" applies to goods, wares, ores, and merchandise other than oil, gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining petroleum or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A "Goods-in-Transit" Exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2011 and prior



applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption includes tangible personal property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit 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.

### **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 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.

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

### **District and Taxpayer Remedies**

Under certain circumstances, taxpayers and taxing units, including the District, may appeal orders of the Appraisal Review Board by filing a petition for review in district court within forty-five (45) days after notice is received that a final order has been entered. In such event, the property value in question may be determined by the court, or by a jury, if requested by any party. Additionally, taxing units may bring suit against DCAD to comply with the Property Tax Code. The District may challenge the level of appraisal of a certain category of property, the exclusion of property from the appraisal rolls or the grant, in whole or in part, of an exemption. The District may not, however, protest a valuation of any individual property.



Texas law provides for notice and hearing procedures prior to the adoption of an ad valorem tax rate by the District. Additionally, Texas law provides for an additional notice and, upon petition by qualified voters, an election which could result in the repeal of certain tax rate increases on residential homesteads. 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.

### **Tax Abatement**

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

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

The Property Tax Code permits land designated for agricultural use (including wildlife management), open space, or timberland to be appraised at its value based on the land's capacity to produce agriculture or timber products rather than at its fair market value. The Property Tax Code permits, under certain circumstances, that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Landowners wishing to avail themselves of any of such designations must apply for the designation, and the Appraisal Districts are required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions and not as to others. If a claimant receives the designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use for the three (3) years prior to the loss of the designation for agricultural, timberland or open space land. As of January 1, 2025, approximately 1,915 acres in the District are designated for agricultural use. Such acreage is owned by FSW Investments V LP according to the Appraisal District. See "THE DEVELOPER – Description of the Developer/Major Landowner."

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

The District is responsible for the levy and collection of its taxes, unless it elects to transfer such functions to another governmental entity. The date of delinquency may be postponed if the tax bills are mailed after January 1. By September 1 of each year, or as soon thereafter as practicable, the rate of taxation is set by the Board of Directors of the District based on valuation of property within the District as of the preceding January 1.

Taxes are due September 1, or when billed, whichever comes later, and become delinquent after January 31 of the following year. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty of up to twenty percent (20%) if imposed by the District. The delinquent tax also accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency of taxes under certain circumstances. The owner of a residential homestead property who is (i) a person at least sixty-five (65) years of age or older, (ii) under a disability for purpose of payment of disability insurance benefits under the Federal Old Age Survivors and Disability Insurance Act, or (iii) qualifies as a disabled veteran under Texas Law is also entitled by law to pay current taxes on a residential homestead in installments or to defer the payment of taxes without penalty during the time of ownership. Additionally, a person who is delinquent on taxes for a



residential homestead is entitled to an agreement with the District to pay such taxes in equal installments over a period of between 12 and 36 months (as determined by the District) when such person has not entered into another installment agreement with respect to delinquent taxes within the District in the preceding 24 months.

### **Reappraisal of Property after Disaster**

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

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

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

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. 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. The District's ability to foreclose its tax lien or collect penalties or interest on delinquent taxes may be limited on property owned by a financial institution which is under receivership by the Federal Deposit Insurance Corporation pursuant to the Federal Deposit Insurance Act, 12 U.S.C. 1825, as amended. See "RISK FACTORS – Tax Collection Limitations" and "– Registered Owners' Remedies."

### **Tax Payment Installments After Disaster**

The Property Code provides that the governing body of a taxing unit located within an area declared to be a disaster area by the governor of the State of Texas may authorize reappraisal of all property damaged in the disaster at its market value immediately after the disaster. For reappraised property, the taxes are pro-rated for the year in which the disaster occurred. The taxing unit assesses taxes prior to the date the disaster occurred based upon market value as of January 1 of that year. Beginning on the date of the disaster and for the remainder of the year, the taxing unit assesses taxes on the reappraised market value of the property.

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 1/4<sup>th</sup> of the tax bill imposed on the property by the delinquency date. The remaining taxes may be paid without penalty or interest in three (3) equal installments within six (6) 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.

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

Chapter 49 of the Texas Water Code, as amended, classifies special purpose districts differently based on their current operation and maintenance tax rate or on the percentage of projected build-out that a district has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per \$100 of taxable value are classified herein as "Special Taxing Units." Districts that have financed, completed, and issued bonds to pay for all land, improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as "Developed Districts." Districts that do not meet either of the classifications previously discussed can be classified herein as "Developing Districts." The impact each classification has on the ability of a district to increase its maintenance and operations tax rate pursuant to Chapter 49 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 in the district, subject to certain homestead exemptions, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Special Taxing Unit is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions.

*Developed Districts:* Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, plus any unused increment rates, as calculated and described in Section 26.013 of the Property Tax Code, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.035 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions, plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a 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 imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, are authorized to petition for an election to reduce the operation and maintenance tax rate. If an election is called and passes, the total tax rate for Developing Districts is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions.

*The District:* A determination as to the District's status as a Special Taxing Unit, Developed District or Developing District is made on an annual basis. For the 2025 tax year, the District was classified as a Developing District. The District cannot give any assurances as to what its classification will be at any point in time or whether the



District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

## TAX DATA

### General

Taxable property within the District is subject to the assessment, levy and collection by the District of an annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds and any future tax-supported bonds for the purpose of acquiring or constructing the Utility System or Road System that may be issued from time to time as authorized. Taxes are levied by the District each year against the District's assessed valuation as of January 1 of that year. Taxes become due October 1 of such year, or when billed, and generally become delinquent after January 31 of the following year. The Board covenants in the Bond Order to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds. The actual rate of such tax will be determined from year to year as a function of the District's tax base, its debt service requirements and available funds. In addition, the District has the power and authority to assess, levy and collect ad valorem taxes, in an unlimited amount, for operation and maintenance purposes. The District levied a total tax of \$0.27 per \$100 of assessed valuation for the 2025 tax year, composed of a Road System Debt Service tax rate of \$0.095 per \$100 of assessed valuation and a maintenance and operations tax rate of \$0.175 per \$100 of assessed valuation.

### 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).
General Maintenance and Operations:	\$1.00 per \$100 assessed valuation.
Road Maintenance & Operations:	\$1.00 per \$100 assessed valuation.

### Debt Service Tax

The Board covenants in the Bond Order to levy and assess, for each year that all or any part of the Bonds remain outstanding and unpaid, two taxes adequate to provide funds to pay the principal of and interest on the Bonds. The District levied a Road System Debt Service tax rate of \$0.095 per \$100 of assessed valuation for the 2025 tax year. See "Tax Rate Distribution" below, "TAXING PROCEDURES," and "RISK FACTORS."

### 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 \$1.00 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 may be issued in the future. The District levied a maintenance tax rate of \$0.175 per \$100 of assessed valuation for the 2025 tax year. See "Tax Rate Distribution" below.

### Historical Tax Collections

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

Tax Year	Adjusted Taxable Value	Tax Rate	Adjusted Tax Levy	Collections Current Year	Current Year Ending 9/30	Collections 9/30/2025
2021 (a)	\$ 892,827	\$ 0.200	\$ 1,786	100.00%	2023	100.00%
2022	689,121	0.200	1,378	100.00	2024	100.00
2023	1,194,699	0.200	2,389	100.00	2024	100.00
2024	37,762,788	0.250	94,407	99.15	2025	99.15
2025	83,912,222	0.270	226,563	(b)	2026	(b)

(a) The District levied its first tax rate for the 2021 tax year.

(b) In process of collections.



## Tax Rate Distribution

	2025	2024	2023	2022	2021
Utility System Debt Service	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Road System Debt Service	0.095	0.000	0.000	0.000	0.000
Maintenance	<u>0.175</u>	<u>0.250</u>	<u>0.200</u>	<u>0.200</u>	<u>0.200</u>
Total	\$0.250	\$0.250	\$0.200	\$0.200	\$0.200

## Analysis of Tax Base

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

Type of Property	2025 Assessed Taxable Valuation	2024 Assessed Taxable Valuation	2023 Assessed Taxable Valuation	2022 Assessed Taxable Valuation	2021 Assessed Taxable Valuation
Land	\$ 37,835,407	\$ 34,323,861	\$ 18,824,850	\$ 18,808,499	\$ 18,930,465
Improvements	76,711,223	19,556,574	-	-	-
Personal Property	36,124	-	-	-	-
Exemptions	<u>(30,670,532)</u>	<u>(16,117,647)</u>	<u>(17,630,151)</u>	<u>(18,119,378)</u>	<u>(18,037,638)</u>
Total	\$ 83,912,222	\$ 37,762,788	\$ 1,194,699	\$ 689,121	\$ 892,827

## Principal Taxpayers

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

Taxpayer	Type of Property	Assessed Valuation 2025 Tax Roll	Percent of 2025 Value
Campo Del Sol Rental Holdings LP (a)	Land & Improvements	\$ 20,108,920	23.96%
Franklin Mountain Communities LLC (a)	Land & Improvements	1,925,285	2.29%
Edwards Homes of El Paso LLC (b)	Land & Improvements	1,554,371	1.85%
Bowling Construction LLC (b)	Land & Improvements	1,354,306	1.61%
Classic American Homes II (b)	Land & Improvements	733,138	0.87%
FSW Investments V LP (a) (c)	Land & Improvements	621,551	0.74%
Homeowner	Land & Improvements	493,822	0.59%
Homeowner	Land & Improvements	464,844	0.55%
Homeowner	Land & Improvements	464,175	0.55%
Homeowner	Land & Improvements	445,874	0.53%
Total		\$ 28,166,286	33.57%

(a) See "THE DEVELOPER," and "RISK FACTORS – Build-to-Rent."

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

(c) As of January 1, 2025, 1,915 acres in the District are designated for agricultural use, all of which are owned by FSW. See "TAXING PROCEDURES – Agricultural, Open Space, Timberland and Inventory Deferment."

## 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 2025 Taxable Assessed Valuation (\$83,912,222) or the Estimate of Value as of August 1, 2025 (\$120,003,029). 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.

Gross Average Annual Debt Service Requirement (2026-2050) .....	\$776,141
Less: Pledged TIRZ Revenue .....	(\$642,833)
Net Average Annual Debt Service Requirement (2026-2050).....	\$133,308
Combined Debt Service Tax Rate of \$0.17 on the 2025 Taxable Assessed Valuation produces.....	\$135,518
Combined Debt Service Tax Rate of \$0.12 on the Estimate of Value as of August 1, 2025, produces .....	\$136,803



Gross Maximum Annual Debt Service Requirement (2050).....	\$838,988
Less: Pledged TIRZ Revenue .....	(\$474,148)
Net Maximum Annual Debt Service Requirement (2050) .....	\$196,154
Combined Debt Service Tax Rate of \$0.25 on the 2025 Taxable Assessed Valuation produces.....	\$199,292
Combined Debt Service Tax Rate of \$0.18 on the Estimate of Value as of August 1, 2025, produces .....	\$205,205

### **Tax Exemption**

As discussed in the section entitled “TAXING PROCEDURES” herein, certain property in the District may be exempt from ad valorem taxation by the District. The District does not exempt any percentage of the market value of any residential homesteads from ad valorem taxation. Currently, there are approximately 1,915 acres in the District with an agricultural exemption. See “TAXING PROCEDURES – Agricultural, Open Space, Timberland and Inventory Deferment.”

### **Estimated Overlapping Taxes**

Property within the District is subject to taxation by several taxing authorities in addition to the District. Under Texas law, if ad valorem taxes levied by a taxing authority become delinquent, a lien is created upon the property which has been taxed. A tax lien on property in favor of the District is on parity with tax liens of other taxing jurisdictions. In addition to ad valorem taxes required to make debt service payments on bonded debt of the District and of such other jurisdictions (see “DISTRICT DEBT – Estimated Overlapping Debt Statement”), certain taxing jurisdictions are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative and/or general revenue purposes.

Set forth on the following page 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.

<b>Taxing Jurisdiction</b>	<b>2025 Tax Rate</b>
The District	\$0.250000
City of El Paso	0.759649
El Paso County	0.407100
El Paso Independent School District	1.080700
El Paso County Community College	0.103563
El Paso County Hospital District	0.240000
Total Tax Rate	\$ 2.861012

## **LEGAL MATTERS**

### **Legal Opinions**

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



Coats Rose, P.C., Houston, Texas, serves as Bond Counsel and General Counsel to the District. The legal fees paid to Bond Counsel, Disclosure Counsel, and General Counsel for services rendered in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds.

### **No-Litigation Certificate**

The District will furnish the Initial Purchaser a certificate, dated as of the date of delivery of the Bonds, executed by both the President and Secretary of the Board, to the effect that no litigation of any nature has been filed or is to their knowledge then pending or threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the issuance, execution or delivery of the Bonds; affecting the provisions made for the payment of security for the Bonds; in any manner questioning the authority or proceedings for the issuance, execution or delivery of the Bonds; or affecting the validity of the Bonds.

### **No Material Adverse Change**

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

## **TAX MATTERS**

### **Opinion**

In the opinion of Coats Rose, P.C., Bond Counsel, (i) interest on the Bonds is excludable from gross income for federal income tax purposes under existing law, and (ii) the Bonds will not be treated as “specified private activity bonds,” the interest on which will not be included as an alternative minimum tax preference item under Section 57(a)(5) of the Internal Revenue Code of 1986, as amended (the “Code”).

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 proceeds and the source of repayment, limitations on the investment of proceeds prior to expenditure, a requirement that excess arbitrage earned on the investment of 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 Order that it will comply with these requirements.

Bond Counsel’s opinion will assume continuing compliance with the covenants of the Bond Order pertaining to those sections of the Code which affect the exclusion from gross income of interest on the Bonds for federal income tax purpose, and in addition, will rely on representations by the District and the Initial Purchaser with respect to matters solely within the knowledge of the District and the Initial Purchaser, respectively, which Bond Counsel has not independently verified. If the District should fail to comply with the covenants in the Bond Order or if the foregoing representations or report should be determined to be inaccurate or incomplete, interest on the Bonds could become taxable from the date of delivery of the Bonds, regardless of the date on which the event causing such taxability occurs.

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. Payments of interest on tax-exempt obligations such as the Bonds are in many cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any owner who is not an “exempt recipient” and who fails to provide certain identifying information. Individuals generally are not exempt recipients, whereas corporations and certain other entities generally are exempt recipients.

Except as stated above, Bond Counsel will express no opinion as to any federal, state, or local tax consequences resulting from the ownership of, receipt of interest on, or disposition of, the Bonds.

Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations 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, taxpayers owning an interest in a FASIT that holds



tax-exempt obligations, and individuals otherwise qualifying for the earned income 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. These categories of prospective purchasers should consult their own tax advisors as to the applicability of these consequences.

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 hereof. 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 whether or not 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 during the pendency of the audit regardless of the ultimate outcome of the audit.

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

The issue price of certain of the Bonds (the “Original Issue Discount Bonds”) is less than the stated redemption price at maturity. In such case, under existing law, and based upon the assumptions hereinafter stated (a) the difference between (i) the stated amount payable at the maturity of each Original Issue Discount Bond and (ii) the issue price of such Original Issue Discount Bond constitutes original issue discount with respect to such Original Issue Discount Bond in the hands of any owner who has purchased such Original Issue Discount Bond at the initial public offering price in the initial public offering of the Bonds; and (b) such initial owner is entitled to exclude from gross income (as defined in Section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the period that such Original Issue Discount Bond continues to be owned by such owner.

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

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

Under existing law, the original issue discount on each Original Issue Discount Bond is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner’s basis for such Bond for purposes of determining the amount of gain or loss recognized by such owner upon redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (a) the sum of the issue price plus the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on



the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (b) the amounts payable as current interest during such accrual period on such Bond.

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

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

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

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

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

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

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

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

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

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



state supervision as a financial institution. Notwithstanding the exception to the disallowance of the deduction of interest on indebtedness related to “qualified tax-exempt obligations” provided by Section 265(b) of the Code, Section 291 of the Code provides that the allowable deduction to a “bank,” as defined in Section 585(a)(2) of the Code, for interest on indebtedness incurred or continued to purchase “qualified tax-exempt obligations” shall be reduced by twenty percent (20%) as a “financial institution preference item.”

The District **will** designate the Bonds as “qualified tax-exempt obligations” within the meaning of section 265(b) of the Code.

### **CONTINUING DISCLOSURE OF INFORMATION**

As required by Rule 15c2-12, and in the Bond Order, the District has the following agreement for the benefit of the holders and beneficial owners of the Bonds. The District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain updated financial information and operating data annually, audited financial statements and timely notice of specified material events, in an electronic format as prescribed by the Municipal Securities Rulemaking Board (“MSRB”). The MSRB has established the Electronic Municipal Market Access (“EMMA”) system for such purpose.

#### **Annual Reports**

The information to be updated with respect to the District includes all quantitative financial information and operating data of the general type included in this Official Statement under the headings “DISTRICT DEBT” (except under the subheading “Direct and Estimated Overlapping Debt Statement”), “TAX DATA,” and “APPENDIX A.”

The District will update and provide this information to the MSRB through its EMMA system within six months after the end of each of its fiscal years ending in or after 2025. The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12. The updated information will include audited financials if it commissions an audit and the audit is completed by the required time. If the audit of such financial statements is not complete within such period, then the District shall provide unaudited financial statements within such period and audited financial statements when the audit report on such statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Order or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulations.

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

#### **Event Notices**

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other events affecting the tax-exempt status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of SEC Rule 15c2-12; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive



agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person within the meaning of the Rule, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which reflect financial difficulties. The terms “material” and “financial obligation” when used in this paragraph shall have the meanings ascribed to them under federal securities laws. Neither the Bonds nor the Bond Order make any provision for debt service reserves or liquidity enhancement. The term “financial obligation” when used in this paragraph shall have the meaning ascribed to it under federal securities laws including meaning a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of (i) or (ii). The term “financial obligation” does not include municipal securities for which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule. In addition, the District will provide timely notice of any failure by the District to provide information, data, or financial statements in accordance with its agreement described above under “Annual Reports.”

### **Availability of Information**

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 certain 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 of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

The District may amend its continuing disclosure agreement from time to time to adapt 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 (1) the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering made hereby in compliance with the SEC Rule 15c2-12, taking into account any amendments or interpretations of SEC Rule 15c2-12 to the date of such amendment, as well as such changed circumstances, and (2) either (a) the holders of a majority in aggregate principal amount of the outstanding Bonds consent to the amendment or (b) any qualified professional unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. 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. The District may also amend or repeal its continuing disclosure agreement if the SEC amends or repeals the applicable provisions of the SEC Rule 15c2-12 or a court of final jurisdiction enters judgment that such provisions of such SEC Rule 15c2-12 are invalid, and the District also may amend its continuing disclosure agreement in its discretion in any other manner or circumstance, but in either case only if and to the extent that the provisions of this sentence would not have prevented an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds.

### **Compliance with Prior Undertakings**

The District entered into its first continuing disclosure agreement pursuant to SEC Rule 15c2-12 in connection with the issuance of the Outstanding Bonds in 2024. Thereafter, the District has complied in all material respects with its continuing disclosure agreements made in accordance with SEC Rule 15c2-12.



## **OFFICIAL STATEMENT**

### **General**

The information contained in this Official Statement has been obtained primarily from the Developer, the District's records, the Engineer, the Tax Assessor/Collector, 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 audited financial statements for the year ended November 30, 2024, were prepared by Mark C. Eyring, CPA, PLLC, and have been included herein as "APPENDIX A."

### **Experts**

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

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," "THE DISTRICT," "DEVELOPMENT OF THE DISTRICT," and "THE UTILITY SYSTEM" and "THE ROAD SYSTEM" has been provided by the Engineer and has been included herein in reliance upon the authority of said firm as an expert 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 property appraisal.

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

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

### **Updating of Official Statement**

The District will keep this Official Statement current by amendment or sticker to reflect material changes in the affairs of the District and, to the extent that information actually comes to its attention, to the other matters described in the Official Statement, until the delivery of the Bonds to the Initial Purchaser, unless the respective Initial Purchaser notifies the District on or before such date that less than all of the Bonds have been sold to ultimate customers, in which case the District's obligations hereunder will extend for an additional period of time (but not more than 90 days after the date the District delivers the Bonds) until all of the Bonds have been sold to ultimate customers.



### CONCLUDING STATEMENT

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

This Official Statement was approved by the Board of Directors of City of El Paso Municipal Management District No. 1 as of the date shown on the cover page hereof.

/s/ \_\_\_\_\_  
Ryan Burkhardt  
Chair, Board of Directors  
City of El Paso Municipal Management District No. 1

ATTEST:

/s/ \_\_\_\_\_  
James Feagin  
Secretary, Board of Directors  
City of El Paso Municipal Management District No. 1



**APPENDIX A**  
**FINANCIAL STATEMENTS OF THE DISTRICT**



CITY OF EL PASO MUNICIPAL  
MANAGEMENT DISTRICT NO. 1  
EL PASO COUNTY, TEXAS  
ANNUAL AUDIT REPORT  
NOVEMBER 30, 2024



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# Mark C. Eyring, CPA, PLLC

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May 1, 2025

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
City of El Paso Municipal  
Management District No. 1  
El Paso County, Texas

### **Opinions**

I have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of El Paso Municipal Management District No. 1 as of and for the year ended November 30, 2024, and the related notes to the financial statements, which collectively comprise City of El Paso Municipal Management District No. 1's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of El Paso Municipal Management District No. 1, as of November 30, 2024, and the respective changes in financial position and, where applicable, cash flows there of for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

I conducted my audit in accordance with auditing standards generally accepted in the United States of America. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of City of El Paso Municipal Management District No. 1, and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

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

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about City of El Paso Municipal Management District No. 1'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.



## INDEPENDENT AUDITOR'S REPORT (Continued)

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

My 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 my 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, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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. I 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 City of El Paso Municipal Management District No. 1's internal control. Accordingly, no such opinion is expressed. I 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. I conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City of El Paso Municipal Management District No. 1's ability to continue as a going concern for a reasonable period of time.

I am 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 I identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I 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 I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.



INDEPENDENT AUDITOR'S REPORT (Continued)**Supplementary Information**

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise City of El Paso Municipal Management District No. 1's basic financial statements. The supplementary information on Pages 20 to 28 is presented for purposes of additional analysis and is not a required part of the 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 financial statements. Except for the portion marked "unaudited," the information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole. The supplementary information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, I do not express an opinion or provide any assurance on it. The accompanying supplementary information includes financial data excerpted from prior year financial statements which were audited by my firm.

A handwritten signature in dark ink, appearing to read "M. G. J.", is positioned below the text.



## Management's Discussion and Analysis

### Using this Annual Report

Within this section of the City of El Paso Municipal Management District No. 1 (the "District") annual report, the District's Board of Directors provides narrative discussion and analysis of the financial activities of the District for the fiscal year ended November 30, 2024.

The annual report consists of a series of financial statements plus additional supplemental information to the financial statements as required by its state oversight agency, the Texas Commission on Environmental Quality. In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single governmental program. In the District's case, the single governmental program is the economic development of the District. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented on the left side of the statements, a column for adjustments is to the right of the fund financial statements, and the government-wide financial statements are presented to the right side of the adjustments column. The following sections describe the measurement focus of the two types of statements and the significant differences in the information they provide.

#### *Government-Wide Financial Statements*

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

The difference between the District's total assets and total liabilities is labeled as *net position* and this difference is similar to the total owners' equity presented by a commercial enterprise.

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

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

#### *Fund Financial Statements*

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

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



In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted into cash. For example, amounts reported on the balance sheet include items such as cash and receivables collectible within a very short period of time, but do not include capital assets such as land and water and sewer systems. Fund liabilities include amounts that are to be paid within a very short period after the end of the fiscal year. The difference between a fund's total assets and total liabilities is labeled the fund balance, and generally indicates the amount that can be used to finance the next fiscal year's activities. Likewise, the operating statement for governmental funds reports only those revenues and expenditures that were collected in cash or paid with cash, respectively, during the current period or very shortly after the end of the fiscal year.

Because the focus of the government-wide and fund financial statements are different, there are significant differences between the totals presented in these financial statements. For this reason, there is an analysis in Note 3 of the notes to the financial statements that reconciles the total fund balances to the amount of net position presented in the governmental activities column on the statement of net position. Also, there is an analysis in Note 3 of the notes to the financial statements that reconciles the total change in fund balances for all governmental funds to the change in net position as reported in the governmental activities column in the statement of activities.

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

Financial Analysis of the District as a Whole begins with an understanding of how financial resources flow through the District's funds. Resources in the Capital Projects Fund are derived principally from proceeds of the sale of bonds and expenditures from this fund are subject to the Rules of the Texas Commission on Environmental Quality. Resources in the Debt Service Fund are derived principally from the collection of property taxes and are used for the payment of tax collection costs and bond principal and interest. Resources in the General Fund are derived principally from property taxes and billings for water and sewer services and are used to operate and maintain the system and to pay costs of administration of the District.

Management has financial objectives for each of the District's funds. The financial objective for the Capital Projects Fund is to spend the funds as necessary in accordance with the Rules of the Texas Commission on Environmental Quality. The financial objective for the Debt Service Fund is to levy the taxes necessary to pay the fiscal year debt service requirements plus the cost of levying and collecting taxes, leaving the appropriate fund balance as recommended by the District's financial advisor. The financial objective for the General Fund is to keep the fund's expenditures as low as possible while ensuring that revenues are adequate to cover expenditures and maintaining the fund balance that Management believes is prudent. Management believes that these financial objectives were met during the fiscal year.

Management believes that the required method of accounting for certain elements of the government-wide financial statements makes the government-wide financial statements as a whole not useful for financial analysis. In the government-wide financial statements, certain non-cash costs of long-term debt are capitalized and amortized over the life of the related debt. Management believes that this required method of accounting is not useful for financial analysis of the District and prefers to consider the required cash flows of the debt as reported in the fund statements and the notes to the financial statements. In the government-wide financial statements, property tax revenues are required to be recorded in the fiscal year for which the taxes are levied, regardless of the year of collection. Management believes that the cash basis method of accounting for property taxes in the funds provides more useful financial information.



The following required summaries of the District's overall financial position and operations for the past two years are based on the information included in the government-wide financial statements. For the reasons described in the preceding paragraph, a separate analysis of the summaries is not presented.

#### Summary of Net Position

	<u>2024</u>	<u>2023</u>	<u>Change</u>
Current and other assets	\$ 110,153	\$ 4,382	\$ 105,771
Capital assets	51,841,438	11,877,850	39,963,588
Total assets	<u>51,951,591</u>	<u>11,882,232</u>	<u>40,069,359</u>
Long-term liabilities	51,993,366	11,992,278	40,001,088
Other liabilities	13,183	9,694	3,489
Total liabilities	<u>52,006,549</u>	<u>12,001,972</u>	<u>40,004,577</u>
Total deferred inflows of resources	<u>94,505</u>	<u>2,831</u>	<u>91,674</u>
Net position:			
Unrestricted	(149,463)	(122,571)	(26,892)
Total net position	<u>\$ (149,463)</u>	<u>\$ (122,571)</u>	<u>\$ (26,892)</u>

#### Summary of Changes in Net Position

	<u>2024</u>	<u>2023</u>	<u>Change</u>
Revenues:			
Property taxes, including related penalty and interest	\$ 8,272	\$ 3,429	\$ 4,843
Other revenues	32	274	(242)
Total revenues	<u>8,304</u>	<u>3,703</u>	<u>4,601</u>
Expenses:			
Service operations	35,196	24,506	10,690
Debt service	0	0	0
Total expenses	<u>35,196</u>	<u>24,506</u>	<u>10,690</u>
Change in net position	(26,892)	(20,803)	(6,089)
Net position, beginning of year	<u>(122,571)</u>	<u>(101,768)</u>	<u>(20,803)</u>
Net position, end of year	<u>\$ (149,463)</u>	<u>\$ (122,571)</u>	<u>\$ (26,892)</u>

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

The District's General Fund balance as of the end of the fiscal year ended November 30, 2024, was negative \$2,976. The General Fund balance increased by \$5,167, as revenues and developer operating advances exceeded expenditures.

#### *General Fund Budgetary Highlights*

The District's budget is primarily a planning tool. Accordingly, actual results varied from the budgeted amounts. A comparison of actual to budgeted amounts is presented on Page 18 of this report. The budgetary fund balance as of November 30, 2024 was expected to be negative \$8,143 and the actual end of year fund balance was negative \$2,976.



## Capital Asset and Debt Administration

### *Capital Assets*

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

	<u>Capital Assets (Net of Accumulated Depreciation)</u>		
	<u>2024</u>	<u>2023</u>	<u>Change</u>
Construction in progress	<u>\$ 51,841,438</u>	<u>\$ 11,877,850</u>	<u>\$ 39,963,588</u>

Changes to capital assets during the fiscal year ended November 30, 2024, are summarized as follows:

#### Additions:

Utilities, roads and other facilities constructed by developer	<u>\$ 39,963,588</u>
Net change to capital assets	<u>\$ 39,963,588</u>

### *Debt*

Subsequent to November 30, 2024, the District issued its \$7,590,000 Series 2024 Unlimited Tax and Tax Increment Contract Revenue Bonds on December 19, 2024.

At November 30, 2024, the District had \$498,000,000 of bonds authorized but unissued for the purposes of acquiring, constructing and improving a water, sanitary sewer and drainage system within the District and \$390,000,000 for road purposes authorized but unissued

As further described in Note 5 of the notes to the financial statements, the developers within the District have advanced funds to the District to cover initial operating deficits. As of November 30, 2024, the cumulative amount of developer advances for this purpose was \$151,928.

As further described in Note 5 of the notes to the financial statements, the developer within the District is constructing water, sewer and drainage facilities and road improvements on behalf of the District under the terms of contracts with the District. The District has agreed to purchase these facilities from the proceeds of future bond issues subject to the approval of the Texas Commission on Environmental Quality as applicable. At November 30, 2024, the estimated amount due to the developer was \$51,841,438.

## RELEVANT FACTORS AND WATER SUPPLY ISSUES

### *Property Tax Base*

As of November 30, 2024, the District's certified tax base had increased approximately \$36,390,000 for the 2024 tax year primarily due to the addition of new homes to the tax base.

The District's tax base is concentrated in a small number of taxpayers. The District's developers own a substantial portion of land within the District. If any one of the principal District taxpayers did not pay taxes due, the District might need to levy additional taxes.

### *Relationship to the City of El Paso*

The District lies wholly within the corporate limits of the City of El Paso (the "City") and will obtain water and sewer service from the City. In consideration of the District's acquiring and constructing these systems and a road system on behalf of the City, the City will own, operate and maintain such systems.



Under existing Texas law, because the District lies wholly within the corporate limits of the City, the District may be dissolved by the City. If the District is dissolved, the City must assume the District's assets and obligations (including bonds) on the effective date of the dissolution of the District.

Furthermore, the District lies within the City of El Paso Tax Reinvestment Zone No. 13 (the "TIRZ"). The District, the City and the TIRZ entered into the TIRZ Agreement providing terms for the development of the District and the financing of public infrastructure related thereto, including the utility and road systems. Under the terms of the agreement, the District will acquire or construct certain public infrastructure within the TIRZ. In consideration of the District's acquiring or constructing these public infrastructure on behalf of the City, the City will own, operate and maintain such public infrastructure. The City agrees to reimburse the District for the costs of the public infrastructure through its TIRZ Plan. Under the terms of the agreement, the City will contribute seventy-five percent (75%) of the tax increments generated within the TIRZ on the captured appraisal value to the District to finance a portion of the public infrastructure within the TIRZ.



## CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1

## STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET

NOVEMBER 30, 2024

	General	Debt Service	Capital Projects	Total	Adjustments (Note 3)	Statement of Net Position
<b>ASSETS</b>						
Cash, including interest-bearing accounts, Note 7	\$ 6,330	\$	\$	\$ 6,330	\$	\$ 6,330
Property taxes receivable	96,233			96,233		96,233
Prepaid expenditures	7,590			7,590		7,590
Capital assets, net of accumulated depreciation, Note 4:						
Capital assets not being depreciated				0	51,841,438	51,841,438
Total assets	<u>\$ 110,153</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 110,153</u>	<u>51,841,438</u>	<u>51,951,591</u>
<b>LIABILITIES</b>						
Accounts payable	\$ 13,183	\$	\$	\$ 13,183		13,183
Long-term liabilities, Note 5:						
Due in more than one year				0	51,993,366	51,993,366
Total liabilities	<u>13,183</u>	<u>0</u>	<u>0</u>	<u>13,183</u>	<u>51,993,366</u>	<u>52,006,549</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Property tax revenues	<u>99,946</u>	<u>0</u>	<u>0</u>	<u>99,946</u>	<u>(5,441)</u>	<u>94,505</u>
<b>FUND BALANCES / NET POSITION</b>						
Fund balances:						
Unassigned	<u>(2,976)</u>			<u>(2,976)</u>	<u>2,976</u>	<u>0</u>
Total fund balances	<u>(2,976)</u>	<u>0</u>	<u>0</u>	<u>(2,976)</u>	<u>2,976</u>	<u>0</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 110,153</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 110,153</u>		
Net position:						
Unrestricted, Note 5					<u>(149,463)</u>	<u>(149,463)</u>
Total net position					<u>\$ (149,463)</u>	<u>\$ (149,463)</u>

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



CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES

FOR THE YEAR ENDED NOVEMBER 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments (Note 3)	Statement of Activities
REVENUES						
Property taxes	\$ 2,831	\$	\$	\$ 2,831	\$ 5,441	\$ 8,272
Interest on deposits	32			32		32
Total revenues	2,863	0	0	2,863	5,441	8,304
EXPENDITURES / EXPENSES						
Service operations:						
Professional fees	20,461			20,461		20,461
Contracted services	6,817			6,817		6,817
Administrative expenditures	7,918			7,918		7,918
Total expenditures / expenses	35,196	0	0	35,196	0	35,196
Excess (deficiency) of revenues over expenditures	(32,333)	0	0	(32,333)	5,441	(26,892)
OTHER FINANCING SOURCES (USES)						
Capital contribution from City, Note 9	482,606			482,606	(482,606)	0
Disbursements from City capital contribution, Note 9	(482,606)			(482,606)	482,606	0
Developer advances, Note 5	37,500			37,500	(37,500)	0
Total other financing sources (uses)	37,500	0	0	37,500	(37,500)	0
Net change in fund balances / net position	5,167	0	0	5,167	(32,059)	(26,892)
Beginning of year	(8,143)	0	0	(8,143)	(114,428)	(122,571)
End of year	\$ (2,976)	\$ 0	\$ 0	\$ (2,976)	\$ (146,487)	\$ (149,463)

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



CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1NOTES TO THE FINANCIAL STATEMENTSNOVEMBER 30, 2024

## NOTE 1: REPORTING ENTITY

City of El Paso Municipal Management District No. 1 (the "District") was created by Act of the 86<sup>th</sup> Texas Legislature, Regular Session 2019, codified at Chapter 3972, Texas Special District Local Laws Code, as a conservation and reclamation district, effective January 1, 2020. The District operates in accordance with Texas Water Code Chapter 49, Texas Local Government Code Chapter 375, and Article III, Sections 52 and 52-a and Article XVI, Section 59, of the Texas Constitution. The District was confirmed by an election held within the District on May 1, 2021. The District is located within the corporate limits of the City of El Paso and within El Paso County, Texas. The District is a political subdivision of the State of Texas, governed by an elected five member Board of Directors. The Board of Directors held its first meeting on June 3, 2020. The District is subject to the continuing supervision of the TCEQ with respect to water, wastewater and drainage.

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 may also provide solid waste collection and disposal service and operate and maintain recreational facilities. In addition, the District is authorized to construct, acquire, improve, maintain or operate roads located within its boundaries.

In evaluating how to define the District for financial reporting purposes, the Board of Directors of the District has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria established by the Governmental Accounting Standards Board. The basic, but not the only, criterion for including a potential component unit within the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations and accountability for fiscal matters. The other criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the District is able to exercise oversight responsibilities. Based upon the application of these criteria, there were no other entities which were included as a component unit in the District's financial statements.



## NOTES TO THE FINANCIAL STATEMENTS (Continued)

### NOTE 2: SIGNIFICANT ACCOUNTING POLICIES

The District's financial statements are prepared in accordance with generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board (the "GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Governments are also required to follow the pronouncements of the Financial Accounting Standards Board issued through November 30, 1989 (when applicable), that do not conflict with or contradict GASB pronouncements. The more significant accounting policies established in GAAP and used by the District are discussed below.

#### Basic Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and governmental fund financial statements (reporting the District's funds). Because the District is a single-program government as defined by the GASB, the District has combined the government-wide statements and the fund financial statements using a columnar format that reconciles individual line items of fund financial data to government-wide data in a separate column on the face of the financial statements. An additional reconciliation between the fund and the government-wide financial data is presented in Note 3.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the District. The effect of interfund activity has been removed from these statements. The District's net position are reported in three parts – invested in capital assets, net of related debt; restricted net position; and unrestricted net position. The government-wide statement of activities reports the components of the changes in net position during the reporting period.

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for in a separate set of self-balancing accounts that comprises its assets, liabilities, fund balances, revenues and expenditures and changes in fund balances. The District's fund balances are reported as nonspendable, restricted, committed, assigned or unassigned. Nonspendable fund balances are either not in spendable form or are contractually required to remain intact. Restricted fund balances include amounts that can only be used for the specific purposes stipulated by constitutional provisions, external resource providers or enabling legislation. Committed fund balances include amounts that can only be used for the specific purposes determined by formal action of the District's Board of Directors. Assigned fund balances are intended for a specific purpose but do not meet the criteria to be classified as restricted or committed. Unassigned fund balance is the residual classification for the District's General Fund and includes all spendable amounts not contained in the other classifications. The transactions of the District are accounted for in the following funds:

General Fund -- To account for all revenues and expenditures not required to be accounted for in other funds.

Debt Service Fund -- To account for the accumulation of financial resources for, and the payment of, bond principal and interest, paid principally from property taxes levied by the District.

Capital Projects Fund -- To account for financial resources designated to construct or acquire capital assets. Such resources are derived principally from proceeds of the sale of bonds.



## NOTES TO THE FINANCIAL STATEMENTS (Continued)

### Basis of Accounting

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting which recognizes all long-term assets and receivables as well as long-term debt and obligations. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Ad valorem property taxes are recognized as revenues in the fiscal year for which they have been levied and related penalties and interest are recognized in the fiscal year in which they are imposed. An allowance for uncollectibles is estimated for delinquent property taxes and reported separately in the financial statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available if they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when a liability is incurred except for principal and interest on bonds payable which are recorded only when payment is due.

### Interfund Activity

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year is reported as interfund receivables or payables, as appropriate, as are all other outstanding balances between funds. Operating transfers between funds represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

### Receivables

Service accounts receivable as reported are considered collectible. The District uses the direct write off method for uncollectible service accounts. Unbilled water and sewer revenues are not material and are not recorded at year end. The District considers service accounts revenues to be available if they are to be collected within 60 days after the end of the fiscal year.

In the fund financial statements, ad valorem taxes and penalties and interest are reported as revenues in the fiscal year in which they become available to finance expenditures of the fiscal year for which they have been levied. Property taxes which have been levied and are not yet collected (or have been collected in advance of the fiscal year for which they have been levied) are recorded as deferred revenues. Property taxes collected after the end of the fiscal year are not included in revenues.

### Long-term Liabilities

Long-term debt and other long-term obligations are reported in the government-wide financial statements. Bond premiums and discounts, are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable premium or discount. If bonds are refunded and the carrying amount of the new debt is different than the net carrying amount of the old debt, the difference is netted against the new debt and amortized using the effective interest method over the shorter of the remaining life of the refunded debt or the life of the new debt issued.

In the fund financial statements, ad valorem taxes and penalties and interest are reported as revenues in the fiscal year in which they become available to finance expenditures of the fiscal year for which they have been levied. Property taxes which have been levied and are not yet collected (or have been collected in advance of the fiscal year for which they have been levied) are recorded as deferred inflow of resources. Property taxes collected after the end of the fiscal year are not included in revenues.



NOTES TO THE FINANCIAL STATEMENTS (Continued)

**NOTE 3: RECONCILIATION OF FUND TO GOVERNMENT-WIDE FINANCIAL STATEMENTS**

Reconciliation of year end fund balances to net position:

Total fund balances, end of year	\$ (2,976)
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds	
Total capital assets, net	51,841,438
Some long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds:	
Due to developer for operating advances	\$ (151,928)
Due to developer for construction	<u>(51,841,438)</u> (51,993,366)
Some receivables that do not provide current financial resources are not reported as receivables in the funds:	
Uncollected property taxes	<u>5,441</u>
Net position, end of year	<u>\$ (149,463)</u>

Reconciliation of net change in fund balances to change in net position:

Total net change in fund balances	\$ 5,167
The receipt of developer advances provides current financial resources to the funds, while the repayment of such advances consume the current financial resources of the funds. Neither transaction, however, has any effect on net position. The effect of these differences in the treatment of long-term debt:	
Developer advances	(37,500)
Some revenues reported in the statement of activities do not provide current financial resources and therefore are not reported as revenues in the funds:	
Uncollected property taxes	<u>5,441</u>
Change in net position	<u>\$ (26,892)</u>

**NOTE 4: CAPITAL ASSETS**

As further described in Note 9, the District, under the terms of the agreements with the City of El Paso (the "City"), will obtain water and sewer service from the City. In consideration of the District's acquiring and constructing these systems on behalf of the City, the City will own, operate and maintain such systems. The District will transfer the ownership of certain capital assets constructed by the District to the City. However, the District shall have a security interest therein until all bonds issued by the District pursuant to the respective agreement are retired. The District will own and maintain the storm water detention and park facilities.



NOTES TO THE FINANCIAL STATEMENTS (Continued)

Capital asset activity for the fiscal year ended November 30, 2024, was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital assets not being depreciated:				
Construction in progress	\$ 11,877,850	\$ 39,963,588	\$ 0	\$ 51,841,438
Total capital assets not being depreciated	<u>11,877,850</u>	<u>39,963,588</u>	<u>0</u>	<u>51,841,438</u>
Total capital assets, net	<u>\$ 11,877,850</u>	<u>\$ 39,963,588</u>	<u>\$ 0</u>	<u>\$ 51,841,438</u>
Changes to capital assets:				
Increase in estimated value of developer construction		\$ 39,963,588	\$ 0	
Net increases / decreases to capital assets		<u>\$ 39,963,588</u>	<u>\$ 0</u>	

NOTE 5: LONG-TERM LIABILITIES AND CONTINGENT LIABILITIES

Subsequent to November 30, 2024, the District issued its \$7,590,000 Series 2024 Unlimited Tax and Tax Increment Contract Revenue Bonds on December 19, 2024.

Long-term liability activity for the fiscal year ended November 30, 2024 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due within One Year</u>
Due to developer for operating advances (see below)	\$ 114,428	\$ 37,500	\$ 0	\$ 151,928	-----
Due to developer for construction (see below)	<u>11,877,850</u>	<u>39,963,588</u>	<u>0</u>	<u>51,841,438</u>	-----
Total due to developer	<u>11,992,278</u>	<u>40,001,088</u>	<u>0</u>	<u>51,993,366</u>	<u>0</u>
Total long-term liabilities	<u>\$ 11,992,278</u>	<u>\$ 40,001,088</u>	<u>\$ 0</u>	<u>\$ 51,993,366</u>	<u>\$ 0</u>

Utility bonds voted	\$ 498,000,000
Utility bonds approved for sale and sold	0
Utility bonds voted and not issued	498,000,000
Road bonds voted	390,000,000
Road bonds approved for sale and sold	0
Road bonds voted and not issued	390,000,000
Refunding bonds voted	1,332,000,000
Refunding bonds approved for sale and sold	0
Refunding bonds voted and not issued	1,332,000,000



NOTES TO THE FINANCIAL STATEMENTS (Continued)

Developer Construction Commitments, Liabilities and Advances

The developers within the District have advanced funds to the District to cover initial operating deficits. At November 30, 2024, the cumulative amount of unreimbursed developer advances was \$151,928. These amounts have been recorded in the government-wide financial statements and in the schedules in Note 5. This amount has been recorded as a decrease in "Unrestricted net position" in the government-wide financial statements. Without this decrease, "Unrestricted net position" would have a balance of \$2,465.

The developer within the District is constructing certain facilities within the District's boundaries. The District has agreed to reimburse the developer for these construction and related engineering costs plus interest not to exceed the interest rate of the applicable District bond issue. These amounts are to be reimbursed from the proceeds of a future bond issue to the extent approved by the Texas Commission on Environmental Quality as applicable. The District's engineer stated that cost of the construction in progress at November 30, 2024, was \$51,841,438. This amount has been recorded in the government-wide financial statements and in the schedules in Notes 4 and 5.

**NOTE 6: PROPERTY TAXES**

The El Paso County Central Appraisal District has the responsibility for appraising property for all taxing units within the county as of January 1 of each year, subject to review and change by the county Appraisal Review Board. The appraisal roll, as approved by the Appraisal Review Board, must be used by the District in establishing its tax roll and tax rate. The District's taxes are usually levied in the fall, are due when billed and become delinquent after January 31 of the following year or 30 days after the date billed, whichever is later. On January 1 of each year, a statutory tax lien attaches to property to secure the payment of all taxes, penalties and interest ultimately imposed for the year on the property.

At an election held May 1, 2021, the voters within the District authorized a maintenance tax not to exceed \$1.00 per \$100 valuation on all property subject to taxation within the District. This maintenance tax is being used by the General Fund to pay expenditures of operating the District. Furthermore, the voters authorized a road maintenance tax not to exceed \$1.00 per \$100 valuation on all property subject to taxation within the District. This road maintenance tax is to be used for the operation and maintenance of a road system and related storm drainage system within the District.

On September 12, 2024, the District levied the following ad valorem taxes for the 2024 tax year and the 2025 fiscal year on the adjusted taxable valuation of \$37,801,732:

	<u>Rate</u>	<u>Amount</u>
Debt service	\$ 0.0000	\$ 0
Maintenance	<u>0.2500</u>	<u>94,505</u>
	<u>\$ 0.2500</u>	<u>\$ 94,505</u>

A reconciliation of the tax levy to property tax revenues on the Statement of Activities is as follows:

2024 tax year total property tax levy	\$ 94,505
2024 tax year total property tax levy deferred to 2025 fiscal year	(94,505)
2023 tax year total property tax levy deferred to 2024 fiscal year	2,831
Appraisal district adjustments to prior year taxes	<u>5,441</u>
Statement of Activities property tax revenues	<u>\$ 8,272</u>



## NOTES TO THE FINANCIAL STATEMENTS (Continued)

### Concentration of Tax Base

The District's tax base is concentrated in a small number of taxpayers. The District's developers own a substantial portion of land within the District. If any one of the principal District taxpayers did not pay taxes due, the District might need to levy additional taxes.

### NOTE 7: DEPOSITS

The District complied with the requirements of the Public Funds Investment Act during the current fiscal year including the preparation of quarterly investment reports required by the Act.

State statutes authorize the District to invest and reinvest in direct or indirect obligations of the United States, the State of Texas, any county, city, school district, or other political subdivision of the state, or in local government investment pools authorized under the Public Funds Investment Act. Funds of the District may be placed in certificates of deposit of state or national banks or savings and loan associations within the state provided that they are secured in the manner provided for the security of the funds under the laws of the State of Texas. In accordance with the District's investment policies, during the current year the District's funds were invested in interest bearing accounts at authorized financial institutions.

In accordance with state statutes and the District's investment policies, the District requires that insurance or security be provided by depositories for all funds held by them. At the balance sheet date, the District's deposits were covered by federal insurance.

### NOTE 8: 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; personal injuries and natural disasters. Significant losses are covered by insurance as described below. There were no significant reductions in insurance coverage from the prior fiscal year. There have been no settlements which have exceeded the insurance coverage for each of the past three fiscal years.

On November 30, 2024, the District had comprehensive general liability insurance coverage with a per occurrence limit of \$1,000,000 and \$3,000,000 general limit and consultant's crime coverage of \$10,000.

### NOTE 9: AGREEMENTS WITH CITY OF EL PASO

The District lies wholly within the corporate limits of the City of El Paso (the "City") and will obtain water and sewer service from the City. In consideration of the District's acquiring and constructing these systems on behalf of the City, the City will own, operate and maintain such systems.

The District and the City entered into an Agreement for the construction of water and sewer facilities (the "Facilities" on January 19, 2022. The Facilities will serve customers inside and outside of the District's boundaries. During the year ended November 30, 2024, the City advanced \$482,606 to the District for the City's share of construction costs of the Facilities serving customers outside of the District's boundaries and the District expended the \$482,606 for construction on behalf of the City.



NOTES TO THE FINANCIAL STATEMENTS (Continued)

Furthermore, the District lies within the City of El Paso Tax Reinvestment Zone No. 13 (the "TIRZ"). The District, the City and the TIRZ entered into the TIRZ Agreement providing terms for the development of the District and the financing of public infrastructure related thereto, including the utility and road systems. Under the terms of the agreement, the District will acquire or construct certain public infrastructure within the TIRZ. In consideration of the District's acquiring or constructing these public infrastructure on behalf of the City, the City will own, operate and maintain such public infrastructure. The City agrees to reimburse the District for the costs of the public infrastructure through its TIRZ Plan. Under the terms of the agreement, the City will contribute seventy-five percent (75%) of the tax increments generated within the TIRZ on the captured appraisal value to the District to finance a portion of the public infrastructure within the TIRZ.



CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES

IN FUND BALANCE, BUDGET AND ACTUAL, GENERAL FUND

FOR THE YEAR ENDED NOVEMBER 30, 2024

	<u>Budgeted Amounts</u>			Variance with Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
REVENUES				
Property taxes	\$ 3,400	\$ 3,400	\$ 2,831	\$ (569)
Interest on deposits	<u>300</u>	<u>300</u>	<u>32</u>	<u>(268)</u>
TOTAL REVENUES	<u>3,700</u>	<u>3,700</u>	<u>2,863</u>	<u>(837)</u>
EXPENDITURES				
Service operations:				
Professional fees	59,500	59,500	20,461	(39,039)
Contracted services	3,645	3,645	6,817	3,172
Repairs and maintenance	6,000	6,000	0	(6,000)
Administrative expenditures	<u>5,927</u>	<u>5,927</u>	<u>7,918</u>	<u>1,991</u>
TOTAL EXPENDITURES	<u>75,072</u>	<u>75,072</u>	<u>35,196</u>	<u>(39,876)</u>
EXCESS REVENUES (EXPENDITURES)	<u>(71,372)</u>	<u>(71,372)</u>	<u>(32,333)</u>	<u>39,039</u>
OTHER FINANCING SOURCES (USES)				
City capital contribution received	0	0	482,606	482,606
City capital contribution expenditures	0	0	(482,606)	(482,606)
Developer advances	<u>71,372</u>	<u>71,372</u>	<u>37,500</u>	<u>(33,872)</u>
TOTAL OTHER FINANCIAL SOURCES (USES)	<u>71,372</u>	<u>71,372</u>	<u>37,500</u>	<u>(33,872)</u>
EXCESS SOURCES (USES)	0	0	5,167	5,167
FUND BALANCE, BEGINNING OF YEAR	<u>(8,143)</u>	<u>(8,143)</u>	<u>(8,143)</u>	<u>0</u>
FUND BALANCE, END OF YEAR	<u>\$ (8,143)</u>	<u>\$ (8,143)</u>	<u>\$ (2,976)</u>	<u>\$ 5,167</u>

The District's Board of Directors adopts an annual nonappropriated budget. This budget may be amended throughout the fiscal year and is prepared on a basis consistent with generally accepted accounting principles.

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



CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1  
SCHEDULE OF TEXAS SUPPLEMENTARY INFORMATION  
REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
NOVEMBER 30, 2024

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

- [X] TSI-1. Services and Rates
- [X] TSI-2. General Fund Expenditures
- [ ] TSI-3. Temporary Investments  
Not Applicable. None at November 30, 2024.
- [X] TSI-4. Taxes Levied and Receivable
- [ ] TSI-5. Long-Term Debt Service Requirements by Years  
Not Applicable. None at November 30, 2024.
- [ ] TSI-6. Changes in Long-Term Bonded Debt  
Not Applicable. None at November 30, 2024.
- [X] TSI-7. Comparative Schedule of Revenues and Expenditures -  
General Fund and Debt Service Fund - Five Year
- [X] TSI-8. Board Members, Key Personnel and Consultants



CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1  
SCHEDULE OF SERVICES AND RATES  
NOVEMBER 30, 2024

1. Services Provided by the District during the Fiscal Year:

- |   |   |                                     |
|---|---|-------------------------------------|
| <input type="checkbox"/> Retail Water   | <input type="checkbox"/> Wholesale Water      | <input type="checkbox"/> Drainage   |
| <input type="checkbox"/> Retail Wastewater  | <input type="checkbox"/> Wholesale Wastewater | <input type="checkbox"/> Irrigation |
| <input type="checkbox"/> Parks/Recreation   | <input type="checkbox"/> Fire Protection      | <input type="checkbox"/> Security   |
| <input type="checkbox"/> Solid Waste/Garbage  | <input type="checkbox"/> Flood Control        | <input type="checkbox"/> Roads      |
| <input type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect) |   |                                     |
| <input checked="" type="checkbox"/> Other <u>All services are provided by the City of El Paso.</u>                                    |   |                                     |

2. Retail Service Providers

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

Contact the City of El Paso.

b. Water and Wastewater Retail Connections:

Contact the City of El Paso.

3. Total Water Consumption during the Fiscal Year (rounded to thousands):

Contact the City of El Paso.

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: \_\_\_\_\_



## CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1

EXPENDITURESFOR THE YEAR ENDED NOVEMBER 30, 2024

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals (Memorandum Only)</u>
CURRENT				
Professional fees:				
Auditing	\$ 5,500	\$	\$	5,500
Legal	14,961			14,961
	<u>20,461</u>	<u>0</u>	<u>0</u>	<u>20,461</u>
Contracted services:				
Bookkeeping	6,155			6,155
Tax assessor-collector	628			628
Central appraisal district	34			34
	<u>6,817</u>	<u>0</u>	<u>0</u>	<u>6,817</u>
Administrative expenditures:				
Insurance	3,831			3,831
Communications	2,250			2,250
Other	1,837			1,837
	<u>7,918</u>	<u>0</u>	<u>0</u>	<u>7,918</u>
TOTAL EXPENDITURES	<u>\$ 35,196</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 35,196</u>

See accompanying independent auditor's report.



CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1

ANALYSIS OF CHANGES IN DEPOSITS  
ALL GOVERNMENTAL FUND TYPES

FOR THE YEAR ENDED NOVEMBER 30, 2024

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals (Memorandum Only)</u>
<b>SOURCES OF DEPOSITS</b>				
Cash receipts from revenues	\$ 4,482	\$	\$	\$ 4,482
City Capital contribution	482,606			482,606
Developer advances	<u>37,500</u>	<u></u>	<u></u>	<u>37,500</u>
<b>TOTAL DEPOSITS</b>	<u>524,588</u>	<u>0</u>	<u>0</u>	<u>524,588</u>
<b>APPLICATIONS OF DEPOSITS</b>				
Cash disbursements for:				
Current expenditures	31,707			31,707
Prepaid expenses	7,590			7,590
City's share of construction	<u>482,606</u>	<u></u>	<u></u>	<u>482,606</u>
<b>TOTAL DEPOSITS APPLIED</b>	<u>521,903</u>	<u>0</u>	<u>0</u>	<u>521,903</u>
<b>INCREASE (DECREASE) IN DEPOSITS</b>	2,685	0	0	2,685
<b>DEPOSITS BALANCES, BEGINNING OF YEAR</b>	<u>3,645</u>	<u>0</u>	<u>0</u>	<u>3,645</u>
<b>DEPOSITS BALANCES, END OF YEAR</b>	<u>\$ 6,330</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 6,330</u>

See accompanying independent auditor's report.



CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1

TAXES LEVIED AND RECEIVABLE

FOR THE YEAR ENDED NOVEMBER 30, 2024

	<u>Maintenance Taxes</u>
RECEIVABLE, BEGINNING OF YEAR	\$ 737
Additions and corrections to prior year taxes	<u>5,441</u>
Adjusted receivable, beginning of year	6,178
2024 ADJUSTED TAX ROLL	<u>94,505</u>
Total to be accounted for	100,683
Tax collections: Current tax year	(3,713)
Prior tax years	<u>(737)</u>
RECEIVABLE, END OF YEAR	<u><u>\$ 96,233</u></u>
RECEIVABLE, BY TAX YEAR	
2021	\$ 3,237
2022	2,204
2024	<u>90,792</u>
RECEIVABLE, END OF YEAR	<u><u>\$ 96,233</u></u>

Fiscal year 2024 General Fund property tax revenue of \$2,831 under the modified accrual basis of accounting is comprised of prior tax year collections of \$737 during fiscal year 2024 and 2023 tax year collections of \$2,094 during fiscal year 2023.



CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1

TAXES LEVIED AND RECEIVABLE (Continued)

FOR THE YEAR ENDED NOVEMBER 30, 2024

ADJUSTED PROPERTY VALUATIONS AS OF JANUARY 1 OF TAX YEAR	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021***</u>
Land	\$ 34,349,420	\$ 19,045,842	\$ 19,123,404	\$ 21,027,562
Improvements	19,639,955	0	0	0
Personal property	0	0	0	0
Less exemptions	<u>(16,187,643)</u>	<u>(17,630,151)</u>	<u>(16,608,540)</u>	<u>(19,552,929)</u>
TOTAL PROPERTY VALUATIONS	<u>\$ 37,801,732</u>	<u>\$ 1,415,691</u>	<u>\$ 2,514,864</u>	<u>\$ 1,474,633</u>
Debt service tax rates	\$ 0.00000	\$ 0.00000	\$ 0.00000	\$ 0.00000
Maintenance tax rates*	<u>0.25000</u>	<u>0.20000</u>	<u>0.20000</u>	<u>0.20000</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.25000</u>	<u>\$ 0.20000</u>	<u>\$ 0.20000</u>	<u>\$ 0.20000</u>
TAX ROLLS	<u>\$ 94,505</u>	<u>\$ 2,831</u>	<u>\$ 4,335</u>	<u>\$ 5,583</u>
PERCENT OF TAXES COLLECTED TO TAXES LEVIED	<u>3.9%**</u>	<u>100 %</u>	<u>49.2 %</u>	<u>42.0 %</u>

\*Maximum tax rate approved by voters on May 1, 2021: \$1.00

\*\*The District's taxes are usually levied in the fall and are not delinquent until after the following January 31.

\*\*\*The District first levied taxes for tax year 2021.



CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1  
COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES,  
GENERAL FUND  
FOR YEARS ENDED NOVEMBER 30

	AMOUNT					PERCENT OF TOTAL REVENUES				
	2024*	2023	2022	2021	2020**	2024	2023	2022	2021	2020
REVENUES										
Property taxes	\$ 2,831	\$ 3,429	\$ 2,346	\$	\$	98.9 %	92.6 %	78.6 %	%	%
Penalty and interest	32	274	640			1.1	7.4	21.4		
TOTAL REVENUES	2,863	3,703	2,986	0	0	100.0	100.0	100.0	N/A	N/A
EXPENDITURES										
Service operations:										
Professional fees	20,461	12,913	47,826	18,399	20,783	714.6	348.7	1601.7		
Contracted services	6,817	5,543	4,587			238.1	149.7	153.6		
Repairs and maintenance	0	0	4,200			0.0	0.0	140.7		
Administrative expenditures	7,918	6,050	4,908	2,256	1,795	276.6	163.4	164.4		
TOTAL EXPENDITURES	35,196	24,506	61,521	20,655	22,578	1229.3	661.8	2060.4	N/A	N/A
EXCESS REVENUES (EXPENDITURES)	\$ (32,333)	\$ (20,803)	\$ (58,535)	\$ (20,655)	\$ (22,578)	(1129.3 %)	(561.8) %	(1960.4 %)	N/A %	N/A %
TOTAL ACTIVE RETAIL WATER CONNECTIONS	N/A	N/A	N/A	N/A	N/A					
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	N/A	N/A	N/A	N/A	N/A					

\*District is funded primarily by developer advances for fiscal years 2024 and prior.

\*\*First year of financial activity.



CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTSNOVEMBER 30, 2024

Complete District Mailing Address: City of El Paso Municipal Management District No. 1  
c/o Coats Rose, P.C.  
9 Greenway Plaza, Suite 1000  
Houston, Texas 77046

District Business Telephone No.: 713-651-0111

Submission date of the most recent District Registration Form: February 9, 2023

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

BOARD MEMBERS

<u>Name and Address</u>	<u>Term of Office (Elected/ Appointed)</u>	<u>Fees of Office Paid</u>	<u>Expense Reimb.</u>	<u>Title at Year End</u>
Ryan Burkhart c/o Coats Rose, P.C. 9 Greenway Plaza, Suite 1000 Houston, Texas 77046	Appointed 6/01/24- 6/01/28	\$ 0	\$ 0	Chair
William Kell c/o Coats Rose, P.C. 9 Greenway Plaza, Suite 1000 Houston, Texas 77046	Appointed 6/01/24- 6/01/28	0	0	Vice Chair
James Feagin c/o Coats Rose, P.C. 9 Greenway Plaza, Suite 1000 Houston, Texas 77046	Appointed 6/01/22- 6/01/26	0	0	Secretary
Brent D. Harris c/o Coats Rose, P.C. 9 Greenway Plaza, Suite 1000 Houston, Texas 77046	Appointed 6/01/22- 6/01/26	0	0	Director
Chris Charron c/o Coats Rose, P.C. 9 Greenway Plaza, Suite 1000 Houston, Texas 77046	Appointed 1/23/23- 6/01/26	0	0	Director

See accompanying independent auditor's report.



CITY OF EL PASO MUNICIPAL MANAGEMENT DISTRICT NO. 1  
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS (Continued)

NOVEMBER 30, 2024

CONSULTANTS

<u>Name and Address</u>	<u>Date Hired</u>	<u>Fees and Expense Reimbursements</u>	<u>Title at Year End</u>
Coats Rose, P.C. 9 Greenway Plaza, Suite 1000 Houston, Texas 77046	6/3/20	\$ 14,961	Attorney
L & S District Services, LLC P.O. Box 170 Tomball, Texas 77377	6/3/20	6,155	Bookkeeper
Kimley-Horn & Associates, Inc. 160 East Davis Street, Suite 100 McKinney, Texas 75069	6/3/20	0	Engineer
City of El Paso Tax Office 221 North Kansas Street, Suite 300 El Paso, Texas 79901	8/16/21	628	Tax Assessor- Collector
El Paso Central Appraisal District 5801 Trowbridge Drive El Paso, Texas 79925	Legislative Action	34	Central Appraisal District
Robert W. Baird & Co. 1331 Lamar, Suite 1360 Houston, Texas 77010	6/3/20	0	Financial Advisor
Mark C. Eyring, CPA, PLLC 12702 Century Drive, Suite C2 Stafford, Texas 77477	8/11/22	5,500	Independent Auditor

See accompanying independent auditor's report.