

OFFICIAL STATEMENT DATED MARCH 26, 2026

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

The District has designated the Bonds as "qualified tax-exempt obligations" for financial institutions.

NEW ISSUE—Book-Entry-Only

RATING: Moody's (Underlying) ..... "A3"  
S&P Global Ratings (AG Insured) ..... "AA"  
See "MUNICIPAL BOND INSURANCE" and "RATINGS."

KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 7  
(A Political Subdivision of the State of Texas, located within Kaufman County)

\$3,410,000  
UNLIMITED TAX ROAD BONDS  
SERIES 2026

Dated: April 1, 2026

Interest Accrues From: Date of Delivery

Due: September 1, as shown on inside cover

The \$3,410,000 Kaufman County Municipal Utility District No. 7 Unlimited Tax Road Bonds, Series 2026 (the "Bonds") are obligations of Kaufman County Municipal Utility District No. 7 (the "District") and are not obligations of the State of Texas; Kaufman County, Texas; the City of Dallas, Texas; the City of Heath, Texas; or any entity other than the District. Neither the full faith and credit nor the taxing power of the State of Texas; Kaufman County, Texas; the City of Dallas, Texas; the City of Heath, Texas; nor any entity other than the District is pledged to the payment of the principal of or interest on the Bonds.

Interest on the Bonds accrues from the initial date of delivery (expected to be on or about April 23, 2026) (the "Date of Delivery") and is payable on September 1, 2026, and on each March 1 and September 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption and will be calculated on the basis of a 360-day year composed of 12, 30-day months. The Bonds will be issued in fully registered form only, without coupons, in principal denominations of \$5,000 or any integral multiple thereof, and, when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company, New York, New York ("DTC"), acting as securities depository for the Bonds until DTC resigns or is discharged. So long as Cede & Co., as nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable by the Paying Agent/Registrar (herein defined) to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The District has designated Zions Bancorporation, National Association, Houston, Texas, as the initial paying agent/registrar (the "Paying Agent/Registrar") for the Bonds. See "THE BONDS—Book-Entry-Only System" and "—Paying Agent/Registrar".

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

The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by ASSURED GUARANTY INC. ("AG")



The Bonds constitute the sixth (6<sup>th</sup>) series of unlimited tax road bonds issued by the District for the purpose of constructing or acquiring a road system to serve the District (the "Road System"). The District has also issued six (6) series of unlimited tax bonds for the purpose of financing water, wastewater, and drainage improvements to serve the District (the "Utility System") and one series of unlimited tax bonds for refunding previously issued Utility System bonds. At an election held within the District on February 5, 2005, voters of the District authorized the District's issuance of \$52,350,000 principal amount of unlimited tax bonds for the Utility System, at an election held within the District on May 10, 2008, voters of the District authorized the issuance of \$33,900,000 principal amount of unlimited tax bonds for the Road System, and at an election held within the District on May 2, 2015, voters of the District authorized the issuance of \$78,525,000 principal amount of unlimited tax bonds for refunding Utility System bonds and \$50,850,000 principal amount of unlimited tax bonds for refunding Road System bonds. Following the issuance of the Bonds, \$8,975,000 principal amount of unlimited tax bonds for the Road System, \$50,850,000 unlimited tax bonds for refunding Road System bonds, \$33,615,000 principal amount of unlimited tax bonds for the Utility System, and \$78,355,000 unlimited tax bonds for refunding Utility System bonds will remain authorized but unissued. See "THE BONDS—Authority for Issuance."

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

The Bonds are offered when, as, and if issued by the District and are also offered subject, among other things, to the approval of the Attorney General of Texas and of Coats Rose, P.C., Dallas, Texas, Bond Counsel. Delivery of the Bonds through the facilities of DTC is expected on or about April 23, 2026. See "LEGAL MATTERS."

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

### \$3,410,000 Unlimited Tax Road Bonds, Series 2026

#### \$535,000 Serial Bonds

<u>Due (September 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Initial Reoffering Yield (a)</u>	<u>CUSIP No. 48619R (b)</u>
2027	\$80,000	6.000%	3.000%	KF8
2028	85,000	6.000%	3.000%	KG6
2029	85,000	6.000%	3.000%	KH4
2030	90,000	6.000%	3.100%	KJ0
2031	95,000	6.000%	3.200%	KK7
2032(c)	100,000	6.000%	3.300%	KL5

#### \$2,875,000 Term Bonds

\$215,000 Term Bonds Due September 1, 2034 (c)(d), Interest Rate: 4.000%, (Price: \$102.173) (a), CUSIP No. 48619R KN1 (b)  
\$235,000 Term Bonds Due September 1, 2036 (c)(d), Interest Rate: 4.000%, (Price: \$101.864) (a), CUSIP No. 48619R KQ4 (b)  
\$255,000 Term Bonds Due September 1, 2038 (c)(d), Interest Rate: 4.000%, (Price: \$100.957) (a), CUSIP No. 48619R KS0 (b)  
\$285,000 Term Bonds Due September 1, 2040 (c)(d), Interest Rate: 4.000%, (Price: \$100.235) (a), CUSIP No. 48619R KU5 (b)  
\$310,000 Term Bonds Due September 1, 2042 (c)(d), Interest Rate: 4.000%, (Price: \$98.812) (a), CUSIP No. 48619R KW1 (b)  
\$340,000 Term Bonds Due September 1, 2044 (c)(d), Interest Rate: 4.000%, (Price: \$97.454) (a), CUSIP No. 48619R KY7 (b)  
\$375,000 Term Bonds Due September 1, 2046 (c)(d), Interest Rate: 4.000%, (Price: \$95.300) (a), CUSIP No. 48619R LA8 (b)  
\$410,000 Term Bonds Due September 1, 2048 (c)(d), Interest Rate: 4.125%, (Price: \$94.743) (a), CUSIP No. 48619R LC4 (b)  
\$450,000 Term Bonds Due September 1, 2050 (c)(d), Interest Rate: 4.250%, (Price: \$94.899) (a), CUSIP No. 48619R LE0 (b)

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- (a) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Initial Purchaser (herein defined). Initial reoffering yields represent the initial offering price, which may be changed for subsequent purchasers. The initial yield indicated above represents the lower of the yields resulting when priced to maturity or to the first call date.
- (b) CUSIP numbers will be assigned to the Bonds by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of the American Bankers Association and are included solely for the convenience of the owners of the Bonds. None of the District, Financial Advisor, or Initial Purchaser shall be responsible for the selection or correctness of the CUSIP numbers.
- (c) The Bonds maturing on September 1, 2032, and thereafter, are subject to redemption prior to maturity at the option of the District, as a whole or from time to time in part, on September 1, 2031, or any date thereafter at a price equal to the principal amount thereof, plus accrued interest to the date fixed for redemption. See "THE BONDS—Redemption of the Bonds—*Optional Redemption*."
- (d) Subject to mandatory sinking fund redemption by lot or other customary method of random selection on March 1 in the years and in the amounts set forth herein under "THE BONDS—Redemption of the Bonds—*Mandatory Redemption*."

**USE OF INFORMATION IN OFFICIAL STATEMENT**

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

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

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

Assured Guaranty Inc. ("AG") makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, AG has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding AG supplied by AG and presented under the heading "MUNICIPAL BOND INSURANCE" and "APPENDIX B—Specimen Municipal Bond Insurance Policy."

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

**TABLE OF CONTENTS**

	<u>Page</u>		<u>Page</u>
USE OF INFORMATION IN OFFICIAL STATEMENT ...	1	Authority for Issuance .....	13
SALE AND DISTRIBUTION OF THE BONDS .....	3	Source of Payment.....	14
Award of the Bonds .....	3	Redemption Provisions.....	14
Prices and Marketability .....	3	Outstanding Bonds.....	15
Securities Laws .....	3	Annexation.....	15
MUNICIPAL BOND INSURANCE.....	3	Consolidation.....	16
RATINGS.....	5	Defeasance .....	16
OFFICIAL STATEMENT SUMMARY .....	6	Issuance of Additional Debt .....	16
SELECTED FINANCIAL INFORMATION .....	9	Amendments to the Bond Order .....	17
INTRODUCTION .....	10	Registered Owners' Remedies .....	17
THE BONDS.....	10	Legal Investment and Eligibility to Secure	
General .....	10	Public Funds in Texas .....	18
Book-Entry-Only System.....	10	Estimated Use and Distribution of Bond	
Paying Agent/Registrar .....	12	Proceeds .....	19
Registration, Transfer and Exchange.....	12	DISTRICT DEBT .....	20
Mutilated, Lost, Stolen or Destroyed Bonds .....	13	General .....	20

Estimated Overlapping Debt Statement.....	21	Bond Insurance Risk Factors.....	40
Debt Ratios .....	21	Future Debt.....	41
Debt Service Requirements.....	22	Competitive Nature of Dallas Residential	
TAXING PROCEDURES.....	23	Market.....	41
Authority to Levy Taxes.....	23	Collection of Taxes .....	41
Property Tax Code and County-Wide		Marketability of the Bonds .....	41
Appraisal District.....	23	Approval of the Bonds .....	42
Property Subject to Taxation by the District....	23	Cybersecurity.....	42
Valuation of Property for Taxation.....	25	Environmental Regulations.....	42
District and Taxpayer Remedies.....	25	Continuing Compliance with Certain	
Reappraisal of Property after Disaster .....	26	Covenants.....	44
Tax Payment Installments after Disaster.....	26	Future and Proposed Legislation.....	44
Tax Abatement.....	26	LEGAL MATTERS.....	44
Levy and Collection of Taxes .....	26	Legal Opinions.....	44
District's Rights in the Event of Tax		Legal Review .....	45
Delinquencies .....	27	No-Litigation Certificate .....	45
Rollback of Operation and Maintenance Tax		No Material Adverse Change .....	45
Rate .....	27	TAX MATTERS .....	45
TAX DATA.....	28	Opinion .....	45
General .....	28	Federal Income Tax Accounting Treatment	
Tax Rate Limitation .....	28	of Original Issue Discount.....	46
Exemptions.....	28	Collateral Federal Income Tax	
Historical Tax Collections .....	29	Consequences.....	47
Tax Rate Distribution.....	29	State, Local and Foreign Taxes.....	47
Analysis of Tax Base .....	29	QUALIFIED TAX-EXEMPT OBLIGATIONS.....	47
Principal Taxpayers.....	29	CONTINUING DISCLOSURE OF INFORMATION.....	48
Tax Rate Calculations.....	30	Annual Reports.....	48
Estimated Overlapping Taxes .....	30	Event Notices.....	48
THE DISTRICT.....	30	Availability of Information from MSRB.....	49
General .....	30	Limitations and Amendments.....	49
Description .....	31	Compliance with Prior Undertakings .....	49
Management of the District.....	31	OFFICIAL STATEMENT .....	49
DEVELOPMENT STATUS OF THE DISTRICT .....	32	General .....	49
Homebuilding in the District.....	32	Experts.....	50
TRAVIS RANCH.....	32	Certification as to Official Statement.....	50
LAKESIDE AT HEATH.....	33	Updating the Official Statement .....	50
THE DEVELOPERS .....	33	CONCLUDING STATEMENT .....	51
The Developers.....	33		
PHOTOGRAPHS TAKEN WITHIN THE DISTRICT.....	34	APPENDIX A     Financial Statements of the District	
THE SYSTEM.....	35	APPENDIX B     Specimen Municipal Bond Insurance	
Master District Contract .....	35	Policy	
Regulation .....	36		
Description of the Utility System.....	36		
Description of the Road System .....	37		
Historical Operations of the Utility System.....	37		
INVESTMENT CONSIDERATIONS.....	38		
General .....	38		
Economic Factors Affecting Taxable Values			
and Tax Payments .....	38		
Contract Tax.....	38		
Tax Collections and Foreclosure Remedies .....	39		
Registered Owners' Remedies .....	39		
Bankruptcy Limitation to Registered			
Owners' Rights.....	40		

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

### **Award of the Bonds**

After requesting competitive bids for the Bonds, the District has accepted the bid resulting in the lowest net effective interest rate, which was tendered by The Baker Group LP (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 97.006414% of the principal amount thereof, which resulted in a net effective interest rate of 4.356450%, 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 under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities laws of any other jurisdictions. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds should not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdictions.

## **MUNICIPAL BOND INSURANCE**

### **Bond Insurance Policy**

Concurrently with the issuance of the Bonds, Assured Guaranty Inc. ("AG") will issue its Municipal Bond Insurance Policy (the "Insurance Policy") for the Bonds. The Insurance Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Insurance Policy included as an appendix to this Official Statement.

The Insurance Policy is not covered by any insurance security or guaranty fund established under New York, Maryland, California, Connecticut or Florida insurance law.

### **Assured Guaranty Inc.**

AG is a Maryland domiciled financial guaranty insurance company and an indirect subsidiary of Assured Guaranty Ltd. ("AGL" and together with its subsidiaries, "Assured Guaranty"), a Bermuda-based holding company whose shares are publicly traded and are listed on the New York Stock Exchange under the symbol "AGO." AGL, through its subsidiaries, provides credit enhancement products to the U.S. and non-U.S. public finance (including infrastructure) and structured finance markets, and participates in the asset management

business through ownership interests in Sound Point Capital Management, LP and certain of its investment management affiliates, and in the annuity reinsurance business through Assured Life Reinsurance Ltd. Only AG is obligated to pay claims under the insurance policies AG has issued, and not AGL or any of its shareholders or other affiliates.

AG's financial strength is rated "AA" (stable outlook) by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P"), "AA+" (stable outlook) by Kroll Bond Rating Agency, Inc. ("KBRA") and "A1" (stable outlook) by Moody's Investors Service, Inc. ("Moody's"). Each rating of AG should be evaluated independently. An explanation of the significance of the above ratings may be obtained from the applicable rating agency. The above ratings are not recommendations to buy, sell or hold any security, and such ratings are subject to revision or withdrawal at any time by the rating agencies, including withdrawal initiated at the request of AG in its sole discretion. In addition, the rating agencies may at any time change AG's long-term rating outlooks or place such ratings on a watch list for possible downgrade in the near term. Any downward revision or withdrawal of any of the above ratings, the assignment of a negative outlook to such ratings or the placement of such ratings on a negative watch list may have an adverse effect on the market price of any security guaranteed by AG. AG only guarantees scheduled principal and scheduled interest payments payable by the issuer of bonds insured by AG on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the relevant insurance policy), and does not guarantee the market price or liquidity of the securities it insures, nor does it guarantee that the ratings on such securities will not be revised or withdrawn.

#### *Merger of Assured Guaranty Municipal Corp. Into Assured Guaranty Inc.*

On August 1, 2024, Assured Guaranty Municipal Corp., a New York domiciled financial guaranty insurance company and an affiliate of AG ("AGM"), merged with and into AG, with AG as the surviving company (such transaction, the "Merger"). Upon the Merger, all liabilities of AGM, including insurance policies issued or assumed by AGM, became obligations of AG.

#### *Current Financial Strength Ratings*

On August 4, 2025, KBRA announced that it had affirmed AG's insurance financial strength rating of "AA+" (stable outlook).

On June 30, 2025, S&P announced that it had affirmed AG's financial strength rating of "AA" (stable outlook).

On July 10, 2024, Moody's, following Assured Guaranty's announcement of the Merger, announced that it had affirmed AG's insurance financial strength rating of "A1" (stable outlook).

AG can give no assurance as to any further ratings action that S&P, Moody's and/or KBRA may take. For more information regarding AG's financial strength ratings and the risks relating thereto, see AGL's Annual Report on Form 10-K for the fiscal year ended December 31, 2025.

#### *Capitalization of AG*

At December 31, 2025:

- The policyholders' surplus of AG was approximately \$3,249 million.
- The contingency reserve of AG was approximately \$1,511 million.
- The net unearned premium reserves and net deferred ceding commission income of AG and its subsidiaries (as described below) were approximately \$2,411 million. Such amount includes (i) 100% of the net unearned premium reserve and net deferred ceding commission income of AG and (ii) the net unearned premium reserves and net deferred ceding commissions of AG's wholly owned subsidiary Assured Guaranty UK Limited ("AGUK"), and its 99.9999% owned subsidiary Assured Guaranty (Europe) SA ("AGE").

The policyholders' surplus, contingency reserve, and net unearned premium reserves and net deferred ceding commission income of AG were determined in accordance with statutory accounting principles. The net unearned premium reserves and net deferred ceding commissions of AGUK and AGE were determined in accordance with accounting principles generally accepted in the United States of America.

### *Incorporation of Certain Documents by Reference*

Portions of AGL's Annual Report on Form 10-K for the fiscal year ended December 31, 2025 filed with the Securities and Exchange Commission (the "SEC") on February 27, 2026 that relate to AG are incorporated by reference into this Official Statement and shall be deemed to be a part hereof.

All information relating to AG included in, or as exhibits to, documents filed by AGL with the SEC pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, excluding Current Reports or portions thereof "furnished" under Item 2.02 or Item 7.01 of Form 8-K, after the filing of the last document referred to above and before the termination of the offering of the Bonds shall be deemed incorporated by reference into this Official Statement and to be a part hereof from the respective dates of filing such documents. Copies of materials incorporated by reference are available over the internet at the SEC's website at <http://www.sec.gov>, at AGL's website at <http://www.assuredguaranty.com>, or will be provided upon request to Assured Guaranty Inc.: 1633 Broadway, New York, New York 10019, Attention: Communications Department (telephone (212) 974-0100). Except for the information referred to above, no information available on or through AGL's website shall be deemed to be part of or incorporated in this Official Statement.

Any information regarding AG included herein under the caption "MUNICIPAL BOND INSURANCE—Assured Guaranty Inc." or included in a document incorporated by reference herein (collectively, the "AG Information") shall be modified or superseded to the extent that any subsequently included AG Information (either directly or through incorporation by reference) modifies or supersedes such previously included AG Information. Any AG Information so modified or superseded shall not constitute a part of this Official Statement, except as so modified or superseded.

### *Miscellaneous Matters*

AG makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, AG has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding AG supplied by AG and presented under the heading "MUNICIPAL BOND INSURANCE."

### **RATINGS**

The Bonds are expected to receive an insured rating of "AA" (stable outlook) from S&P solely in reliance upon the issuance and delivery of the Insurance Policy by AG at the time of delivery of the Bonds. An explanation of the ratings of S&P may only be obtained from S&P. S&P is located at 55 Water Street, New York, New York 10041, telephone number (212) 208-8000 and has engaged in providing ratings for corporate bonds since 1923 and municipal bonds since 1940. Long-term debt ratings assigned by S&P reflect its analysis of the overall level of credit risk involved in financings. At present, S&P assigns long-term debt ratings with symbols "AAA" (the highest rating) through "D" (the lowest rating). The ratings express only the view of S&P at the time the ratings are given. Furthermore, a security rating is not a recommendation to buy, sell or hold securities. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by S&P, if in its judgment, circumstances so warrant.

Moody's has assigned an underlying credit rating of "A3" to the Bonds. An explanation of the ratings may be obtained from Moody's, 7 World Trade Center at 250 Greenwich Street, New York, New York 10007. Furthermore, a security rating is not a recommendation to buy, sell or hold securities. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by Moody's, if in their judgment, circumstances so warrant. Any such revisions or withdrawal of the rating may have an adverse effect on the market price of the Bonds.

The District is not aware of any rating assigned to the Bonds other than the ratings of S&P and Moody's.

**OFFICIAL STATEMENT SUMMARY**

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

**THE BONDS**

- The District* ..... Kaufman County Municipal Utility District No. 7 (the “District”), a political subdivision of the State of Texas, is located in Kaufman County, Texas. See “THE DISTRICT.”
- The Bonds* ..... The District’s \$3,410,000 Unlimited Tax Road Bonds, Series 2026 (the “Bonds”), are dated April 1, 2026, and mature on September 1 in the years and in the principal amounts as shown on the inside cover page hereof. Interest accrues from the initial date of delivery (expected to be on or about April 23, 2026) (the “Date of Delivery”), and interest on the Bonds is payable September 1, 2026, and on each March 1 and September 1 thereafter until maturity or prior redemption.
- Redemption Provisions* ..... Optional Redemption: The Bonds maturing on September 1, 2032, and thereafter, are subject to redemption prior to maturity at the option of the District, as a whole or from time to time in part, on September 1, 2031, or any date thereafter at a price equal to the principal amount thereof, plus accrued interest to the date fixed for redemption. See “THE BONDS – Redemption of the Bonds—*Optional Redemption*.”

Mandatory Redemption: The Bonds maturing on September 1 in the years 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048 and 2050, are term bonds (the “Term Bonds”). The Term Bonds are subject to certain mandatory sinking fund redemption provisions as set forth herein under “THE BONDS—Redemption of the Bonds—*Mandatory Redemption*.”
- Source of Payment* ..... Principal of and interest on the Bonds are payable from the proceeds of continuing direct annual ad valorem tax, without legal limit as to rate or amount, levied against all taxable property within the District. The Bonds are obligations solely of the District and are not obligations of the State of Texas; Kaufman County, Texas; the City of Dallas, Texas; the City of Heath, Texas; or any entity other than the District. See “THE BONDS—Source of Payment.”
- Qualified Tax-Exempt Obligations* ..... The District has designated the Bonds as “qualified tax-exempt obligations” for financial institutions. See “QUALIFIED TAX-EXEMPT OBLIGATIONS.”
- Outstanding Bonds* ..... The District has previously issued five (5) series of unlimited tax bonds for Road System (hereinafter defined) purposes, six (6) series of unlimited tax bonds for Utility System (hereinafter defined) purposes, and one (1) series of unlimited tax bonds for refunding Utility System bonds, of which an aggregate of \$31,550,000 principal amount will remain outstanding as of the Date of Delivery of the Bonds(the “Outstanding Bonds”).
- Use of Proceeds of Bonds* ..... Proceeds from the sale of the Bonds will be used to (i) reimburse D.R. Horton (hereinafter defined) for road construction costs associated with the development of certain phases within Travis Ranch and (ii) finance roadway, sidewalk and drainage repairs for

the District. Additionally, proceeds of the Bonds will be used to pay for developer interest and certain costs of issuance associated with the Bonds. See “THE BONDS—Estimated Use and Distribution of Bond Proceeds.”

<i>Payment Record</i> .....	The District has never defaulted on the timely payment of principal and interest on its bonded indebtedness. See “THE BONDS—Source of Payment.”
<i>Authority</i> .....	The rights, powers, privileges, authority and functions of the District are established by (i) the general laws of the State of Texas pertaining to municipal utility districts, including particularly Chapters 49 and 54 of the Texas Water Code, as amended; (ii) Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution; and (iii) elections held within the District. The District is subject to continuing supervision of the Texas Commission on Environmental Quality (the “TCEQ”). See “THE DISTRICT—General.”
<i>Municipal Bond Insurance</i> .....	The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under an insurance policy to be issued concurrently with the delivery of the Bonds by Assured Guaranty Inc. See “MUNICIPAL BOND INSURANCE” and “RATINGS.”
<i>Ratings</i> .....	Moody’s Investors Service, Inc. (“Moody’s”) (underlying): “A3.” S&P Global Ratings (AG Insured): “AA.” See “RATINGS.”
<i>Legal Opinion</i> .....	Coats Rose, P.C., Dallas, Texas, Bond Counsel. See “LEGAL MATTERS.”
<i>Financial Advisor</i> .....	Robert W. Baird & Co. Incorporated, Houston, Texas.
<i>Disclosure Counsel</i> .....	McCall, Parkhurst & Horton L.L.P., Houston, Texas.
<i>Paying Agent/Registrar</i> .....	Zions Bancorporation, National Association, Houston, Texas.

**THE DISTRICT**

<i>Description</i> .....	The District comprises approximately 392.30 acres. The District is located within Kaufman County, Texas, approximately 2 miles north of downtown Forney, Texas, and approximately 1 mile north of the intersection Farm-to-Market 460 (“F.M. 460”) and Farm-to-Market 740 (“F.M. 740”). The District is bordered by F.M. 740 on the east, Lake Ray Hubbard on the west, and Travis Ranch Blvd. on the south. All of the land within the District is either within the extraterritorial jurisdiction (“ETJ”) of the City of Dallas, Texas, or the City of Heath, Texas. See “THE DISTRICT—General” and “—Description.”
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The District is one of three municipal utility districts collectively comprising approximately 1,946.60 acres, herein referred to as the “Service Area.” The District, Kaufman County Municipal Utility District No. 5 (“KC MUD 5”), and Kaufman County Municipal Utility District No. 6 (“KC MUD 6”), collectively referred to herein as the “Participants,” make up the Service Area. KC MUD 5 acts as the “Master District” and is the provider of trunkwater and sanitary sewer lines and off-site facilities that serve the Service Area (the “Master District Facilities”).

<i>Development Status of the District</i> .....	Development within the District is substantially complete. Of the approximately 392.30 acres of land within the District, approximately 350.45 acres (1,626 lots) have been developed as the
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single-family residential subdivisions of Travis Ranch, Phases 3A, 3B, 3D1, 3D2, and 3E, and Lakeside at Heath, Phases 3C, 3C1, 3G, 3G1, 3G2, and 3F. As of February 1, 2026, the District was comprised of 1,619 completed homes and 7 vacant developed lots. The remaining acreage within the District consists of approximately 41.85 undevelopable acres. See “DEVELOPMENT STATUS OF THE DISTRICT.”

*The Developers*..... CTMGT Travis Ranch, LLC, a Texas limited liability company (“CTMGT”) and related entities developed approximately 193 acres (980 single-family lots) within the District as the single family subdivision of Travis Ranch, Phases 3A, 3B, 3D1, 3D2 and 3E. CTMGT and related entities do not own any remaining developable land within the District.

D.R. Horton-Texas, Ltd., a Texas limited partnership (“D.R. Horton”) developed approximately 145 acres (591 single-family lots) within the District as the single-family subdivision of Lakeside at Heath. D.R. Horton is controlled by D.R. Horton, Inc., a Delaware corporation and a publicly traded corporation. D.R. Horton does not own any remaining developable land within the District.

Travis Ranch Marina, LLC, a Texas limited liability company, and its related entities (“TR Marina”), developed approximately 13 acres (55 single-family lots) within the District as Travis Ranch Marina, a single-family subdivision of the master-planned community of Travis Ranch. TR Marina does not own any remaining developable land within the District.

Development activities in Travis Ranch are managed by Scarborough Management, LLC, a third-party management company controlled by James R. Feagin.

CTMGT and related parties, D.R. Horton and TR Marina are herein referred to as the “Developers.” See “THE DEVELOPERS.”

*Homebuilding* ..... Castlerock Homes owns the 7 remaining vacant developed lots within the District for future home construction. See “TAX DATA—Principal Taxpayers.” As of the date of this Official Statement, there is no active homebuilding within the District. See “DEVELOPMENT STATUS OF THE DISTRICT—Homebuilding.”

**INVESTMENT CONSIDERATIONS**

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

**SELECTED FINANCIAL INFORMATION  
(UNAUDITED)**

2025 Taxable Assessed Valuation .....	\$ 549,451,859	(a)
See "TAX DATA" and "TAXING PROCEDURES."		
Direct Debt:		
The Outstanding Bonds (as of the Date of Delivery) .....	\$ 31,550,000	
The Bonds .....	<u>\$ 3,410,000</u>	
Total .....	\$ 34,960,000	
Estimated Overlapping Debt .....	\$ 51,019,071	(b)
Total Direct and Estimated Overlapping Debt .....	\$ 85,979,071	
Direct Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation .....	6.36	%
Direct and Estimated Overlapping Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation .....	15.65	%
Utility System Debt Service Fund Balance (as of January 15, 2026) .....	\$ 474,141	(c)
Road System Debt Service Fund Balance (as of January 15, 2026) .....	\$ 1,034,162	(d)
General Fund Balance (as of January 15, 2026) .....	\$ 5,580,169	
2025 Tax Rate		
Utility System Debt Service .....	\$0.1925	(e)
Road System Debt Service .....	\$0.2825	(e)
Contract Tax .....	\$0.0525	(f)
Maintenance & Operation .....	<u>\$0.1225</u>	
Total .....	\$0.6500	
Average Annual Debt Service Requirement (2026-2045, high years) .....	\$ 2,348,234	(g)
Maximum Annual Debt Service Requirement (2030) .....	\$ 2,675,199	(g)
Tax Rate per \$100 of Assessed Valuation Required to Pay Average Annual Debt Service Requirement on the Bonds and Outstanding Bonds (2026-2045, high years) at 95% Tax Collections Based on 2025 Taxable Assessed Valuation (\$549,451,859) .....		
	\$0.45	
Tax Rate per \$100 of Assessed Valuation Required to Pay Maximum Annual Debt Service Requirement on the Bonds and Outstanding Bonds (2030) at 95% Tax Collections Based on 2025 Taxable Assessed Valuation (\$549,451,859) .....		
	\$0.52	

- (a) Certified taxable assessed value of all taxable property within the District as of January 1, 2025, provided by the Appraisal District (hereinafter defined). See "TAX DATA" and "TAXING PROCEDURES."
- (b) See "DISTRICT DEBT—Estimated Overlapping Debt Statement."
- (c) Neither Texas law nor the Bond Order (herein defined) requires that the District maintain any particular sum in the debt service fund for the Utility System. Funds in the debt service fund for the Utility System are not available to pay debt service on bonds issued by the District for the Road System (such as the Bonds).
- (d) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the debt service fund for the Road System. Funds in the debt service fund for the Road System are not available to pay debt service on bonds issued by the District for the Utility System.
- (e) The District is authorized to levy separate taxes for payment of debt service on bonds issued by the District for the Utility System (hereinafter defined) and for payment of debt service on bonds issued for the Road System (hereinafter defined); both of which are unlimited as to rate or amount. See "THE BONDS—Authority for Issuance."
- (f) See "INVESTMENT CONSIDERATIONS—Contract Tax."
- (g) Requirements of debt service on the Outstanding Bonds and the Bonds. See "DISTRICT DEBT—Debt Service Requirements."

## **KAUFMAN COUNTY MUNICIPAL UTILITY DISTRICT NO. 7**

(A Political Subdivision of the State of Texas Located in Kaufman County, Texas)

**\$3,410,000**  
**Unlimited Tax Road Bonds**  
**Series 2026**

### **INTRODUCTION**

This Official Statement provides certain information in connection with the issuance by Kaufman County Municipal Utility District No. 7 (the "District"), of its \$3,410,000 Unlimited Tax Road Bonds, Series 2026 (the "Bonds").

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

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

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

### **THE BONDS**

#### **General**

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

The Bonds are dated April 1, 2026, and will mature on September 1 of the years and in principal amounts indicated on the inside of the cover page hereof. The Bonds will accrue interest from the initial date of delivery (expected to be on or about April 23, 2026), at the stated interest rates indicated on the inside cover page hereof. Interest on the Bonds will be payable September 1, 2026, and on each March 1 and September 1 thereafter (each an "Interest Payment Date") until maturity or prior redemption. The Bonds will be issued as fully registered bonds in principal denominations of \$5,000 or any integral multiple thereof. Principal of the Bonds will be payable to a Bondholder thereof at maturity or earlier redemption upon presentation of Bonds at the principal payment office of Zions Bancorporation, National Association, Houston, Texas (the "Paying Agent/Registrar"). Interest on the Bonds will be payable by check, dated as of the interest payment date, and mailed by the Paying Agent/Registrar to Bondholders as shown on the records of the Paying Agent/Registrar at the close of business on the 15<sup>th</sup> day of the calendar month next preceding each Interest Payment Date (the "Record Date"), or by other such customary banking arrangements as may be acceptable to the Paying Agent/Registrar and the Bondholder at the expense and risk of the Bondholder.

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

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

*The District cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (2) DTC Participants or others will distribute debt*

*service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission ("SEC"), and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.*

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be required by an authorized representative of DTC. One fully-registered Bond certificate will be issued for the Bonds, in the aggregate principal amount of such bonds, 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 S&P Global Ratings of AA+. The DTC Rules applicable to its Participants are on file with the SEC. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

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

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

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

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

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

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

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

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

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

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

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

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

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

In the event the Book-Entry-Only system is discontinued, the Bonds are transferable only on the bond register kept by the Paying Agent/Registrar upon surrender at the principal payment office of the Paying Agent/Registrar in Houston, Texas. A Bond may be assigned by the execution of an assignment form on the Bonds or by other instrument of transfer and assignment acceptable to the Paying Agent/Registrar. At any time after the date of initial delivery, any Bond may be transferred upon its presentation and surrender at the designated offices of the Paying Agent/Registrar, duly endorsed for transfer or accompanied by an assignment duly executed by the Bondholder. The Bonds are exchangeable upon presentation at the designated office(s) of the Paying Agent/Registrar, for an equal principal amount of Bonds of the same maturity in authorized denominations. To the extent possible, new Bonds issued in exchange or transfer of Bonds will be delivered to

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

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

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

**Authority for Issuance**

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

The Bonds constitute the sixth (6<sup>th</sup>) series of unlimited tax road bonds issued by the District for the purpose of constructing or acquiring a road system to serve the District (the “Road System”). The District has also issued six (6) series of unlimited tax bonds for the purpose of water, wastewater, and drainage improvements to serve the District (the “Utility System”) and one (1) series of unlimited tax bonds for refunding previously issued Utility System bonds. At an election held within the District on February 5, 2005, voters of the District authorized the District’s issuance of \$52,350,000 principal amount of unlimited tax bonds for the Utility System, at an election held within the District on May 10, 2008, voters of the District authorized the issuance of \$33,900,000 principal amount of unlimited tax bonds for the Road System, and at an election held within the District on May 2, 2015, voters of the District authorized the issuance of \$78,525,000 principal amount of unlimited tax bonds for refunding Utility System bonds and \$50,850,000 principal amount of unlimited tax bonds for refunding Road System bonds.

After the issuance of the Bonds, the following amount of bonds will remain authorized but unissued:

<u>Election Date</u>	<u>Purpose</u>	<u>Amount Authorized</u>	<u>Amount Issued</u>	<u>Remaining Authorized But Unissued</u>
February 5, 2005	Utility System	\$52,350,000	\$18,735,000	\$33,615,000
May 10, 2008	Road System	33,900,000	24,925,000 <sup>(a)</sup>	8,975,000
May 2, 2015	Refunding (Utility System)	78,525,000	170,000	78,355,000
May 2, 2015	Refunding (Road System)	50,850,000	-0-	50,850,000

<sup>(a)</sup> Includes the Bonds.

In the Bond Order, the District reserves the right to issue the remaining authorized but unissued bonds plus such additional bonds as may hereafter be authorized by voters in the District. The Bond Order imposes no limitation on the amount of additional parity bonds that may be issued by the District if authorized by the District’s voters and approved by the Board and, in the case of bonds for the Utility System, approved by the Texas Commission on Environmental Quality (the “TCEQ”). The District’s issuance of bonds for the Road System is not subject to approval by the TCEQ (such as the Bonds).

## Source of Payment

The Bonds, when issued, will constitute valid and binding obligations of the District, and the principal thereof and the interest thereon, the Outstanding Bonds, and such additional tax bonds of the District as may hereafter be authorized by District voters, if any, and subsequently issued, are payable from and secured by the proceeds of two separate annual ad valorem taxes, each without legal limitation as to rate or amount, levied against all taxable property located within the District. See "TAX PROCEDURES" and "TAX DATA—Tax Rate Calculations" for tax adequacy, manner of assessing and collecting taxes, and the remedy to the District in the event of tax delinquencies; and "Bondholders' Remedies" below for the remedies available to Bondholders in the event of default in the performance of any of the covenants set forth in the Bond Order or in the event of default in the payment of principal of or interest on the Bonds.

## Redemption Provisions

***Optional Redemption:*** The Bonds shall be subject to redemption at the option of the District on September 1, 2032, in whole or from time to time in part, on September 1, 2031, or on any date thereafter, at the par value thereof plus accrued interest to the date fixed for redemption. Notice of the exercise of the reserved right of redemption will be given at least thirty (30) days prior to the redemption date by sending such notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the bond register. If less than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed shall be selected by the District. If less than all of the Bonds of a certain maturity are to be redeemed, the particular Bonds or portions thereof to be redeemed will be selected by the Paying Agent/Registrar prior to the redemption date by a random selection method in integral multiples of \$5,000 within any one maturity. The Registered Owner of any Bond, all or a portion of which has been called for redemption, shall be required to present such Bond to the Paying Agent/Registrar for payment of the redemption price on the portion of the Bonds so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

***Mandatory Redemption:*** The Bonds maturing on September 1 in the years 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048 and 2050 are term bonds (the "Term Bonds"), and shall be redeemed by lot or other customary method of random selection (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form) prior to maturity, at a price equal to the principal amount thereof, plus accrued interest to the date fixed for redemption ("Mandatory Redemption Date"), and in the principal amount set forth in the following schedule:

<b><u>\$215,000 Term Bond Maturing September 1, 2034</u></b>	
<b><u>Mandatory Redemption Date</u></b>	<b><u>Principal Amount</u></b>
September 1, 2033	\$ 105,000
September 1, 2034 (maturity)	110,000

  

<b><u>\$235,000 Term Bond Maturing September 1, 2036</u></b>	
<b><u>Mandatory Redemption Date</u></b>	<b><u>Principal Amount</u></b>
September 1, 2035	\$ 115,000
September 1, 2036 (maturity)	120,000

  

<b><u>\$255,000 Term Bond Maturing September 1, 2038</u></b>	
<b><u>Mandatory Redemption Date</u></b>	<b><u>Principal Amount</u></b>
September 1, 2037	\$ 125,000
September 1, 2038 (maturity)	130,000

  

<b><u>\$285,000 Term Bond Maturing September 1, 2040</u></b>	
<b><u>Mandatory Redemption Date</u></b>	<b><u>Principal Amount</u></b>
September 1, 2039	\$ 140,000
September 1, 2040 (maturity)	145,000

**\$310,000 Term Bond Maturing September 1, 2042**

<b><u>Mandatory Redemption Date</u></b>	<b><u>Principal Amount</u></b>
September 1, 2041	\$ 150,000
September 1, 2042 (maturity)	160,000

**\$340,000 Term Bond Maturing September 1, 2044**

<b><u>Mandatory Redemption Date</u></b>	<b><u>Principal Amount</u></b>
September 1, 2043	\$ 165,000
September 1, 2044 (maturity)	175,000

**\$375,000 Term Bond Maturing September 1, 2046**

<b><u>Mandatory Redemption Date</u></b>	<b><u>Principal Amount</u></b>
September 1, 2045	\$ 185,000
September 1, 2046 (maturity)	190,000

**\$410,000 Term Bond Maturing September 1, 2048**

<b><u>Mandatory Redemption Date</u></b>	<b><u>Principal Amount</u></b>
September 1, 2047	\$ 200,000
September 1, 2048 (maturity)	210,000

**\$450,000 Term Bond Maturing September 1, 2050**

<b><u>Mandatory Redemption Date</u></b>	<b><u>Principal Amount</u></b>
September 1, 2049	\$ 220,000
September 1, 2050 (maturity)	230,000

The principal amount of the Term Bonds of a maturity required to be redeemed pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the direction of the District, by the principal amount of any Term Bonds of such maturity which, at least fifty (50) days prior to a Mandatory Redemption Date, (1) shall have been acquired by the District at a price not exceeding the principal amount of such Term Bonds plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and cancelled by the Paying Agent/Registrar at the request of the District with monies in the applicable debt service fund at a price not exceeding the principal amount of the Term Bonds plus accrued interest to the date of purchase thereof, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory sinking fund redemption requirements.

**Outstanding Bonds**

The District has previously issued five (5) series of unlimited tax bonds for Road System (hereinafter defined) purposes, six (6) series of unlimited tax bonds for Utility System (hereinafter defined) purposes, and one (1) series of unlimited tax bonds for refunding Utility System bonds, of which an aggregate of \$31,550,000 principal amount will remain outstanding as of the Date of Delivery of the Bonds (the "Outstanding Bonds").

**Annexation**

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

make debt service payments should annexation occur. The Bond Order provides for the termination of the pledge of taxes to the Bonds upon annexation and dissolution by a city.

Pursuant to the terms of that certain Settlement Agreement by and among the City of Heath, the City of Dallas and Travis Ranch Development, L.P., entered into following the filing of a lawsuit by the City of Heath against the City of Dallas seeking a declaration of the boundaries of the ETJs of both cities, the City of Heath has agreed not to annex any of the land located within its ETJ until all of the land in the District is fully developed with water, wastewater and drainage facilities and the District has issued all of its bonds to finance such facilities.

### **Consolidation**

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

### **Defeasance**

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

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

### **Issuance of Additional Debt**

The District may issue additional bonds necessary to provide improvements and facilities for the Utility System and the Road System consistent with the purposes for which the District was created. Issuance of Utility System bonds is subject to the approval of the TCEQ.

At an election held within the District on February 5, 2005, voters of the District authorized the District's issuance of \$52,350,000 principal amount of unlimited tax bonds for the Utility System, at an election held within the District on May 10, 2008, voters of the District authorized the issuance of \$33,900,000 principal

amount of unlimited tax bonds for the Road System, and at an election held within the District on May 2, 2015, voters of the District authorized the issuance of \$78,525,000 principal amount of unlimited tax bonds for refunding Utility System bonds and \$50,850,000 principal amount of unlimited tax bonds for refunding Road System bonds. Following the issuance of the Bonds, \$33,615,000 principal amount of unlimited tax bonds for the Utility System, \$8,975,000 principal amount of unlimited tax bonds for the Road System, \$78,355,000 unlimited tax bonds for refunding Utility System bonds and \$50,850,000 unlimited tax bonds for refunding Road System bonds will remain authorized but unissued.

According to the District's Engineer (hereinafter defined), the remaining authorized but unissued bonds will be sufficient to reimburse the Developers (hereinafter defined) for the existing facilities within the District.

Following the issuance of the Bonds, the Developers will have been fully reimbursed for expenditures related to the Utility System and the Road System.

### **Amendments to the Bond Order**

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

### **Registered Owners' Remedies**

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

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

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

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

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

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

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

No representation is made that the Bonds will be suitable for or acceptable to financial or public entities for investment or collateral purposes. No representation is made concerning other laws, rules, regulations or investment criteria which apply to or which might be utilized by any of such persons or entities to limit the acceptability or suitability of the Bonds for any of the foregoing purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Bonds as to the suitability or acceptability of the Bonds for investment or collateral purposes.

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## Estimated Use and Distribution of Bond Proceeds

Proceeds from the sale of the Bonds will be used to (i) reimburse D.R. Horton (hereinafter defined) for road construction costs associated with the development of certain phases within Travis Ranch and (ii) finance roadway, sidewalk and drainage repairs for the District. Additionally, proceeds of the Bonds will be used to pay for developer interest and certain costs of issuance associated with the Bonds.

### Construction Costs

#### A. Developer Contributions

1. Travis Ranch, Phase 3F - Paving (a)	\$ 715,741
2. Travis Ranch, Phase 3C - Permitting Fees (a)	61,874
3. Travis Ranch, Phases 3F and 3C - Engineering (a)	274,436
4. Travis Ranch, Phases 3C and 3C-1 - Erosion Control & CMT Testing (a)	145,189
5. Travis Ranch, Phases 3G-1, 3G-2, 3C-1 and 3C - Roadway Signage (a)	<u>28,065</u>
Total Developer Contributions	\$ 1,225,305

#### B. District Items

1. Roadway, Sidewalk and Drainage Repairs	\$ 1,599,000
Total District Items	<u>\$ 1,599,000</u>
Total Construction Costs	\$ 2,824,305

### Non-Construction Costs

1. Legal Fees	\$ 83,200
2. Fiscal Agent Fees	68,200
3. Estimated Developer Interest	272,732
4. Bond Discount	102,081
5. Bond Issuance Expenses	50,853
6. Engineering Report Expenses	5,000
7. Attorney General's Fee	3,410
8. Contingency (b)	<u>219</u>
Total Non-Construction Costs	\$ 585,695

### Total Bond Issue Requirement

**\$3,410,000**

(a) Such phases were originally platted and developed as "Travis Ranch" but are marketed as phases within the single-family development of "Lakeside at Heath."

(b) Represents the difference between the estimated and actual discount on the Bonds.

The Engineer has advised the District that the proceeds of the sale of the Bonds should be sufficient to pay the costs of the above-described facilities. However, the District cannot and does not guarantee the sufficiency of such funds for such purposes.

**DISTRICT DEBT**

**General**

2025 Taxable Assessed Valuation .....	\$ 549,451,859	(a)
See "TAX DATA" and "TAXING PROCEDURES."		
Direct Debt:		
The Outstanding Bonds .....	\$ 31,550,000	
The Bonds .....	<u>\$ 3,410,000</u>	
Total.....	\$ 34,960,000	
Estimated Overlapping Debt .....	\$ 51,019,071	(b)
Total Direct and Estimated Overlapping Debt.....	\$ 85,979,071	
Direct Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation .....	6.36	%
Direct and Estimated Overlapping Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation .....	15.65	%
Utility System Debt Service Fund Balance (as of January 15, 2026) .....	\$ 474,141	(c)
Road System Debt Service Fund Balance (as of January 15, 2026).....	\$ 1,034,162	(d)
General Fund Balance (as of January 15, 2026) .....	\$ 5,580,169	
2025 Tax Rate		
Utility System Debt Service.....	\$0.1925	(e)
Road System Debt Service.....	\$0.2825	(e)
Contract Tax.....	\$0.0525	(f)
Maintenance & Operation.....	<u>\$0.1225</u>	
Total.....	\$0.6500	
Average Annual Debt Service Requirement (2026-2045, high years).....	\$ 2,348,234	(g)
Maximum Annual Debt Service Requirement (2030).....	\$ 2,675,199	(g)
Tax Rate per \$100 of Assessed Valuation Required to Pay Average Annual Debt Service Requirement on the Bonds and Outstanding Bonds (2026-2045, high years) at 95% Tax Collections Based on 2025 Taxable Assessed Valuation (\$549,451,859).....		
	\$0.45	
Tax Rate per \$100 of Assessed Valuation Required to Pay Maximum Annual Debt Service Requirement on the Bonds and Outstanding Bonds (2030) at 95% Tax Collections Based on 2025 Taxable Assessed Valuation (\$549,451,859).....		
	\$0.52	

- (a) Certified taxable assessed value of all taxable property within the District as of January 1, 2025, provided by the Appraisal District. See "TAX DATA" and "TAXING PROCEDURES."
- (b) See "DISTRICT DEBT—Estimated Overlapping Debt Statement."
- (c) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the debt service fund for the Utility System. Funds in the debt service fund for the Utility System are not available to pay debt service on bonds issued by the District for the Road System (such as the Bonds).
- (d) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the debt service fund for the Road System. Funds in the debt service fund for the Road System are not available to pay debt service on bonds issued by the District for the Utility System.
- (e) The District is authorized to levy separate taxes for payment of debt service on bonds issued by the District for the Utility System and for payment of debt service on bonds issued for the Road System; both of which are unlimited as to rate or amount. See "THE BONDS—Authority for Issuance."
- (f) See "INVESTMENT CONSIDERATIONS—Contract Tax."
- (g) Requirements of debt service on the Outstanding Bonds and the Bonds. See "DISTRICT DEBT—Debt Service Requirements."

**Estimated Overlapping Debt Statement**

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

<u>Taxing Jurisdiction</u>	<u>Outstanding Debt January 31, 2026</u>	<u>Overlapping</u>	
		<u>Percent</u>	<u>Amount</u>
Forney Independent School District (a)	\$1,264,769,911	1.67% (a)	\$ 21,135,113
Rockwall Independent School District (a)	919,218,985	2.46% (a)	22,613,139
Kaufman County	208,605,000	1.93%	4,034,604
The Master District	11,700,000	27.66%	3,236,215 (b)
Total Estimated Overlapping Debt.....			\$51,019,071
The District.....			34,960,000 (c)
Total Direct & Estimated Overlapping Debt.....			\$ 85,979,071 (c)

(a) Calculations as provided by the Municipal Advisory Council.

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

(c) Includes the Bonds.

**Debt Ratios**

	<u>2025 Assessed Taxable Valuation</u>
Direct Debt (a)	6.36%
Direct and Estimated Overlapping Debt (a)	15.65%

(a) Includes the Bonds.

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## Debt Service Requirements

The following schedule sets forth the annual debt service requirements on the Outstanding Bonds, plus the principal and interest requirements of the Bonds.

Calendar Year	Outstanding Debt Service (a)	Plus: The Bonds		Total Debt Service
		Principal	Interest	
2026	\$ 2,379,889	\$ -	\$ 52,884	\$ 2,432,773
2027	2,383,030	80,000	148,738	2,611,768
2028	2,394,489	85,000	143,938	2,623,427
2029	2,406,217	85,000	138,838	2,630,055
2030	2,451,461	90,000	133,738	2,675,199
2031	2,289,435	95,000	128,338	2,512,773
2032	2,267,031	100,000	122,638	2,489,669
2033	2,266,619	105,000	116,638	2,488,256
2034	2,263,413	110,000	112,438	2,485,850
2035	2,273,006	115,000	108,038	2,496,044
2036	2,265,194	120,000	103,438	2,488,631
2037	2,273,394	125,000	98,638	2,497,031
2038	2,276,694	130,000	93,638	2,500,331
2039	2,272,444	140,000	88,438	2,500,881
2040	2,275,819	145,000	82,838	2,503,656
2041	1,771,469	150,000	77,038	1,998,506
2042	1,775,663	160,000	71,038	2,006,700
2043	1,597,813	165,000	64,638	1,827,450
2044	1,603,669	175,000	58,038	1,836,706
2045	1,122,944	185,000	51,038	1,358,981
2046	620,238	190,000	43,638	853,875
2047	171,600	200,000	36,038	407,638
2048	-	210,000	27,788	237,788
2049	-	220,000	19,125	239,125
2050	-	230,000	9,775	239,775
Total (b)	\$ 43,401,528	\$ 3,410,000	\$ 2,131,359	\$ 48,942,887

(a) As of January 31, 2026.

(b) Totals may not sum due to rounding.

Average Annual Debt Service Requirement (2026-2045, high years) .....	\$2,348,234
Maximum Annual Debt Service Requirement (2030) .....	\$2,675,199

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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 which the District may hereafter issue, and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Order to levy such a tax from year to year as described more fully above under “THE BONDS—Source of Payment.” Under Texas law, the Board may also levy and collect an annual ad valorem taxes for the operation and maintenance of the District and for the payment of certain contractual obligations. See “TAX DATA—Tax Rate Limitation.”

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

The Texas Property Tax Code (the “Property Tax Code”), specifies the taxing procedures of all political subdivisions of the State, 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 an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the Appraisal District. The Kaufman County Appraisal District (the “Appraisal District”) has the responsibility of appraising property for all taxing units within the County, including the District. Such appraisal values will be subject to review and change by the Kaufman County 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 or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually-owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years or older and certain disabled persons, to the extent deemed advisable by the Board. The District may be required to offer 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. Furthermore, the District must grant exemptions to disabled veterans or the surviving spouse or children of a deceased veteran who died while on active duty in the armed forces, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of one hundred percent (100%) is entitled to an exemption for the full value of the veteran's residence homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization at no cost to the veteran. This exemption applies to a residence homestead that was donated by a charitable organization at some cost to such veterans. The surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

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

Residential Homestead 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 ten percent (10%) annually regardless of the market value of the property.

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

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

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

## **Tax Payment Installments after Disaster**

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

## **Tax Abatement**

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

## **Levy and Collection of Taxes**

The District is responsible for the levy and collection of its taxes unless it elects to transfer such functions to another governmental entity. The rate of taxation is set by the Board, after the legally required notice has been given to owners of property within the District, based upon: a) the valuation of property within the District as of the preceding January 1, and b) the amount required to be raised for debt service, maintenance purposes, and authorized contractual obligations. Taxes are due October 1, or when billed, whichever comes later, and become delinquent if not paid before February 1 of the year following the year in which imposed. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. A delinquent tax on personal property incurs an additional penalty, in an amount established by the District and a delinquent tax attorney, 60 days after the date the taxes become delinquent. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, which may be rejected by taxing units. The District's tax collector is required to enter

into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties and interest, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) sixty-five (65) years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continue to accrue during the period of deferral.

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

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

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights or by bankruptcy proceedings which restrict the collection of taxpayer debts. A taxpayer may redeem property within two (2) years for residential and agricultural property and six (6) months for commercial property and all other types of property after the purchasers deed at the foreclosure sale is filed in the county records.

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

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

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

*Developed Districts:* Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions for the preceding tax year, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, are required to hold a rollback election within the district to determine whether to approve the

adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus 1.035 times the previous year's operation and maintenance tax rate plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing District and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Developing Districts.

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

*The District:* A determination as to a district's status as a Special Taxing District, Developed District or Developing District will be made on an annual basis, at the time a district sets its tax rate. The District was determined to be a "Developed District" for the 2025 tax year. 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 rollback election calculation.

## **TAX DATA**

### **General**

Taxable property within the District is subject to the assessment, levy and collection by the District of a continuing direct, annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds, the Outstanding Bonds, and any future tax-supported bonds which may be issued from time to time as authorized. Taxes are levied by the District each year against the District's assessed valuation as of January 1 of that year. Taxes become due October 1 of such year, or when billed, and generally become delinquent after January 31 of the following year. The Board covenants in the Bond Order to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds. The actual rate of such tax will be determined from year to year as a function of the District's tax base, its debt service requirements and available funds. In addition, the District has the power and authority to assess, levy and collect ad valorem taxes, not to exceed \$0.99 per \$100 of assessed valuation, for operation and maintenance purposes. For the 2025 tax year, the District levied a total tax rate of \$0.6500 per \$100 of assessed valuation comprised of: \$0.1925 per \$100 of assessed valuation for Utility System debt service purposes; \$0.2825 per \$100 of assessed valuation for Road System debt service purposes; \$0.0525 per \$100 of assessed valuation for contract tax purposes; and \$0.1225 per \$100 of assessed valuation for maintenance and operations. See "THE SYSTEM—The Master District" and "INVESTMENT CONSIDERATIONS—Contract Tax."

### **Tax Rate Limitation**

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

### **Exemptions**

To date, the District has adopted a \$10,000 exemption for residential homesteads of persons 65 years or older and certain disabled persons. See "TAXING PROCEDURES."

## Historical Tax Collections

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

<b>Tax Year</b>	<b>Assessed Valuation</b>	<b>Tax Rate (a)</b>	<b>Adjusted Levy</b>	<b>Percent of Collections Current Year</b>	<b>Current Year Ended 9/30</b>	<b>Percent of Collections 12/31/25</b>
2021	\$ 334,395,664	\$0.9000	\$3,009,561	98.91%	2015	99.58%
2022	450,741,253	0.8000	3,605,930	98.04%	2016	99.59%
2023	564,731,297	0.6750	3,811,936	98.81%	2017	99.45%
2024	557,924,278	0.6650	3,710,196	99.06%	2018	99.22%
2025	549,451,859	0.6500	3,571,437	(b)	2019	(b)

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

(b) In process of collections.

## Tax Rate Distribution

	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
Road System Debt Service	\$0.2825	\$0.2350	\$0.2350	\$0.3000	\$0.3700
Utility System Debt Service	0.1925	0.1875	0.1900	0.2500	0.2750
Maintenance & Operation	0.1225	0.2275	0.2025	0.2025	0.1875
Contract	0.0525	0.0150	0.0475	0.0475	0.0675
	<u>\$0.6500</u>	<u>\$0.6650</u>	<u>\$0.6750</u>	<u>\$0.8000</u>	<u>\$0.9000</u>

## Analysis of Tax Base

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

<b>Type of Property</b>	<b>2025 Assessed Valuation</b>	<b>2024 Assessed Valuation</b>	<b>2023 Assessed Valuation</b>	<b>2022 Assessed Valuation</b>	<b>2021 Assessed Valuation</b>
Land	\$138,593,130	\$160,761,924	\$172,216,470	\$119,422,321	\$86,629,835
Improvements	430,359,304	415,099,921	407,447,031	342,449,056	255,872,442
Personal Property	1,523,016	1,615,077	1,024,257	899,738	932,981
Exemption	<u>(21,023,591)</u>	<u>(19,552,644)</u>	<u>(15,956,461)</u>	<u>(12,029,862)</u>	<u>(9,039,594)</u>
Total	\$549,451,859	\$557,924,278	\$564,731,297	\$450,741,253	\$334,395,664

## Principal Taxpayers

The following represents the principal taxpayers within the District, types of property, and assessed taxable values as of January 1, 2025:

<b>Taxpayer</b>	<b>Type of Property</b>	<b>2025 Assessed Taxable Value</b>	<b>Percent of District’s AV</b>
High Opportunity Neighborhood LLC	Land & Improvements	\$2,606,000	0.47%
Castlerock Communities LP (a)	Land & Improvements	2,370,675	0.43%
Oncor Electric Delivery Co LLC	Land & Improvements	1,344,200	0.24%
RDMS Properties LLC	Land & Improvements	1,070,000	0.19%
AMH 2014-2 Borrower LLC	Land & Improvements	950,350	0.17%
SN DFW LLC	Land & Improvements	915,843	0.17%
ARP 2014-1 Borrower LLC	Land & Improvements	915,092	0.17%
Homeowner	Land & Improvements	865,000	0.16%
SN Texas II LLC	Land & Improvements	768,801	0.14%
Homeowner	Land & Improvements	719,743	0.13%
Total		<u>\$12,525,704</u>	<u>2.28%</u>

(a) See “DEVELOPMENT STATUS OF THE DISTRICT—Homebuilding in the District.”

**Tax Rate Calculations**

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of taxable assessed valuation that would be required to meet certain debt service requirements of the Bonds and the Outstanding Bonds if no growth in the District occurs beyond the 2025 Taxable Assessed Valuation (\$549,451,859). The following further assumes collection of 95% of taxes levied and the sale of no additional bonds:

Average Annual Debt Service Requirement (2026-2045, high years) .....	\$2,348,234
Tax Rate of \$0.45 on the 2025 Taxable Assessed Valuation .....	\$2,348,907
Maximum Annual Debt Service Requirement (2030).....	\$2,675,199
Tax Rate of \$0.52 on the 2025 Taxable Assessed Valuation .....	\$2,714,292

**Estimated Overlapping Taxes**

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

Set forth below is a compilation of all 2025 taxes levied by such jurisdictions per \$100 of assessed valuation. Such levies do not include local assessments for community associations, fire department contributions, charges for solid waste disposal, or any other dues or charges made by entities other than political subdivisions.

<u>Taxing Jurisdiction</u>	<u>2025 Tax Rate Per \$100 of Assessed Taxable Valuation</u>	
	<u>Portion of District within Forney ISD</u>	<u>Portion of District within Rockwall ISD</u>
The District	\$0.650000	\$0.650000
Kaufman County	0.334478	0.334478
Forney Independent School District	1.286900	-
Rockwall Independent School District	-	1.066900
Kaufman County Road and Bridge Fund	0.080635	0.080635
Kaufman County Emergency Services District No. 6	0.049245	0.049245
Total Tax Rate	\$2.401258	\$2.181258

**THE DISTRICT**

**General**

The District is a limited-purpose political subdivision of the State of Texas operating as a municipal utility district pursuant to Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution. The District was created by the TCEQ, on November 10, 2004, as Lake Vista Ranch Municipal Utility District No. 3 of Kaufman County, Texas. By order of the TCEQ dated August 2, 2005, the District’s name was changed to Kaufman County Municipal Utility District No. 7.

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

District is subject to the continuing supervision of the TCEQ and is located in either the ETJ of the City of Dallas or the City of Heath.

**Description**

The District comprises of approximately 392.30 acres and is located within Kaufman County, Texas, approximately 2 miles north of downtown Forney, Texas, and approximately 1 mile north of the intersection Farm-to-Market 460 (“F.M. 460”) and Farm-to-Market 740 (“F.M. 740”). The District is bordered by F.M. 740 on the east, Lake Ray Hubbard on the west, and Travis Ranch Blvd. on the south. All of the land within the District is within either the ETJ of the City of Dallas, Texas, or the City of Heath, Texas.

The District is one of three municipal utility districts collectively comprising approximately 1,946.60 acres, herein referred to as the “Service Area.” The District, Kaufman County Municipal Utility District No. 5 (“KC MUD 5”), and Kaufman County Municipal Utility District No. 6 (“KC MUD 6”), collectively referred to herein as the “Participants,” make up the Service Area. KC MUD 5 acts as the “Master District” and is the provider of trunkwater and sanitary sewer lines and off-site facilities that serve the Service Area (the “Master District Facilities”).

**Management of the District**

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

<u>Name</u>	<u>Position</u>	<u>Term Expires May</u>
Hugh Anderson, II	President	2026
Brooke Sammons	Vice President	2028
Holly Martin	Secretary	2026
Elizabeth Labbe	Assistant Secretary	2028
Jason Ruiz	Assistant Secretary	2028

The District has contracted with the following companies and individuals to operate its utilities and recreational facilities:

Tax Assessor/Collector: The District’s Tax Assessor/Collector is Utility Tax Service, L.L.C.

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

Utility System Operator: The District’s operator is Inframark Water and Infrastructure Services.

Auditor: As required by the Texas Water Code, the District retains an independent auditor to audit the District’s financial statements annually, which annual financial statements are filed with the TCEQ. A copy of the District’s financial statements audited by McGrath & Co., PLLC for the fiscal year ended July 31, 2025, is included as “APPENDIX A” to this Official Statement.

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

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

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

Financial Advisor: The District has engaged the firm of Robert W. Baird & Co. Incorporated as financial advisor to the District. Payment to the Financial Advisor by the District is contingent upon the issuance, sale and delivery of the Bonds. The Financial Advisor is not obligated to undertake, and has not undertaken to make, an

independent verification or to assume responsibility for the accuracy, completeness, or fairness of the information in this Official Statement.

### DEVELOPMENT STATUS OF THE DISTRICT

Development within the District is substantially complete. Of the approximately 392.30 acres of land within the District, approximately 350.45 acres (1,626 lots) have been developed as the single-family residential subdivisions of Travis Ranch, Phases 3A, 3B, 3D1, 3D2, and 3E, and Lakeside at Heath, Phases 3C, 3C1, 3G, 3G1, 3G2, and 3F. As of February 1, 2026, the District was comprised of 1,619 completed homes and 7 vacant developed lots. The remaining acreage within the District consists of approximately 41.85 undevelopable acres.

The following table sets out the status of single-family development, by section, within the District construction of single-family housing within the District as of February 1, 2026:

Section	Acreage	No. of Lots	Homes		Vacant Lots
			Complete	Under Construction	
Travis Ranch, Phase 3A	61	309	309	-	-
Travis Ranch, Phase 3B	62	316	316	-	-
Travis Ranch, Phase 3D1	15	77	77	-	-
Travis Ranch, Phase 3D2	25	139	139	-	-
Travis Ranch, Phase 3E	31	139	132	-	7
Travis Ranch Marina Lots, Phase 2	13	55	55	-	-
Subtotal	205	1,035	1,028	-	7
Lakeside at Heath, Phase 3C	44	204	204	-	-
Lakeside at Heath, Phase 3C1	31	136	136	-	-
Lakeside at Heath, Phase 3G	16	45	45	-	-
Lakeside at Heath, Phase 3G1	15	51	51	-	-
Lakeside at Heath, Phase 3G2	9	25	25	-	-
Lakeside at Heath, Phase 3F	31	130	130	-	-
Subtotal	145	591	591	-	-
Total Developed	350	1,626	1,619	-	7
Undevelopable	42				
Remaining Developable	-				
Total District Acreage	392				

### Homebuilding in the District

Castlerock Homes owns the 7 remaining vacant developed lots within the District for future home construction. See "TAX DATA—Principal Taxpayers." As of the date of this Official Statement, there is no active homebuilding within the District.

### TRAVIS RANCH

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

The District encompasses approximately 205 acres of the master-planned community of Travis Ranch. To date, such land within the District has been developed as Travis Ranch, Phases 3A, 3B, 3D1, 3D2, and 3E (980 lots) and a portion of Travis Ranch Marina Lots, Phase 2 (55 lots). See "DEVELOPMENT STATUS OF THE DISTRICT."

## **LAKESIDE AT HEATH**

The District also includes approximately 145 acres of the residential community known as Lakeside at Heath. To date, such land within the District has been developed as Lakeside at Heath, Phases 3C, 3C1, 3G, 3G1, 3G2 and 3F (591 lots). See “DEVELOPMENT STATUS OF THE DISTRICT.”

### **THE DEVELOPERS**

#### **The Developers**

CTMGT Travis Ranch, LLC, a Texas limited liability company (“CTMGT”) and related entities developed approximately 193 acres (980 single-family lots) within the District as the single family subdivision of Travis Ranch, Phases 3A, 3B, 3D-1, 3D-2 and 3E. CTMGT and related entities do not own any remaining developable land within the District.

D.R. Horton-Texas, Ltd., a Texas limited partnership (“D.R. Horton”) developed approximately 145 acres (591 single-family lots) within the District as the single-family subdivision of Lakeside at Heath. D.R. Horton is controlled by D.R. Horton, Inc., a Delaware corporation and a publicly traded corporation. D.R. Horton does not own any remaining developable land within the District.

Travis Ranch Marina, LLC, a Texas limited liability company, and its related entities (“TR Marina”), developed approximately 13 acres (55 single-family lots) within the District as Travis Ranch Marina, a single-family subdivision of the master-planned community of Travis Ranch. TR Marina does not own any remaining developable land within the District.

Development activities in Travis Ranch are managed by Scarborough Management, LLC, a third-party management company controlled by James R. Feagin.

CTMGT and related entities, D.R. Horton and TR Marina are herein referred to as the “Developers.”

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**PHOTOGRAPHS TAKEN WITHIN THE DISTRICT**



## THE SYSTEM

### Master District Contract

In 2004, the District, KC MUD 5 (as a Participant), and KC MUD 6 each entered into a certain “Contract for Financing and Operation of Regional Waste Collection, Treatment and Disposal Facilities and Regional Water Supply and Delivery Facilities” (or the “Master District Contract”) that provides for the financing and operation of the Master District Facilities that service the Service Area. The Master District contract was approved by the voters of the District at an election held on February 5, 2005. In its capacity as the Master District, KC MUD 5 provides the trunkwater and sanitary sewer lines and off-site facilities that service the Service Area. In addition, the Master District contracts with the providers of water supply (Forney Lake Water Supply Corporation) and sanitary sewer service (City of Heath) for the Service Area. See “—Description of the Utility System” below.

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

The Master District is authorized to issue bonds in an amount necessary to finance Master District Facilities (the “Contract Revenue Bonds”) sufficient to complete acquisition and construction of the Master District Facilities. To date, the Master District has issued \$19,740,000 in Contract Revenue Bonds, and, as of February 1, 2026, \$11,700,000 of such previously issued Contract Revenue Bonds remains outstanding. As of the date of this Official Statement, the Master District has fully reimbursed all expenditures to construct the Master District Facilities. The Master District plans to issue approximately \$6,520,000 of Contract Revenue Bonds in the next twelve (12) months to finance costs associated with Master District Facilities improvements and lift station expenses See “INVESTMENT CONSIDERATIONS—Contract Tax.”

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

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

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

### **Regulation**

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

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

### **Description of the Utility System**

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

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

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

FLWSC operates and maintains the water lines serving the District and receives all of the revenue from the providing of retail water service. The FLWSC is capable of serving approximately 7,083 ESFCs, which is sufficient to serve the 6,493 ESFCs existing within the Service Area, including 1,626 ESFCs in the District. As development proceeds within the Service Area, FLWSC will need to purchase additional water supply from NTMWD and the Master District has agreed to construct the water infrastructure necessary to serve the Service Area.

*Drainage:* Stormwater from within the District currently drains through underground lines leading to drainage channels, or through underground lines directly to natural tributaries, and then to Lake Ray Hubbard. One drainage ditch has been constructed jointly within the District and KC MUD 6.

**Description of the Road System**

Construction of the road improvements within the boundaries of the District has been financed with funds advanced by the Developer, to be reimbursed with bond proceeds. The roads within the District vary in width in accordance with standards adopted by Kaufman County, but are sized to accommodate the anticipated traffic demands of full build-out of the property within the District. The District owns and maintains the roads within the District.

**Historical Operations of the Utility System**

The following is a summary of the District’s Operating Fund for the last five years. Such summary has been prepared by the Financial Advisor for inclusion herein, based upon information obtained from the District’s audited financial statements for the fiscal years ended July 31, 2021, through July 31, 2025, reference to which is hereby made. The District is required by statute to have an independent certified public accountant audit the District’s financial statements annually, such audited financial statements are filed with the TCEQ.

	<b>Fiscal Year Ended July 31,</b>				
	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
<b>Revenues</b>					
Sewer Service	\$ 741,115	\$ 707,188	\$ 694,660	\$ 679,533	\$ 552,425
Property Taxes	1,269,024	1,139,281	901,141	621,323	261,488
Penalties & Interest	39,345	33,834	97,041	45,350	29,999
Garbage Service	498,069	428,607	422,685	397,712	354,860
Connection & Inspection	-	3,429	8,732	276,900	446,550
Storm Water Fees	69,527	68,764	67,809	63,829	57,002
Investment Earnings	262,528	282,181	190,031	13,372	5,545
<b>Total</b>	<b>\$ 2,879,608</b>	<b>\$ 2,663,284</b>	<b>\$ 2,382,099</b>	<b>\$ 2,098,019</b>	<b>\$ 1,707,869</b>
<b>Expenditures</b>					
Purchased Services	\$ 928,719	\$ 873,285	\$ 464,787	\$ 272,011	\$ 247,583
Professional Fees	117,317	66,290	72,232	59,572	69,324
Contracted Services	1,006,530	1,006,916	839,986	699,775	455,386
Repairs & Maintenance	201,252	265,113	140,209	11,463	106,078
Utilities	24,733	24,290	26,211	23,366	21,637
Administrative	24,884	16,032	14,010	13,709	11,560
Other	3,174	5,592	3,479	3,111	2,279
Capital Outlay	-	-	42,185	-	-
Debt Service - Developer Interest	-	-	4,478	-	-
<b>Total</b>	<b>\$ 2,306,609</b>	<b>\$ 2,257,518</b>	<b>\$ 1,607,577</b>	<b>\$ 1,083,007</b>	<b>\$ 913,847</b>
<b>Net Revenues (Deficit)</b>	<b>\$ 572,999</b>	<b>\$ 405,766</b>	<b>\$ 774,522</b>	<b>\$ 1,015,012</b>	<b>\$ 794,022</b>
<b>Other Financing Sources (Uses)</b>	<b>\$ (66,185)</b>	<b>\$ -</b>	<b>\$ (7,751)</b>	<b>\$ -</b>	<b>\$ 34,116</b>
<b>Beginning Fund Balance</b>	<b>\$ 5,646,959</b>	<b>\$ 5,241,193</b>	<b>\$ 4,474,422</b>	<b>\$ 3,459,410</b>	<b>\$ 2,631,272</b>
<b>Ending Fund Balance</b>	<b>\$ 6,153,773</b>	<b>\$ 5,646,959</b>	<b>\$ 5,241,193</b>	<b>\$ 4,474,422</b>	<b>\$ 3,459,410</b>

## INVESTMENT CONSIDERATIONS

### General

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

### Economic Factors Affecting Taxable Values and Tax Payments

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

*Maximum Impact on District Tax Rate:* Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners to pay their taxes. The 2025 Taxable Assessed Valuation of property within the District is \$549,451,859. After issuance of the Bonds, the maximum annual debt service requirement on the Outstanding Bonds and the Bonds will be \$2,675,199 (2030) and the average annual debt service requirement on the Outstanding Bonds and the Bonds will be \$2,348,234 (2026-2045, high years). Assuming no increase or decrease from the 2025 Taxable Assessed Valuation, a tax rate of \$0.52 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement and a tax rate of \$0.45 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirement (see “DISTRICT DEBT—Debt Service Requirements”).

For the 2025 tax year, the District levied a total tax rate of \$0.6500 comprised of: \$0.1925 per \$100 of assessed valuation for Utility System debt service purposes; \$0.2825 per \$100 of assessed valuation for Road System debt service purposes; \$0.0525 per \$100 of assessed valuation for contract tax purposes; and \$0.1225 per \$100 of assessed valuation for maintenance and operation tax purposes.

### Contract Tax

The Master District is responsible for obtaining the water supply and wastewater treatment, as well as the regional water distribution and wastewater collection trunklines, necessary to serve the Service Area, which includes the District. By execution of the Master District Contract, KC MUD 5, KC MUD 6, and the District are obligated to pay a pro rata share, based on the certified assessed valuation of each district, of debt service on Contract Revenue Bonds issued by the Master District to finance the Master District Facilities. The District is obligated to pay its pro rata share of debt service on the Contract Revenue Bonds from the proceeds of the Contract Tax or from any other lawful source of District income. As of February 1, 2026, \$11,700,000 principal amount of Contract Revenue Bonds are outstanding. The District levied a contract tax rate of \$0.0525 per \$100 of assessed valuation for the 2025 tax year. The Master District is authorized, without additional voter approval, to issue Contract Revenue Bonds in an amount necessary to finance the Master District Facilities to serve the entire development of the Service Area. The Master District anticipates issuing approximately

\$6,520,000 in Contract Revenue Bonds within the next 12 months to finance costs associated with Master District Facilities improvements and lift station expenses.

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

### **Tax Collections and Foreclosure Remedies**

The District's ability to make debt service payments may be adversely affected by difficulties in collecting ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by judicial foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time consuming and expensive collection procedures; (b) a bankruptcy court's stay of tax collection proceedings against a taxpayer; (c) market conditions affecting the marketability of taxable property within the District and limiting the proceeds from a foreclosure sale of such property; or (d) the taxpayer's right to redeem the property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. See "TAXING PROCEDURES".

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

### **Registered Owners' Remedies**

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

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

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

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

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

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

The District may not be placed into bankruptcy involuntarily.

### **Bond Insurance Risk Factors**

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

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

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

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

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

Neither the District or Initial Purchaser have made independent investigation into the claims paying ability of the bond insurer and no assurance or representation regarding the financial strength or projected financial strength of the bond insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal and interest on the Bonds and the claims paying ability of the bond insurer, particularly over the life of the investment. See “MUNICIPAL BOND INSURANCE” and “RATINGS” herein for further information provided by the bond insurer and the Insurance Policy, which includes further instructions for obtaining current financial information concerning the bond insurer.

### **Future Debt**

After the issuance of the Bonds, the following amounts will remain authorized but unissued: \$8,975,000 principal amount of unlimited tax bonds for the Road System; \$33,615,000 principal amount of unlimited tax bonds for the Utility System; \$78,355,000 principal amount of unlimited tax bonds for refunding Utility System Bonds; and \$50,850,000 principal amount of unlimited tax bonds for refunding Road System bonds. The District reserves in the Bond Order the right to issue the remaining authorized but unissued bonds plus such additional bonds as may hereafter be authorized by voters in the District. The Bond Order imposes no limitation on the amount of additional parity bonds which may be issued by the District (if authorized by the District’s voters and approved by the Board and, in the case of bonds for the Utility System (such as the Bonds) and recreational facilities, approved by the TCEQ). The District’s issuance of bonds for the Road System is not subject to approval by the TCEQ. In addition, the District has the right to issue obligations, other than the Bonds, including tax anticipation notes and bond anticipation notes, and to borrow money for any valid public purpose. The issuance of additional obligations may increase the District’s tax rate and adversely affect the security for and the investment quality and value of the Bonds. See “DEVELOPMENT STATUS OF THE DISTRICT.”

According to the District’s Engineer, the remaining authorized but unissued bonds will be sufficient to reimburse the Developers for the existing facilities within the District.

Following the issuance of the Bonds, the Developers will have been fully reimbursed for expenditures related to the Utility System and the Road System .

### **Competitive Nature of Dallas Residential Market**

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

### **Collection of Taxes**

The District’s ability to pay debt service on the Bonds may be adversely affected by its ability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien on the property in favor of the District on a parity with the lien of all other state and local authorities. Such lien can be foreclosed in judicial proceedings. The District’s ability to collect ad valorem taxes through such foreclosure may be impaired by (a) collection procedures, (b) a bankruptcy court’s stay of a tax collection procedure against a taxpayer or (c) market conditions limiting the proceeds from a foreclosure sale of taxable property including the taxpayer’s right to redeem property for a specified period of time after foreclosure at the foreclosure sale price. See “TAXING PROCEDURES—Levy and Collection of Taxes.”

### **Marketability of the Bonds**

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

## **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.

## **Cybersecurity**

The District's consultants use digital technologies to collect taxes, hold funds and process disbursements. These systems necessarily hold sensitive protected information that is valued on the black market. As a result, the electronic systems and networks of organizations like the District's consultants are considered targets for cyber-attacks and other potential breaches of their systems. To the extent the District is determined to be the party responsible for various electronic systems or suffers a loss of funds due to a security breach, there could be a material adverse effect on the District's finances. Insurance to protect against such breaches is limited.

## **Environmental Regulations**

The District is subject to complex environmental laws and regulations at the federal, state, and local levels that may require or prohibit certain activities that affect the environment, such as:

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

Sanctions against a municipal utility district or other type of special purpose district for failure to comply with environmental laws and regulations may include a variety of civil and criminal enforcement measures, including assessment of monetary penalties, imposition of remedial requirements and issuance of injunctions to ensure future compliance. Environmental laws and compliance with environmental laws and regulations can increase the cost of planning, designing, constructing, and operating water production and wastewater treatment facilities. Environmental laws can also inhibit growth and development within the District. Further, changes in regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

*Air Quality Issues.* Air quality control measures required by the United States Environmental Protection Agency (the "EPA") and the TCEQ may impact new industrial, commercial and residential development in the District and surrounding area. Under the Clean Air Act ("CAA") Amendments of 1990, the Dallas-Fort Worth area ("DFW Area")—Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Tarrant, and Wise Counties, and Rockwall County for the purposes of the 2008 Ozone Standards only—has been designated a nonattainment area under three separate federal ozone standards: the one-hour (124 parts per billion ("ppb")) and eight-hour (84 ppb) standards promulgated by the EPA in 1997 (the "1997 Ozone Standards"); the tighter, eight-hour ozone standard of 75 ppb promulgated by the EPA in 2008 (the "2008 Ozone Standard"), and the EPA's most-recent promulgation of an even lower, 70 ppb eight-hour ozone standard in 2015 (the "2015 Ozone Standard"). While Texas has been able to demonstrate steady progress and improvements in air quality in the DFW Area, the DFW Area remains subject to CAA nonattainment requirements.

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

On October 7, 2022, the EPA published final notice reclassifying the DFW Area from "serious" to "severe" under the 2008 Ozone Standard, effective November 7, 2022. As the DFW Area is now designated a "severe" nonattainment area, it must meet the attainment date of July 20, 2027 with an attainment year of 2026. The "severe" nonattainment classification provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants

and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

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

In order to demonstrate progress toward attainment of the EPA’s ozone standards, the TCEQ has established a state implementation plan (“SIP”) for the DFW Area setting emission control requirements, some of which regulate the inspection and use of automobiles. These types of measures could impact how people travel, what distances people are willing to travel, where people choose to live and work, and what jobs are available in the DFW Area. These SIP requirements can negatively impact business due to the additional permitting/regulatory constraints that accompany this designation and because of the community stigma associated with a nonattainment designation. It is possible that additional controls will be necessary to allow the DFW Area to reach attainment with the ozone standards by the EPA’s attainment deadlines. These additional controls could have a negative impact on the DFW Area’s economic growth and development. As a result of the DFW Area’s reclassification, the TCEQ must submit revisions of the SIP to the EPA no later than January 1, 2023, addressing the “moderate” nonattainment classification and by May 2024 addressing the “severe” nonattainment classification.

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

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

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

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

The TCEQ issued the General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the “MS4 Permit”) on August 15, 2024. The MS4 Permit authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. The District has an application for a waiver from MS4 permitting requirements pending with the TCEQ, but, if the District’s application is unsuccessful or

inclusion of the District were required at a future date, the District could incur substantial costs to develop, implement, and maintain the necessary plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff in order to comply with the MS4 Permit.

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

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

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

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

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

### **Future and Proposed Legislation**

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

## **LEGAL MATTERS**

### **Legal Opinions**

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

In addition to serving as Bond Counsel, Coats Rose, P.C. also acts as counsel to the District on matters not related to the issuance of bonds. The legal fees to be paid Bond Counsel and Disclosure Counsel for services rendered

in connection with the issuance of the Bonds are based upon a percentage of bonds actually issued, sold and delivered and, therefore, such fees are contingent upon the sale and delivery of the Bonds.

### **Legal Review**

In its capacity as Bond Counsel, Coats Rose, P.C., has reviewed the information appearing in this Official Statement under the captioned sections "THE BONDS" (except for information under the subsections "—Book-Entry-Only System" and "—Estimated Use and Distribution of Bond Proceeds"), "THE DISTRICT—General" and "—Management of the District," "TAXING PROCEDURES," "THE SYSTEM—Master District Contract," and "LEGAL MATTERS" solely to determine whether such information fairly summarizes the law and documents referred to therein. Such firm has not independently verified factual information contained in this Official Statement, nor has such firm conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon such firm's limited participation as an assumption of responsibility for, or an expression of opinion of any kind with regard to, the accuracy or completeness of any of the other information contained herein.

### **No-Litigation Certificate**

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

### **No Material Adverse Change**

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

## **TAX MATTERS**

### **Opinion**

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

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

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

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

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

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

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

Under Existing Law, any owner who has purchased such Original Issue Discount Bond in the initial public offering is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the accrual period. For a discussion of certain collateral federal tax consequences, see discussion set forth below.

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

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

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

## **Collateral Federal Income Tax Consequences**

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

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

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

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

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

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

### **QUALIFIED TAX-EXEMPT OBLIGATIONS**

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

The District has, pursuant to the Bond Order, designated the Bonds as “qualified tax-exempt obligations” and certify its expectation that the above-described \$10,000,000 ceiling will not be exceeded for 2026. Accordingly, it is anticipated that financial institutions that purchase the Bonds will not be subject to the 100 percent disallowance of interest expense allocable to interest on the Bonds under Section 265(b) of the Code. However, 20 percent of the interest expense incurred by a financial institution which is allocable to the interest on the Bonds would not be deductible pursuant to Section 291 of the Code.

## CONTINUING DISCLOSURE OF INFORMATION

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

### Annual Reports

The District shall file annually with the MSRB, (1) within six-months after the end of each fiscal year ending in or after 2026, financial information and operating data of the general type included in this Official Statement under the headings, “THE SYSTEM—Historical Operations of the Utility System,” “DISTRICT DEBT” (except for the subheading “—Estimated Overlapping Debt Statement”), “TAX DATA,” and financial statements of the District including supplemental schedules, if audited financial statements are then available and (2) if not provided as part of such financial information and operating data, audited financial statements when and if available. Any financial statements provided by the District shall be prepared in accordance with generally accepted accounting principles or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the audit report is completed within the period during which it must be provided. If the audit report is not complete within twelve months after any such fiscal year end, then the District shall provide unaudited financial statements for the applicable fiscal year to the MSRB within such twelve month period, and audited financial statements when and if the audit report becomes available.

The District’s current fiscal year end is July 31. Accordingly, it must provide updated information by January 31 in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

### Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other events affecting the tax-exempt status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of SEC Rule 15c2-12 (the “Rule”); (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person within the meaning of the Rule, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person within the meaning of the Rule, any of which reflect financial difficulties. The term “material” when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Order makes any provision for debt service reserves or liquidity enhancement. The term

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

#### **Availability of Information from MSRB**

The District has agreed to provide the foregoing notices to the MSRB. The District is required to file its continuing disclosure information using EMMA, which is the format currently prescribed by the MSRB and has been established by the MSRB to make such continuing disclosure information available to investors free of charge. Investors may access continuing disclosure information filed with the MSRB at [www.emma.msrb.org](http://www.emma.msrb.org).

#### **Limitations and Amendments**

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

The District may amend its continuing disclosure agreement to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or operations of the District or the Developer but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering described herein in compliance with the Rule, taking into account any amendments and interpretations of the Rule to the date of such amendment, as well as changed circumstances, and either the holders of a majority in aggregate principal amount of the outstanding Bonds consent or any person unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the beneficial owners of the Bonds. The District may also amend or repeal the agreement if the United States Securities and Exchange Commission amends or repeals the applicable provisions of such rule or a court of final jurisdiction determines that such provisions are invalid, but in either case only to the extent that its right to do so would not prevent the Initial Purchaser from lawfully purchasing the Bonds in the offering described herein. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under "Annual Reports" an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information and operating data so provided.

#### **Compliance with Prior Undertakings**

During the last five years, the District has complied in all material respects with its previous 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 District’s records, the Engineer, the Developers, the Tax Assessor/Collector, the Auditor, the Appraisal District and other sources believed to be reliable; however, no representation is made as to the accuracy or completeness of the information contained herein, except as described below. The summaries of the statutes, resolutions and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

The District's financial statements for the year ended July 31, 2025, were audited by McGrath & Co. PLLC, and have been included herein as "APPENDIX A." McGrath & Co. PLLC, Certified Public Accountants, has consented to the publication of such financial statements in this Official Statement.

### **Experts**

The information contained in this Official Statement relating to development and the status of development within the District generally and, in particular, the information in the section captioned "THE DEVELOPERS" has been provided by the Developers and has been included herein in reliance upon the authority and knowledge of each 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 generally and, in particular, the engineering information included in the sections captioned "THE DISTRICT" and "THE SYSTEM" has been provided by the Engineer and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

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

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

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

### **Updating the Official Statement**

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

**CONCLUDING STATEMENT**

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

This Official Statement was approved by the Board of Directors of Kaufman County Municipal Utility District No. 7 as of the date specified on the first page hereof.

/s/ Hugh Anderson, II  
President, Board of Directors  
Kaufman County Municipal Utility District No. 7

ATTEST:

/s/ Holly Martin  
Secretary, Board of Directors  
Kaufman County Municipal Utility District No. 7

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

**KAUFMAN COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 7**

**KAUFMAN COUNTY, TEXAS**

**FINANCIAL REPORT**

**July 31, 2025**



## Table of Contents

	<u>Schedule</u>	<u>Page</u>
Independent Auditor's Report		1
Management's Discussion and Analysis		7
<b>BASIC FINANCIAL STATEMENTS</b>		
Statement of Net Position and Governmental Funds Balance Sheet		16
Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances		17
Notes to Financial Statements		19
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>		
Budgetary Comparison Schedule – General Fund		34
Notes to Required Supplementary Information		35
<b>TEXAS SUPPLEMENTARY INFORMATION</b>		
Services and Rates	TSI-1	38
General Fund Expenditures	TSI-2	40
Investments	TSI-3	41
Taxes Levied and Receivable	TSI-4	42
Long-Term Debt Service Requirements by Years	TSI-5	44
Change in Long-Term Bonded Debt	TSI-6	57
Comparative Schedule of Revenues and Expenditures – General Fund	TSI-7a	60
Comparative Schedule of Revenues and Expenditures – Debt Service Fund	TSI-7b	62
Board Members, Key Personnel and Consultants	TSI-8	64



# **McGRATH & CO., PLLC**

*Certified Public Accountants*

2900 North Loop West, Suite 880

Houston, Texas 77092

## **Independent Auditor's Report**

Board of Directors  
Kaufman County Municipal Utility District No. 7  
Kaufman County, Texas

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Kaufman County Municipal Utility District No. 7 (the "District"), as of and for the year ended July 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Kaufman County Municipal Utility District No. 7, as of July 31, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

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

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

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

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

***Board of Directors  
Kaufman County Municipal Utility District No. 7  
Kaufman County, Texas***

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

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

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

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

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

**Required Supplementary Information**

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

**Board of Directors**  
**Kaufman County Municipal Utility District No. 7**  
**Kaufman County, Texas**

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

**Supplementary Information**

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



Houston, Texas  
November 20, 2025

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

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***Kaufman County Municipal Utility District No. 7  
Management's Discussion and Analysis  
July 31, 2025***

**Using this Annual Report**

This section of the financial report of Kaufman County Municipal Utility District No. 7 (the "District") provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended July 31, 2025. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

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

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

**Overview of the Financial Statements**

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

**Government-Wide Financial Statements**

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

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

***Kaufman County Municipal Utility District No. 7  
Management's Discussion and Analysis  
July 31, 2025***

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

**Fund Financial Statements**

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

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

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

The District's net position at July 31, 2025, was negative \$2,149,135. A comparative summary of the District's overall financial position, as of July 31, 2025 and 2024, is as follows:

	2025	2024
Current and other assets	\$ 9,809,630	\$ 9,383,834
Capital assets	22,850,082	24,025,030
Total assets	<u>32,659,712</u>	<u>33,408,864</u>
 Total deferred outflows of resources	 42,183	 52,728
 Current liabilities	 2,096,343	 2,146,165
Long-term liabilities	32,754,687	34,048,637
Total liabilities	<u>34,851,030</u>	<u>36,194,802</u>
 Net position		
Net investment in capital assets	(10,990,699)	(11,077,194)
Restricted	2,655,966	2,664,809
Unrestricted	6,185,598	5,679,175
Total net position	<u>\$ (2,149,135)</u>	<u>\$ (2,733,210)</u>

***Kaufman County Municipal Utility District No. 7  
Management's Discussion and Analysis  
July 31, 2025***

The total net position of the District increased during the current fiscal year by \$584,075. A comparative summary of the District's *Statement of Activities* for the past two fiscal years is as follows:

	<u>2025</u>	<u>2024</u>
Revenues		
Property taxes, penalties and interest	\$ 3,794,578	\$ 3,892,883
Sewer and garbage services	1,239,184	1,135,795
Other	450,050	477,205
Total revenues	<u>5,483,812</u>	<u>5,505,883</u>
Expenses		
Current service operations	2,385,141	2,330,907
Debt interest and fees	1,118,700	1,164,058
Contractual obligations	154,763	205,001
Depreciation	1,174,948	1,175,060
Total expenses	<u>4,833,552</u>	<u>4,875,026</u>
Change in net position before other items	650,260	630,857
Other items		
Due to developer write-off		535,096
Write-off of uncollectible receivables	<u>(66,185)</u>	
Change in net position	584,075	1,165,953
Net position, beginning of year	<u>(2,733,210)</u>	<u>(3,899,163)</u>
Net position, end of year	<u>\$ (2,149,135)</u>	<u>\$ (2,733,210)</u>

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

The District's combined fund balances, as of July 31, 2025, were \$9,307,324, which consists of \$6,153,773 in the General Fund, \$2,976,828 in the Debt Service Fund, and \$176,723 in the Capital Projects Fund.

*General Fund*

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

	<u>2025</u>	<u>2024</u>
Total assets	<u>\$ 6,519,474</u>	<u>\$ 6,073,589</u>
Total liabilities	\$ 333,876	\$ 394,414
Total deferred inflows	31,825	32,216
Total fund balance	<u>6,153,773</u>	<u>5,646,959</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 6,519,474</u>	<u>\$ 6,073,589</u>

***Kaufman County Municipal Utility District No. 7  
Management's Discussion and Analysis  
July 31, 2025***

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

	<u>2025</u>	<u>2024</u>
Total revenues	\$ 2,879,608	\$ 2,663,284
Total expenditures	<u>(2,306,609)</u>	<u>(2,257,518)</u>
Revenues over expenditures	572,999	405,766
Other changes in fund balance	<u>(66,185)</u>	
Net change in fund balance	<u>\$ 506,814</u>	<u>\$ 405,766</u>

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

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

*Debt Service Fund*

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

	<u>2025</u>	<u>2024</u>
Total assets	<u>\$ 3,113,433</u>	<u>\$ 3,141,560</u>
Total deferred inflows	\$ 136,605	\$ 146,768
Total fund balance	<u>2,976,828</u>	<u>2,994,792</u>
Total deferred inflows and fund balance	<u>\$ 3,113,433</u>	<u>\$ 3,141,560</u>

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

	<u>2025</u>	<u>2024</u>
Total revenues	\$ 2,606,721	\$ 2,819,419
Total expenditures	<u>(2,624,685)</u>	<u>(2,624,039)</u>
Revenues over (under) expenditures	<u>\$ (17,964)</u>	<u>\$ 195,380</u>

***Kaufman County Municipal Utility District No. 7  
Management's Discussion and Analysis  
July 31, 2025***

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

*Capital Projects Fund*

A comparative summary of the Capital Projects Fund's financial position as of July 31, 2025 and 2024, is as follows:

	2025	2024
Total assets	<u>\$ 176,723</u>	<u>\$ 168,685</u>
Total fund balance	<u>\$ 176,723</u>	<u>\$ 168,685</u>

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

	2025	2024
Total revenues	<u>\$ 8,038</u>	<u>\$ 4,266</u>
Total expenditures		<u>(65)</u>
Revenues over expenditures	<u>\$ 8,038</u>	<u>\$ 4,201</u>

The District has not had any significant capital asset activity in the last two fiscal years.

**General Fund Budgetary Highlights**

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

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$220,713 greater than budgeted. The *Budgetary Comparison Schedule* on page 34 of this report provides variance information per financial statement line item.

**Capital Assets**

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

***Kaufman County Municipal Utility District No. 7  
Management's Discussion and Analysis  
July 31, 2025***

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

	<u>2025</u>	<u>2024</u>
Capital assets not being depreciated		
Land and improvements	<u>\$ 4,390,589</u>	<u>\$ 4,390,589</u>
Capital assets being depreciated		
Water, wastewater and drainage facilities	15,519,050	15,519,050
Roads	<u>13,967,835</u>	<u>13,967,835</u>
	<u>29,486,885</u>	<u>29,486,885</u>
Less accumulated depreciation		
Water, wastewater and drainage facilities	(3,597,176)	(3,253,958)
Roads	<u>(7,430,216)</u>	<u>(6,598,486)</u>
	<u>(11,027,392)</u>	<u>(9,852,444)</u>
Depreciable capital assets, net	<u>18,459,493</u>	<u>19,634,441</u>
Capital assets, net	<u><u>\$ 22,850,082</u></u>	<u><u>\$ 24,025,030</u></u>

**Long-Term Debt and Related Liabilities**

As of July 31, 2025, the District owes approximately \$1,326,446 to developers for completed projects. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. The District intends to reimburse the developers from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developers is trued up when the developers are reimbursed.

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

<u>Series</u>	<u>2025</u>	<u>2024</u>
2007	\$ 220,000	\$ 220,000
2008	480,000	480,000
2014 Refunding	1,515,000	1,865,000
2015 Road	4,775,000	4,775,000
2017 Road	1,445,000	1,640,000
2018 Road	2,205,000	2,285,000
2018	2,400,000	2,400,000
2019	2,525,000	2,525,000
2020 Road	7,270,000	7,600,000
2021	4,675,000	4,835,000
2021 Road	2,905,000	3,005,000
2023	<u>2,440,000</u>	<u>2,500,000</u>
	<u><u>\$ 32,855,000</u></u>	<u><u>\$ 34,130,000</u></u>

***Kaufman County Municipal Utility District No. 7  
Management's Discussion and Analysis  
July 31, 2025***

At July 31, 2025, the District had \$33,615,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District and \$78,355,000 for the refunding of such bonds; and \$12,385,000 for road improvements and \$50,850,000 for the refunding of such bonds.

**Property Taxes**

The District's property tax base decreased approximately \$8,249,000 for the 2025 tax year from \$558,466,739 to \$550,217,901. The District has additional \$3,363,267 in uncertified values. This decrease was primarily due to reevaluation of the property in the District. For the 2025 tax year, the District has levied a maintenance tax rate of \$0.1225 per \$100 of assessed value, a contract tax rate of \$0.0525 per \$100 of assessed value, a water, sewer, and drainage debt service tax rate of \$0.1925 per \$100 of assessed value, and a road debt service tax rate of \$0.2825 per \$100 of assessed value, for a total combined tax rate of \$0.65 per \$100 of assessed value. Tax rates for the 2024 tax year were \$0.2275 per \$100 for maintenance and operations, \$0.015 per \$100 for contract tax, \$0.1875 per \$100 for water, sewer, drainage debt service, and \$0.235 per \$100 for road debt service, for a combined total of \$0.665 per \$100 of assessed value.

**Next Year's Budget**

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

	<u>2025 Actual</u>	<u>2026 Budget</u>
Total revenues	\$ 2,879,608	\$ 3,014,607
Total expenditures	<u>(2,306,609)</u>	<u>(2,474,272)</u>
Revenues over expenditures	572,999	540,335
Other changes in fund balance	<u>(66,185)</u>	
Net change in fund balance	506,814	540,335
Beginning fund balance	<u>5,646,959</u>	<u>6,153,773</u>
Ending fund balance	<u><u>\$ 6,153,773</u></u>	<u><u>\$ 6,694,108</u></u>

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## **Basic Financial Statements**

**Kaufman County Municipal Utility District No. 7**  
**Statement of Net Position and Governmental Funds Balance Sheet**  
**July 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
<b>Assets</b>						
Cash	\$ 458,449	\$ 45,172	\$ 176,723	\$ 680,344	\$ -	\$ 680,344
Investments	5,656,930	2,927,943		8,584,873		8,584,873
Taxes receivable	31,825	136,605		168,430		168,430
Customer service receivables, net	122,332			122,332		122,332
Internal balances	5,609	(5,609)				
Other receivables		9,322		9,322		9,322
Due from other governments	117,757			117,757		117,757
Operating reserve	126,572			126,572		126,572
Capital assets not being depreciated					4,390,589	4,390,589
Capital assets, net					18,459,493	18,459,493
Total Assets	<u>\$ 6,519,474</u>	<u>\$ 3,113,433</u>	<u>\$ 176,723</u>	<u>\$ 9,809,630</u>	<u>22,850,082</u>	<u>32,659,712</u>
<b>Deferred Outflows of Resources</b>						
Deferred difference on refunding					42,183	42,183
<b>Liabilities</b>						
Accounts payable	\$ 81,440	\$ -	\$ -	\$ 81,440		81,440
Other payables	3,498			3,498		3,498
Due to other governments	248,938			248,938		248,938
Accrued interest payable					457,467	457,467
Due to developers					1,326,446	1,326,446
Long-term debt						
Due within one year					1,305,000	1,305,000
Due after one year					31,428,241	31,428,241
Total Liabilities	<u>333,876</u>			<u>333,876</u>	<u>34,517,154</u>	<u>34,851,030</u>
<b>Deferred Inflows of Resources</b>						
Deferred property taxes	31,825	136,605		168,430	(168,430)	
<b>Fund Balances/Net Position</b>						
<b>Fund Balances</b>						
Nonspendable	126,572			126,572	(126,572)	
Restricted		2,976,828	176,723	3,153,551	(3,153,551)	
Unassigned	6,027,201			6,027,201	(6,027,201)	
Total Fund Balances	<u>6,153,773</u>	<u>2,976,828</u>	<u>176,723</u>	<u>9,307,324</u>	<u>(9,307,324)</u>	
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 6,519,474</u>	<u>\$ 3,113,433</u>	<u>\$ 176,723</u>	<u>\$ 9,809,630</u>		
<b>Net Position</b>						
Net investment in capital assets					(10,990,699)	(10,990,699)
Restricted for debt service					2,655,966	2,655,966
Unrestricted					6,185,598	6,185,598
Total Net Position					<u>\$ (2,149,135)</u>	<u>\$ (2,149,135)</u>

See notes to basic financial statements.

**Kaufman County Municipal Utility District No. 7**

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
<b>Revenues</b>						
Sewer service	\$ 741,115	\$ -	\$ -	\$ 741,115	\$ -	\$ 741,115
Property taxes	1,269,024	2,451,238		3,720,262	(12,727)	3,707,535
Penalties and interest	39,345	45,526		84,871	2,172	87,043
Garbage service	498,069			498,069		498,069
Storm water service	69,527			69,527		69,527
Investment earnings	262,528	109,957	8,038	380,523		380,523
<b>Total Revenues</b>	<b>2,879,608</b>	<b>2,606,721</b>	<b>8,038</b>	<b>5,494,367</b>	<b>(10,555)</b>	<b>5,483,812</b>
<b>Expenditures/Expenses</b>						
Current service operations						
Purchased services	928,719			928,719		928,719
Professional fees	117,317			117,317		117,317
Contracted services	1,006,530	68,275		1,074,805		1,074,805
Repairs and maintenance	201,252			201,252		201,252
Utilities	24,733			24,733		24,733
Administrative	24,884	10,257		35,141		35,141
Other	3,174			3,174		3,174
Debt service						
Principal		1,275,000		1,275,000	(1,275,000)	
Interest and fees		1,116,390		1,116,390	2,310	1,118,700
Contractual obligations		154,763		154,763		154,763
Depreciation					1,174,948	1,174,948
<b>Total Expenditures/Expenses</b>	<b>2,306,609</b>	<b>2,624,685</b>		<b>4,931,294</b>	<b>(97,742)</b>	<b>4,833,552</b>
<b>Revenues Over (Under)</b>						
<b>Expenditures/Expenses</b>	572,999	(17,964)	8,038	563,073	87,187	650,260
<b>Other Item</b>						
Write-off of uncollectible receivables	(66,185)			(66,185)		(66,185)
<b>Net Change in Fund Balances</b>	506,814	(17,964)	8,038	496,888	(496,888)	
<b>Change in Net Position</b>					584,075	584,075
Fund Balance/Net Position						
Beginning of the year	5,646,959	2,994,792	168,685	8,810,436	(11,543,646)	(2,733,210)
<b>End of the year</b>	<b>\$ 6,153,773</b>	<b>\$ 2,976,828</b>	<b>\$ 176,723</b>	<b>\$ 9,307,324</b>	<b>\$ (11,456,459)</b>	<b>\$ (2,149,135)</b>

See notes to basic financial statements.

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***Kaufman County Municipal Utility District No. 7***  
***Notes to Financial Statements***  
***July 31, 2025***

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

The accounting policies of Kaufman County Municipal Utility District No. 7 (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

**Creation**

The District was organized, created and established as Lake Vista Ranch Municipal Utility District No. 3 pursuant to an order of the Texas Commission on Environmental Quality dated November 10, 2004, and operates in accordance with the Texas Water Code (“TWC”), Chapters 49 and 54. The Board of Directors held its first meeting on November 16, 2004 and the first bonds were issued on March 15, 2007. The District changed its name to Kaufman County Municipal Utility District No. 7 on August 1, 2005.

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

**Reporting Entity**

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

**Government-Wide and Fund Financial Statements**

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

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. Most governments typically have many funds; however, governmental financial statements focus on the most important or “major”

***Kaufman County Municipal Utility District No. 7***  
***Notes to Financial Statements***  
***July 31, 2025***

funds with non-major funds aggregated in a single column. The District has three governmental funds, which are all considered major funds.

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

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

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

### **Measurement Focus and Basis of Accounting**

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

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

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

### **Use of Restricted Resources**

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

***Kaufman County Municipal Utility District No. 7***  
***Notes to Financial Statements***  
***July 31, 2025***

**Receivables**

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At July 31, 2025, an allowance of \$4,500 was provided for possible uncollectible sewer accounts. An allowance for possible uncollectible property taxes receivable was not considered necessary.

During the current fiscal year, the District determined that certain sewer service receivables totaling approximately \$307,406 were uncollectible. These receivables primarily related to prior-year penalties and interest charges billed to a single property within the District that was foreclosed upon during the current fiscal year. Included in this amount is \$66,185 that was not previously recognized as an allowance for uncollectible accounts and as a result, is recognized as a write off during the current year. Following the foreclosure and the distribution of sale proceeds, no funds remained to satisfy the District's lien for unpaid sewer charges. As a result, the receivable was written off during the current fiscal year.

**Interfund Activity**

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

**Capital Assets**

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

Capital assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire the asset on the acquisition date. The District has not capitalized interest incurred during the construction of its capital assets. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

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

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

***Kaufman County Municipal Utility District No. 7***  
***Notes to Financial Statements***  
***July 31, 2025***

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

**Deferred Inflows and Outflows of Financial Resources**

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

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

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

**Net Position – Governmental Activities**

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

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

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

Unrestricted – resources not included in the other components.

**Fund Balances – Governmental Funds**

Governmental accounting standards establish the following fund balance classifications:

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

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

***Kaufman County Municipal Utility District No. 7***  
***Notes to Financial Statements***  
***July 31, 2025***

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

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

Unassigned - all other spendable amounts in the General Fund.

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

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenues and expenses/expenditures during the period reported. These estimates include, among others, the collectability of receivables; the useful lives and impairment of capital assets; the value of amounts due to developers; and the value of capital assets for which the developers have not been fully reimbursed. Estimates and assumptions are reviewed periodically, and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.

***Kaufman County Municipal Utility District No. 7***  
***Notes to Financial Statements***  
***July 31, 2025***

**Note 2 – Adjustment from Governmental to Government-wide Basis**

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

Total fund balance, governmental funds		\$ 9,307,324
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Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Historical cost		\$ 33,877,474
Less accumulated depreciation		<u>(11,027,392)</u>
		22,850,082

The difference between the face amount of bonds refunded and the amount paid to refund the bonds does not provide financial resources at the fund level and is recorded as a deferred outflow in the *Statement of Net Position* and amortized to interest expense.

42,183

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

Accrued interest payable		(457,467)
Due to developers		(1,326,446)
Bonds payable, net		<u>(32,733,241)</u>
		(34,517,154)

Deferred inflows in the fund statements consist of property taxes receivable and related penalties and interest that have been levied and are due, but are not available to pay current period expenditures. These amounts are included in revenues in the government-wide statements.

168,430

Total net position - governmental activities		<u><u>\$ (2,149,135)</u></u>
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**Kaufman County Municipal Utility District No. 7**  
**Notes to Financial Statements**  
**July 31, 2025**

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

Net change in fund balances - total governmental funds \$ 496,888

Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and related penalties and interest. (10,555)

Financial reporting for capital assets varies significantly between the fund statements and the government-wide statements. Reporting at the fund level focuses on the impact of transactions on financial resources (i.e., cash), while reporting at the government-wide level seeks to allocate the cost of the acquisition of capital assets over their useful lives and to measure the economic impact of developer financing of capital assets used by the District or conveyed to other governmental entities. The difference during the current fiscal year is for depreciation expense. (1,174,948)

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

Principal payments	\$ 1,275,000	
Interest expense accrual	(2,310)	
		1,272,690

Change in net position of governmental activities \$ 584,075

**Note 3 – Deposits and Investments**

**Deposit Custodial Credit Risk**

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

**Kaufman County Municipal Utility District No. 7**  
**Notes to Financial Statements**  
**July 31, 2025**

As of July 31, 2025, the District had deposits in the amount of \$184,099 which were exposed to custodial credit risk as a result of being uncollateralized. The District has subsequently implemented additional monitoring procedures in order to adequately insure deposits.

**Investments**

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

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

As of July 31, 2025, the District's investments consist of the following:

Type	Fund	Carrying Value	Percentage of Total	Rating	Weighted Average Maturity
Certificates of deposit	Debt Service	\$ 414,212	5%	N/A	N/A
TexPool	General	5,656,930			
	Debt Service	2,513,731			
		8,170,661	95%	AAAm	43 days
Total		\$ 8,584,873	100%		

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

**TexPool**

The District participates in TexPool, the Texas Local Government Investment Pool. The State Comptroller of Public Accounts exercises oversight responsibility of TexPool, which includes (1) the ability to significantly influence operations, (2) designation of management and (3) accountability for

***Kaufman County Municipal Utility District No. 7***  
***Notes to Financial Statements***  
***July 31, 2025***

fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The Advisory Board members review the investment policy and management fee structure.

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

**Investment Credit and Interest Rate Risk**

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

**Note 4 – Interfund Balances and Transactions**

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

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amounts</u>	<u>Purpose</u>
General Fund	Debt Service Fund	\$ 5,609	Maintenance tax collections not remitted as of year end

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

**Kaufman County Municipal Utility District No. 7**  
**Notes to Financial Statements**  
**July 31, 2025**

**Note 5 – Capital Assets**

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

	Beginning Balances	Additions	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 4,390,589	\$ -	\$ 4,390,589
Capital assets being depreciated			
Water, wastewater and drainage facilities	15,519,050		15,519,050
Roads	13,967,835		13,967,835
	<u>29,486,885</u>		<u>29,486,885</u>
Less accumulated depreciation			
Water, wastewater and drainage facilities	(3,253,958)	(343,218)	(3,597,176)
Roads	(6,598,486)	(831,730)	(7,430,216)
	<u>(9,852,444)</u>	<u>(1,174,948)</u>	<u>(11,027,392)</u>
Subtotal depreciable capital assets, net	<u>19,634,441</u>	<u>(1,174,948)</u>	<u>18,459,493</u>
Capital assets, net	<u>\$ 24,025,030</u>	<u>\$ (1,174,948)</u>	<u>\$ 22,850,082</u>

Depreciation expense for the current fiscal year was \$1,174,948.

**Note 6 – Due to Developers**

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

The amount due to developers at July 31, 2025, is approximately \$1,326,446. There was no change in this liability from the prior year.

**Kaufman County Municipal Utility District No. 7**  
**Notes to Financial Statements**  
**July 31, 2025**

**Note 7 – Long-Term Debt**

Long-term debt is comprised of the following:

Bonds payable	\$ 32,855,000
Unamortized discounts	(121,759)
	<u>\$ 32,733,241</u>
Due within one year	<u>\$ 1,305,000</u>

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

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2007	\$ 220,000	\$ 2,870,000	4.00% - 6.50%	March 1, 2009/2030	September 1, March 1	March 1, 2014
2008	480,000	3,280,000	5.00% - 6.00%	March 1, 2011/2031	September 1, March 1	March 1, 2015
2014 Refunding	1,515,000	4,210,000	2.83%	March 1, 2015/2029	September 1, March 1	March 1, 2022
2015 Road	4,775,000	4,775,000	3.625% - 4.00%	September 1, 2031/2040	September 1, March 1	March 1, 2023
2017 Road	1,445,000	2,640,000	1.40% - 3.375%	September 1, 2018/2031	September 1, March 1	September 1, 2024
2018 Road	2,205,000	2,640,000	3.625% - 5.75%	September 1, 2019/2042	September 1, March 1	September 1, 2023
2018	2,400,000	2,400,000	4.00% - 5.00%	September 1, 2031/2042	September 1, March 1	September 1, 2023
2019	2,525,000	2,525,000	2.75% - 3.00%	September 1, 2032/2044	September 1, March 1	September 1, 2024
2020 Road	7,270,000	8,250,000	2.00% - 4.50%	September 1, 2022/2045	September 1, March 1	September 1, 2025
2021	4,675,000	5,160,000	2.00% - 3.00%	September 1, 2022/2046	September 1, March 1	September 1, 2026
2021 Road	2,905,000	3,210,000	2.00% - 4.50%	September 1, 2022/2046	September 1, March 1	September 1, 2026
2023	2,440,000	2,500,000	4.00% - 6.00%	September 1, 2023/2047	September 1, March 1	September 1, 2028
	<u>\$ 32,855,000</u>					

Payments of principal and interest on all series of bonds are to be provided from taxes levied on all properties within the District. Investment income realized by the Debt Service Fund from investment

***Kaufman County Municipal Utility District No. 7***  
***Notes to Financial Statements***  
***July 31, 2025***

of idle funds will be used to pay outstanding bond principal and interest. The District is in compliance with the terms of its bond resolutions.

At July 31, 2025, the District had authorized but unissued bonds in the amount of \$33,615,000 for water, sewer and drainage facilities and \$78,355,000 for the refunding of such bonds; and \$12,385,000 for road improvements and \$50,850,000 for the refunding of such bonds.

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

Bonds payable, beginning of year	\$ 34,130,000
Bonds retired	<u>(1,275,000)</u>
Bonds payable, end of year	<u><u>\$ 32,855,000</u></u>

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

Year	Principal	Interest	Totals
2026	\$ 1,305,000	\$ 1,064,193	\$ 2,369,193
2027	1,355,000	1,019,065	2,374,065
2028	1,400,000	978,866	2,378,866
2029	1,455,000	940,495	2,395,495
2030	1,535,000	901,335	2,436,335
2031	1,365,000	850,712	2,215,712
2032	1,215,000	805,110	2,020,110
2033	1,480,000	761,824	2,241,824
2034	1,530,000	710,014	2,240,014
2035	1,580,000	655,710	2,235,710
2036	1,645,000	599,099	2,244,099
2037	1,695,000	541,794	2,236,794
2038	1,760,000	482,544	2,242,544
2039	1,825,000	419,568	2,244,568
2040	1,885,000	354,132	2,239,132
2041	1,955,000	286,143	2,241,143
2042	1,520,000	226,065	1,746,065
2043	1,575,000	174,237	1,749,237
2044	1,450,000	125,741	1,575,741
2045	1,500,000	80,807	1,580,807
2046	1,065,000	41,591	1,106,591
2047	595,000	15,919	610,919
2048	165,000	3,300	168,300
	<u>\$ 32,855,000</u>	<u>\$ 12,038,264</u>	<u>\$ 44,893,264</u>

***Kaufman County Municipal Utility District No. 7***  
***Notes to Financial Statements***  
***July 31, 2025***

**Note 8 – Property Taxes**

On February 15, 2005, the voters of the District authorized the District’s Board of Directors to levy taxes annually for use in financing general operations limited to \$0.99 per \$100 of assessed value. The District’s bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

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

Property taxes are collected based on rates adopted in the year of the levy. The District’s 2025 fiscal year was financed through the 2024 tax levy, pursuant to which the District levied property taxes of \$0.665 per \$100 of assessed value, of which \$0.2275 was allocated to maintenance and operations, \$0.1875 was allocated to water, sewer and drainage debt service, \$0.015 was allocated to contract tax, and \$0.235 was allocated to road debt service. The resulting tax levy was \$3,713,805 on the adjusted taxable value of \$558,466,739.

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

Current year taxes receivable	\$ 40,458
Prior years taxes receivable	79,716
	<u>120,174</u>
Penalty and interest receivable	48,256
Property taxes receivable	<u>\$ 168,430</u>

**Note 9 – Master District**

On November 16, 2004, the District entered into a contract (the “Contract”) with Kaufman County Municipal Utility District No. 5 (the “Master District”) whereby the Master District agrees to provide or cause to be provided the regional water supply and distribution facilities and the wastewater collection, treatment and disposal facilities necessary to serve all districts located within the Master District’s service area.

The Master District is authorized to issue bonds for the purpose of acquiring and constructing facilities needed to provide services to all participating districts. The District shall contribute to the payment of debt service requirements based on its pro rata share of the total certified assessed valuation of all participating districts. As of July 31, 2025, the Master District has \$11,700,000 in contract revenue bonds outstanding. The District contributed \$154,763 to this debt service requirement during the fiscal year ended July 31, 2025.

The Contract authorizes the establishment of an initial operating and maintenance reserve by the Master District equivalent to three months’ operating and maintenance expenses, as set forth in the

***Kaufman County Municipal Utility District No. 7***  
***Notes to Financial Statements***  
***July 31, 2025***

Master District's annual budget. As of July 31, 2025, the District has a reserve of \$126,572. The Master District shall adjust the reserve as needed, not less than annually.

Monthly operating and maintenance expenditures of the Master District are charged on a pro-rata basis to each participating district, based on the number of equivalent single-family connections in the District. For the year ended July 31, 2025, the District has incurred \$928,719 for its share of the Master District operating and maintenance expenditures.

**Note 10 – Water Service Contract**

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

**Note 11 – Risk Management**

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

## **Required Supplementary Information**

***Kaufman County Municipal Utility District No. 7  
Required Supplementary Information - Budgetary Comparison Schedule - General Fund  
For the Year Ended July 31, 2025***

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>Revenues</b>			
Sewer service	\$ 732,000	\$ 741,115	\$ 9,115
Property taxes	1,135,000	1,269,024	134,024
Penalties and interest	200,000	39,345	(160,655)
Garbage service	428,000	498,069	70,069
Sewer connection and inspection	17,287		(17,287)
Storm water service	69,000	69,527	527
Investment earnings	282,500	262,528	(19,972)
<b>Total Revenues</b>	<u>2,863,787</u>	<u>2,879,608</u>	<u>15,821</u>
<b>Expenditures</b>			
Current service operations			
Purchased services	1,158,629	928,719	229,910
Professional fees	77,500	117,317	(39,817)
Contracted services	1,010,800	1,006,530	4,270
Repairs and maintenance	273,000	201,252	71,748
Utilities	26,700	24,733	1,967
Administrative	24,797	24,884	(87)
Other	6,260	3,174	3,086
<b>Total Expenditures</b>	<u>2,577,686</u>	<u>2,306,609</u>	<u>271,077</u>
<b>Revenues Over Expenditures</b>	286,101	572,999	286,898
<b>Other Item</b>			
Write-off of uncollectible receivables		(66,185)	(66,185)
<b>Net Change in Fund Balance</b>	286,101	506,814	220,713
<b>Fund Balance</b>			
Beginning of the year	5,646,959	5,646,959	
<b>End of the year</b>	<u>\$ 5,933,060</u>	<u>\$ 6,153,773</u>	<u>\$ 220,713</u>

*Kaufman County Municipal Utility District No. 7*  
*Notes to Required Supplementary Information*  
*July 31, 2025*

**Budgets and Budgetary Accounting**

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

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## **Texas Supplementary Information**

**Kaufman County Municipal Utility District No. 7**  
**TSI-1. Services and Rates**  
**July 31, 2025**

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

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

2. Retail Service Providers

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

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels
Wastewater:	\$ 21.50	2,000	N	\$ 2.05	2,001 to 10,000
				\$ 2.45	10,001 to no limit
Storm water fee:	\$ 3.55	-0-	Y	N/A	N/A to N/A

District employs winter averaging for wastewater usage?  Yes  No

Total charges per 10,000 gallons usage: Storm water fee \$ 3.55 Wastewater \$ 37.90

b. Water and Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered			x 1.0	
less than 3/4"			x 1.0	
1"			x 2.5	
1.5"			x 5.0	
2"			x 8.0	
3"			x 15.0	
4"			x 25.0	
6"			x 50.0	
8"			x 80.0	
10"			x 115.0	
Total Water				
Total Wastewater	2,057	1,637	x 1.0	1,637

See accompanying auditor's report.

***Kaufman County Municipal Utility District No. 7***  
***TSI-1. Services and Rates***  
***July 31, 2025***

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

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

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

Does the District have Debt Service standby fees? Yes  No

If yes, Date of the most recent commission Order: \_\_\_\_\_

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

If yes, Date of the most recent commission Order: \_\_\_\_\_

5. Location of District:

Is the District located entirely within one county? Yes  No

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

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

City(ies) in which the District is located: \_\_\_\_\_

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

Entirely  Partly  Not at all

ETJs in which the District is located:           Cities of Heath and Dallas          

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

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

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7*  
*TSI-2. General Fund Expenditures*  
*For the Year Ended July 31, 2025*

Purchased services	<u>\$ 928,719</u>
Professional fees	
Legal	39,243
Audit	17,000
Engineering	61,074
	<u>117,317</u>
Contracted services	
Bookkeeping	11,622
Billing services	77,483
Operator	71,385
Garbage collection	537,470
Inspection	800
Security services	307,770
	<u>1,006,530</u>
Repairs and maintenance	<u>201,252</u>
Utilities	<u>24,733</u>
Administrative	
Directors fees	6,630
Insurance	6,689
Other	11,565
	<u>24,884</u>
Other	<u>3,174</u>
Total expenditures	<u><u>\$ 2,306,609</u></u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7*  
*TSI-3. Investments*  
*July 31, 2025*

Fund	Interest Rate	Maturity Date	Balance at End of Year	Interest Receivable
General				
TexPool	Variable	N/A	\$ 5,656,930	\$ -
Debt Service				
TexPool	Variable	N/A	749,665	
TexPool - Road	Variable	N/A	1,749,616	
TexPool - Contract Tax	Variable	N/A	14,450	
Certificate of deposit	4.30%	08/22/25	174,212	3,284
Certificate of deposit - Road	4.31%	08/26/25	240,000	4,534
			<u>2,927,943</u>	<u>7,818</u>
Total - All Funds			<u>\$ 8,584,873</u>	<u>\$ 7,818</u>

See accompanying auditor's report.

**Kaufman County Municipal Utility District No. 7**  
**TSI-4. Taxes Levied and Receivable**  
**July 31, 2025**

	Maintenance Taxes	Contract Taxes	W-S-D Debt Service Taxes	Road Debt Service Taxes
Taxes Receivable, Beginning of Year	\$ 32,216	\$ 10,164	\$ 39,912	\$ 50,605
Adjustments to Prior Year Tax Levy	(1,880)	(441)	(1,764)	(2,182)
Adjusted Receivable	30,336	9,723	38,148	48,423
2024 Original Tax Levy	1,274,793	84,052	1,050,654	1,316,819
Adjustments	(4,281)	(282)	(3,528)	(4,422)
Adjusted Tax Levy	1,270,512	83,770	1,047,126	1,312,397
Total to be accounted for	1,300,848	93,493	1,085,274	1,360,820
Tax collections:				
Current year	1,256,672	82,857	1,035,718	1,298,100
Prior years	12,352	3,282	13,861	17,419
Total Collections	1,269,024	86,139	1,049,579	1,315,519
Taxes Receivable, End of Year	\$ 31,824	\$ 7,354	\$ 35,695	\$ 45,301
Taxes Receivable, By Years				
2024	\$ 13,840	\$ 913	\$ 11,408	\$ 14,297
2023	8,463	1,985	7,941	9,821
2022	4,247	996	5,243	6,292
2021 and prior	5,274	3,460	11,103	14,891
Taxes Receivable, End of Year	\$ 31,824	\$ 7,354	\$ 35,695	\$ 45,301
	2024	2023	2022	2021
Property Valuations:				
Land	\$ 160,761,924	\$ 172,216,470	\$ 119,422,321	\$ 86,629,835
Improvements	421,826,112	457,946,563	380,349,454	257,299,643
Personal Property	1,615,077	1,024,257	899,738	932,981
Exemptions	(25,736,374)	(66,455,992)	(49,930,260)	(10,466,795)
Total Property Valuations	\$ 558,466,739	\$ 564,731,298	\$ 450,741,253	\$ 334,395,664
Tax Rates per \$100 Valuation:				
Maintenance tax rates	\$ 0.2275	\$ 0.2025	\$ 0.2025	\$ 0.1875
Contract tax rates	0.0150	0.0475	0.0475	0.0675
W-S-D debt service tax rates	0.1875	0.1900	0.2500	0.2750
Road debt service tax rates	0.2350	0.2350	0.3000	0.3700
Total Tax Rates per \$100 Valuation	\$ 0.6650	\$ 0.6750	\$ 0.8000	\$ 0.9000
Adjusted Tax Levy:	\$ 3,713,805	\$ 3,811,936	\$ 3,605,930	\$ 3,009,561
Percentage of Taxes Collected to Taxes Levied **	98.91%	99.26%	99.53%	99.58%

\* Maximum Maintenance Tax Rate Approved by Voters: \$0.99 on February 15, 2005

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

See accompanying auditor's report.

Totals	
\$	132,897
	(6,267)
	<u>126,630</u>
	3,726,318
	(12,513)
	<u>3,713,805</u>
	<u>3,840,435</u>
	3,673,347
	46,914
	<u>3,720,261</u>
\$	<u><u>120,174</u></u>
\$	40,458
	28,210
	16,778
	34,728
\$	<u><u>120,174</u></u>

*Kaufman County Municipal Utility District No. 7  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2007--by Years  
 July 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due March 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ -	\$ 9,460	\$ 9,460
2027		9,460	9,460
2028		9,460	9,460
2029		9,460	9,460
2030	220,000	9,460	229,460
	<u>\$ 220,000</u>	<u>\$ 47,300</u>	<u>\$ 267,300</u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2008--by Years  
 July 31, 2025*

Due During Fiscal Years Ending	Principal Due March 1	Interest Due September 1, March 1	Total
2026	\$ -	\$ 24,480	\$ 24,480
2027		24,480	24,480
2028		24,480	24,480
2029		24,480	24,480
2030	235,000	24,480	259,480
2031	245,000	12,495	257,495
	<u>\$ 480,000</u>	<u>\$ 134,895</u>	<u>\$ 614,895</u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2014 Refunding--by Years  
 July 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due March 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 355,000	\$ 42,874	\$ 397,874
2027	370,000	32,828	402,828
2028	385,000	22,357	407,357
2029	405,000	11,461	416,461
	<u>\$ 1,515,000</u>	<u>\$ 109,520</u>	<u>\$ 1,624,520</u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2015 Road--by Years  
 July 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ -	\$ 184,100	\$ 184,100
2027		184,100	184,100
2028		184,100	184,100
2029		184,100	184,100
2030		184,100	184,100
2031		184,100	184,100
2032	165,000	181,006	346,006
2033	430,000	169,850	599,850
2034	450,000	153,350	603,350
2035	465,000	136,194	601,194
2036	485,000	118,381	603,381
2037	510,000	100,044	610,044
2038	530,000	80,200	610,200
2039	555,000	58,500	613,500
2040	580,000	35,800	615,800
2041	605,000	12,100	617,100
	<u>\$ 4,775,000</u>	<u>\$ 2,150,025</u>	<u>\$ 6,925,025</u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2017 Road--by Years  
 July 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 200,000	\$ 41,591	\$ 241,591
2027	210,000	35,641	245,641
2028	220,000	29,081	249,081
2029	230,000	22,221	252,221
2030	240,000	15,051	255,051
2031	250,000	7,269	257,269
2032	95,000	1,603	96,603
	<u>\$ 1,445,000</u>	<u>\$ 152,457</u>	<u>\$ 1,597,457</u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2018 Road--by Years  
 July 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 85,000	\$ 88,413	\$ 173,413
2027	90,000	83,819	173,819
2028	90,000	79,825	169,825
2029	95,000	76,472	171,472
2030	100,000	72,937	172,937
2031	105,000	69,091	174,091
2032	110,000	64,925	174,925
2033	115,000	60,493	175,493
2034	115,000	55,893	170,893
2035	120,000	51,194	171,194
2036	125,000	46,293	171,293
2037	130,000	41,194	171,194
2038	140,000	35,794	175,794
2039	145,000	30,003	175,003
2040	150,000	23,919	173,919
2041	155,000	17,531	172,531
2042	165,000	10,731	175,731
2043	170,000	3,613	173,613
	<u>\$ 2,205,000</u>	<u>\$ 912,140</u>	<u>\$ 3,117,140</u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2018--by Years  
 July 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ -	\$ 104,675	\$ 104,675
2027		104,675	104,675
2028		104,675	104,675
2029		104,675	104,675
2030		104,675	104,675
2031		104,675	104,675
2032	65,000	103,050	168,050
2033	175,000	97,050	272,050
2034	180,000	88,175	268,175
2035	190,000	78,925	268,925
2036	195,000	69,300	264,300
2037	205,000	60,325	265,325
2038	210,000	52,025	262,025
2039	220,000	43,425	263,425
2040	225,000	34,525	259,525
2041	235,000	25,325	260,325
2042	245,000	15,572	260,572
2043	255,000	5,259	260,259
	<u>\$ 2,400,000</u>	<u>\$ 1,301,006</u>	<u>\$ 3,701,006</u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2019--by Years  
 July 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ -	\$ 75,162	\$ 75,162
2027		75,163	75,163
2028		75,163	75,163
2029		75,163	75,163
2030		75,163	75,163
2031		75,163	75,163
2032		75,163	75,163
2033	115,000	73,581	188,581
2034	120,000	70,350	190,350
2035	125,000	66,825	191,825
2036	135,000	62,925	197,925
2037	140,000	58,800	198,800
2038	150,000	54,450	204,450
2039	150,000	49,950	199,950
2040	160,000	45,300	205,300
2041	165,000	40,425	205,425
2042	170,000	35,400	205,400
2043	180,000	30,150	210,150
2044	450,000	20,700	470,700
2045	465,000	6,975	471,975
	<u>\$ 2,525,000</u>	<u>\$ 1,141,971</u>	<u>\$ 3,666,971</u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2020 Road--by Years  
 July 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 340,000	\$ 193,288	\$ 533,288
2027	350,000	182,137	532,137
2028	360,000	175,038	535,038
2029	365,000	167,787	532,787
2030	375,000	159,919	534,919
2031	385,000	151,369	536,369
2032	390,000	142,162	532,162
2033	245,000	134,225	379,225
2034	255,000	127,656	382,656
2035	260,000	120,575	380,575
2036	270,000	113,288	383,288
2037	270,000	105,862	375,862
2038	270,000	98,100	368,100
2039	280,000	89,850	369,850
2040	285,000	81,375	366,375
2041	295,000	72,675	367,675
2042	425,000	61,875	486,875
2043	440,000	48,900	488,900
2044	455,000	35,475	490,475
2045	470,000	21,600	491,600
2046	485,000	7,275	492,275
	<u>\$ 7,270,000</u>	<u>\$ 2,290,431</u>	<u>\$ 9,560,431</u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2021--by Years*  
*July 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 160,000	\$ 125,532	\$ 285,532
2027	165,000	120,656	285,656
2028	170,000	116,481	286,481
2029	175,000	113,032	288,032
2030	180,000	109,481	289,481
2031	185,000	105,831	290,831
2032	190,000	102,082	292,082
2033	195,000	97,256	292,256
2034	195,000	91,406	286,406
2035	200,000	85,481	285,481
2036	205,000	79,406	284,406
2037	210,000	73,313	283,313
2038	220,000	67,131	287,131
2039	225,000	60,734	285,734
2040	230,000	54,194	284,194
2041	235,000	47,509	282,509
2042	240,000	40,681	280,681
2043	245,000	33,709	278,709
2044	255,000	26,522	281,522
2045	260,000	19,119	279,119
2046	265,000	11,572	276,572
2047	270,000	3,881	273,881
	<u>\$ 4,675,000</u>	<u>\$ 1,585,009</u>	<u>\$ 6,260,009</u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7*  
*TSI-5. Long-Term Debt Service Requirements*  
*Series 2021 Road--by Years*  
*July 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 100,000	\$ 74,918	\$ 174,918
2027	105,000	70,306	175,306
2028	105,000	66,106	171,106
2029	110,000	63,169	173,169
2030	110,000	60,969	170,969
2031	115,000	58,719	173,719
2032	115,000	56,419	171,419
2033	120,000	54,069	174,069
2034	125,000	51,384	176,384
2035	125,000	48,416	173,416
2036	130,000	45,306	175,306
2037	130,000	42,056	172,056
2038	135,000	38,744	173,744
2039	140,000	35,306	175,306
2040	140,000	31,719	171,719
2041	145,000	27,978	172,978
2042	150,000	24,106	174,106
2043	155,000	20,006	175,006
2044	155,000	15,744	170,744
2045	160,000	11,413	171,413
2046	165,000	6,944	171,944
2047	170,000	2,338	172,338
	<u>\$ 2,905,000</u>	<u>\$ 906,135</u>	<u>\$ 3,811,135</u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7  
 TSI-5. Long-Term Debt Service Requirements  
 Series 2023--by Years  
 July 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 65,000	\$ 99,700	\$ 164,700
2027	65,000	95,800	160,800
2028	70,000	92,100	162,100
2029	75,000	88,475	163,475
2030	75,000	85,100	160,100
2031	80,000	82,000	162,000
2032	85,000	78,700	163,700
2033	85,000	75,300	160,300
2034	90,000	71,800	161,800
2035	95,000	68,100	163,100
2036	100,000	64,200	164,200
2037	100,000	60,200	160,200
2038	105,000	56,100	161,100
2039	110,000	51,800	161,800
2040	115,000	47,300	162,300
2041	120,000	42,600	162,600
2042	125,000	37,700	162,700
2043	130,000	32,600	162,600
2044	135,000	27,300	162,300
2045	145,000	21,700	166,700
2046	150,000	15,800	165,800
2047	155,000	9,700	164,700
2048	165,000	3,300	168,300
	<u>\$ 2,440,000</u>	<u>\$ 1,307,375</u>	<u>\$ 3,747,375</u>

See accompanying auditor's report.

*Kaufman County Municipal Utility District No. 7*  
*TSI-5. Long-Term Debt Service Requirements*  
*All Bonded Debt Series--by Years*  
*July 31, 2025*

<u>Due During Fiscal Years Ending</u>	<u>Principal Due September 1, March 1</u>	<u>Interest Due September 1, March 1</u>	<u>Total</u>
2026	\$ 1,305,000	\$ 1,064,193	\$ 2,369,193
2027	1,355,000	1,019,065	2,374,065
2028	1,400,000	978,866	2,378,866
2029	1,455,000	940,495	2,395,495
2030	1,535,000	901,335	2,436,335
2031	1,365,000	850,712	2,215,712
2032	1,215,000	805,110	2,020,110
2033	1,480,000	761,824	2,241,824
2034	1,530,000	710,014	2,240,014
2035	1,580,000	655,710	2,235,710
2036	1,645,000	599,099	2,244,099
2037	1,695,000	541,794	2,236,794
2038	1,760,000	482,544	2,242,544
2039	1,825,000	419,568	2,244,568
2040	1,885,000	354,132	2,239,132
2041	1,955,000	286,143	2,241,143
2042	1,520,000	226,065	1,746,065
2043	1,575,000	174,237	1,749,237
2044	1,450,000	125,741	1,575,741
2045	1,500,000	80,807	1,580,807
2046	1,065,000	41,591	1,106,591
2047	595,000	15,919	610,919
2048	165,000	3,300	168,300
	<u>\$ 32,855,000</u>	<u>\$ 12,038,264</u>	<u>\$ 44,893,264</u>

See accompanying auditor's report.

	Bond Issue			
	Series 2007	Series 2008	Series 2014 Refunding	Series 2015 Road
Interest rate	4.00% - 6.50%	5.00% - 6.00%	2.83%	3.625% - 4.00%
Dates interest payable	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
Maturity dates	3/1/09 - 3/1/30	3/1/11 - 3/1/31	3/1/15 - 3/1/29	9/1/31 - 9/1/40
Beginning bonds outstanding	\$ 220,000	\$ 480,000	\$ 1,865,000	\$ 4,775,000
Bonds retired			(350,000)	
Ending bonds outstanding	<u>\$ 220,000</u>	<u>\$ 480,000</u>	<u>\$ 1,515,000</u>	<u>\$ 4,775,000</u>
Interest paid during fiscal year	<u>\$ 9,460</u>	<u>\$ 24,480</u>	<u>\$ 52,780</u>	<u>\$ 184,100</u>
Paying agent's name and city	The Bank of New York Mellon Trust Company, N.A., Dallas, Texas			
Series 2007 and 2008	Zions Bancorporation, N.A., Houston, Texas			
Series 2021, 2021 Road, and 2023	Amegy Bank, N.A., Houston, Texas			
All other Series	Amegy Bank, N.A., Houston, Texas			

Bond Authority:	Water, Sewer and Drainage Bonds	Road Bonds	Water, Sewer and Drainage Refunding Bonds	Road Refunding Bonds
	Amount Authorized by Voters	\$ 52,350,000	\$ 33,900,000	\$ 78,525,000
Amount Issued	(18,735,000)	(21,515,000)	(170,000)	
Remaining To Be Issued	<u>\$ 33,615,000</u>	<u>\$ 12,385,000</u>	<u>\$ 78,355,000</u>	<u>\$ 50,850,000</u>

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

Debt Service Fund cash and investments balance as of July 31, 2025: \$ 2,973,115

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,951,881

See accompanying auditor's report.

	Bond Issue			
	Series 2017 Road	Series 2018 Road	Series 2018	Series 2019
Interest rate	1.40% - 3.375%	3.625% - 5.75%	4.00% - 5.00%	2.75% - 3.00%
Dates interest payable	9/1; 3/1	9/1; 3/1	9/1; 3/1	9/1; 3/1
Maturity dates	9/1/18 - 9/1/31	9/1/19 - 9/1/42	9/1/31 - 9/1/42	9/1/32 - 9/1/44
Beginning bonds outstanding	\$ 1,640,000	\$ 2,285,000	\$ 2,400,000	\$ 2,525,000
Bonds retired	(195,000)	(80,000)		
Ending bonds outstanding	<u>\$ 1,445,000</u>	<u>\$ 2,205,000</u>	<u>\$ 2,400,000</u>	<u>\$ 2,525,000</u>
Interest paid during fiscal year	<u>\$ 46,926</u>	<u>\$ 92,944</u>	<u>\$ 104,675</u>	<u>\$ 75,162</u>

See accompanying auditor's report.

Bond Issue				
Series 2020 Road	Series 2021	Series 2021 Road	Series 2023	Totals
2.00% - 4.50% 9/1; 3/1 9/1/22 - 9/1/45	2.00% - 3.00% 9/1; 3/1 9/1/22 - 9/1/46	2.00% - 4.50% 9/1; 3/1 9/1/22 - 9/1/46	4.00% - 6.00% 9/1; 3/1 9/1/23 - 9/1/47	
\$ 7,600,000	\$ 4,835,000	\$ 3,005,000	\$ 2,500,000	\$ 34,130,000
(330,000)	(160,000)	(100,000)	(60,000)	(1,275,000)
<u>\$ 7,270,000</u>	<u>\$ 4,675,000</u>	<u>\$ 2,905,000</u>	<u>\$ 2,440,000</u>	<u>\$ 32,855,000</u>
<u>\$ 207,537</u>	<u>\$ 130,331</u>	<u>\$ 79,419</u>	<u>\$ 103,450</u>	<u>\$ 1,111,264</u>

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

	Amounts				
	2025	2024	2023	2022	2021
Revenues					
Sewer service	\$ 741,115	\$ 707,188	\$ 694,660	\$ 679,533	\$ 552,425
Property taxes	1,269,024	1,139,281	901,141	621,323	261,488
Penalties and interest	39,345	33,834	97,041	45,350	29,999
Garbage service	498,069	428,607	422,685	397,712	354,860
Sewer connection and inspection		3,429	8,732	276,900	446,550
Storm water service	69,527	68,764	67,809	63,829	57,002
Investment earnings	262,528	282,181	190,031	13,372	5,545
Total Revenues	<u>2,879,608</u>	<u>2,663,284</u>	<u>2,382,099</u>	<u>2,098,019</u>	<u>1,707,869</u>
Expenditures					
Current service operations					
Purchased services	928,719	873,285	464,787	272,011	247,583
Professional fees	117,317	66,290	72,232	59,572	69,324
Contracted services	1,006,530	1,006,916	839,986	699,775	455,386
Repairs and maintenance	201,252	265,113	140,209	11,463	106,078
Utilities	24,733	24,290	26,211	23,366	21,637
Administrative	24,884	16,032	14,010	13,709	11,560
Other	3,174	5,592	3,479	3,111	2,279
Capital outlay			42,185		
Debt service					
Developer interest			4,478		
Total Expenditures	<u>2,306,609</u>	<u>2,257,518</u>	<u>1,607,577</u>	<u>1,083,007</u>	<u>913,847</u>
Revenues Over Expenditures	<u>\$ 572,999</u>	<u>\$ 405,766</u>	<u>\$ 774,522</u>	<u>\$ 1,015,012</u>	<u>\$ 794,022</u>
Total Active Retail Water Connections	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Total Active Retail Wastewater Connections	<u>1,637</u>	<u>1,624</u>	<u>1,606</u>	<u>1,582</u>	<u>1,424</u>

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues

2025	2024	2023	2022	2021
26%	27%	29%	32%	33%
45%	42%	38%	30%	15%
1%	1%	4%	2%	2%
17%	16%	18%	19%	21%
	*	*	13%	26%
2%	3%	3%	3%	3%
9%	11%	8%	1%	*
100%	100%	100%	100%	100%

32%	33%	20%	13%	14%
4%	2%	3%	3%	4%
35%	38%	35%	33%	27%
7%	10%	6%	1%	6%
1%	1%	1%	1%	1%
1%	1%	1%	1%	1%
*	*	*	*	*
		2%		
		*		
80%	85%	68%	52%	53%
20%	15%	32%	48%	47%

**Kaufman County Municipal Utility District No. 7**

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

**For the Last Five Fiscal Years**

	Amounts				
	2025	2024	2023	2022	2021
Revenues					
Property taxes	\$ 2,451,238	\$ 2,668,335	\$ 2,663,151	\$ 2,366,055	\$ 2,003,327
Penalties and interest	45,526	32,519	29,030	15,960	30,795
Investment earnings	109,957	118,565	87,717	6,880	3,856
Total Revenues	<u>2,606,721</u>	<u>2,819,419</u>	<u>2,779,898</u>	<u>2,388,895</u>	<u>2,037,978</u>
Expenditures					
Tax collection services	78,532	73,324	68,594	61,731	57,077
Debt service					
Principal	1,275,000	1,175,000	1,175,000	550,000	540,000
Interest and fees	1,116,390	1,170,714	1,093,759	952,027	845,155
Contractual obligation	154,763	205,001	213,862	218,757	193,836
Total Expenditures	<u>2,624,685</u>	<u>2,624,039</u>	<u>2,551,215</u>	<u>1,782,515</u>	<u>1,636,068</u>
Revenues Over (Under) Expenditures	<u>\$ (17,964)</u>	<u>\$ 195,380</u>	<u>\$ 228,683</u>	<u>\$ 606,380</u>	<u>\$ 401,910</u>

\*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues

2025	2024	2023	2022	2021
94%	95%	96%	99%	98%
2%	1%	1%	1%	2%
4%	4%	3%	*	*
100%	100%	100%	100%	100%
3%	3%	2%	3%	3%
49%	42%	42%	23%	26%
43%	42%	39%	40%	41%
6%	7%	8%	9%	10%
101%	94%	91%	75%	80%
(1%)	6%	9%	25%	20%

**Kaufman County Municipal Utility District No. 7**  
**TSI-8. Board Members, Key Personnel and Consultants**  
**For the Year Ended July 31, 2025**

Complete District Mailing Address: 16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248  
 District Business Telephone Number: (972) 788-1600  
 Submission Date of the most recent District Registration Form  
 (TWC Sections 36.054 and 49.054): June 17, 2025  
 Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200  
 (Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
<b>Board Members</b>				
Hugh F. Anderson, II	5/22 - 5/26	\$ 1,326	\$ -	President
Brooke Sammons	5/24 - 5/28	1,105		Vice President
Holly Martin	5/22 - 5/26	1,326		Secretary
Elizabeth Labbe	5/24 - 5/28	1,547	192	Assistant Secretary
Jason Ruiz	5/24 - 5/28	1,326		Assistant Secretary
<b>Consultants</b>				
		Amounts Paid		
Coats Rose, P.C.	2004	\$ 48,651		Attorney/Delinquent Tax Attorney
Inframark, LLC	2004	232,611		Operator
L & S District Services, LLC	2015	11,294		Bookkeeper
Utility Tax Service, LLC	2005	19,729		Tax Collector
Kaufman Central Appraisal District	Legislation	33,312		Property Valuation
Westwood Professional Services	2015	51,564		Engineer
McGrath & Co., PLLC	2016	17,000		Auditor
H2O Services	2006	83,862		Billing Service
Robert W. Baird & Co. Inc.	2015			Financial Advisor

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

See accompanying auditor's report.

**APPENDIX B**  
**SPECIMEN MUNICIPAL BOND INSURANCE POLICY**



# MUNICIPAL BOND INSURANCE POLICY

ISSUER:

Policy No.: -N

BONDS: \$        in aggregate principal amount of

Effective Date:

Premium: \$

ASSURED GUARANTY INC. ("AG"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") (as set forth in the documentation providing for the issuance of and securing the Bonds) for the Bonds, for the benefit of the Owners or, at the election of AG, directly to each Owner, subject only to the terms of this Policy (which includes each endorsement hereto), that portion of the principal of and interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

On the later of the day on which such principal and interest becomes Due for Payment or the Business Day next following the Business Day on which AG shall have received Notice of Nonpayment, AG will disburse to or for the benefit of each Owner of a Bond the face amount of principal of and interest on the Bond that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by AG, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of the principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall thereupon vest in AG. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day; otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by AG is incomplete, it shall be deemed not to have been received by AG for purposes of the preceding sentence and AG shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, who may submit an amended Notice of Nonpayment. Upon disbursement in respect of a Bond, AG shall become the owner of the Bond, any appurtenant coupon to the Bond or right to receipt of payment of principal of or interest on the Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under the Bond, to the extent of any payment by AG hereunder. Payment by AG to the Trustee or Paying Agent for the benefit of the Owners shall, to the extent thereof, discharge the obligation of AG under this Policy.

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity unless AG shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration and (b) when referring to interest on a Bond, payable on the stated date for payment of interest. "Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment of principal or interest that is Due for Payment made to an Owner by or on behalf of the Issuer which has been recovered from such Owner pursuant to the United States Bankruptcy Code by a trustee in bankruptcy in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means telephonic or telecopied notice, subsequently confirmed in a signed writing, or written notice by registered or certified mail, from an Owner, the Trustee or the Paying Agent to AG which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount and (d) the date such claimed amount became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the Issuer or any person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

AG may appoint a fiscal agent (the "Insurer's Fiscal Agent") for purposes of this Policy by giving written notice to the Trustee and the Paying Agent specifying the name and notice address of the Insurer's Fiscal Agent. From and after the date of receipt of such notice by the Trustee and the Paying Agent, (a) copies of all notices required to be delivered to AG pursuant to this Policy shall be simultaneously delivered to the Insurer's Fiscal Agent and to AG and shall not be deemed received until received by both and (b) all payments required to be made by AG under this Policy may be made directly by AG or by the Insurer's Fiscal Agent on behalf of AG. The Insurer's Fiscal Agent is the agent of AG only and the Insurer's Fiscal Agent shall in no event be liable to any Owner for any act of the Insurer's Fiscal Agent or any failure of AG to deposit or cause to be deposited sufficient funds to make payments due under this Policy.

To the fullest extent permitted by applicable law, AG agrees not to assert, and hereby waives, only for the benefit of each Owner, all rights (whether by counterclaim, setoff or otherwise) and defenses (including, without limitation, the defense of fraud), whether acquired by subrogation, assignment or otherwise, to the extent that such rights and defenses may be available to AG to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy.

This Policy sets forth in full the undertaking of AG, and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, (a) any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity and (b) this Policy may not be canceled or revoked. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW.

In witness whereof, ASSURED GUARANTY INC. has caused this Policy to be executed on its behalf by its Authorized Officer.

ASSURED GUARANTY INC.

By \_\_\_\_\_  
Authorized Officer

1633 Broadway, New York, N.Y. 10019

(212) 974-0100

Form 500 (8/24)