

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
(COLLIN COUNTY, TEXAS)**

**PRELIMINARY OFFICIAL STATEMENT
DATED: MARCH 4, 2026**

**\$4,165,000
UNLIMITED TAX ROAD BONDS
SERIES 2026**

**BIDS TO BE SUBMITTED BY:
9:30 A.M., CENTRAL TIME
WEDNESDAY, APRIL 1, 2026**

**BIDS TO BE OPENED:
12:00 P.M., CENTRAL TIME
WEDNESDAY, APRIL 1, 2026**



Financial Advisor

PRELIMINARY OFFICIAL STATEMENT DATED MARCH 4, 2026

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

IN THE OPINION OF BOND COUNSEL, UNDER EXISTING LAW, ASSUMING CONTINUING COMPLIANCE BY THE DISTRICT (HEREINAFTER DEFINED) AFTER THE DATE OF INITIAL DELIVERY OF THE BONDS DESCRIBED BELOW (THE "BONDS") WITH CERTAIN COVENANTS CONTAINED IN THE BOND ORDER (HEREINAFTER DEFINED) AUTHORIZING THE BONDS AND SUBJECT TO THE MATTERS SET FORTH UNDER "TAX MATTERS" HEREIN, INTEREST ON THE BONDS FOR FEDERAL INCOME TAX PURPOSES UNDER EXISTING STATUTES, REGULATIONS, PUBLISHED RULINGS, AND COURT DECISIONS (1) WILL BE EXCLUDABLE FROM THE GROSS INCOME OF THE OWNERS THEREOF PURSUANT TO SECTION 103 OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, TO THE DATE OF INITIAL DELIVERY OF THE BONDS (THE "CODE"), AND (2) WILL NOT BE AN ITEM OF TAX PREFERENCE FOR PURPOSES OF THE ALTERNATIVE MINIMUM TAX; HOWEVER, SUCH INTEREST MAY BE TAKEN INTO ACCOUNT IN DETERMINING THE "ANNUAL ADJUSTED FINANCIAL STATEMENT INCOME" (AS DEFINED IN SECTION 56A OF THE CODE) OF "APPLICABLE CORPORATIONS" (AS DEFINED IN SECTION 59(K) OF THE CODE) FOR THE PURPOSE OF COMPUTING THE ALTERNATIVE MINIMUM TAX IMPOSED ON CORPORATIONS. SEE "TAX MATTERS" HEREIN.

The District will designate the Bonds as "qualified tax-exempt obligations" for financial institutions. See "TAX MATTERS - Qualified Tax-Exempt Obligations for Financial Institutions" herein.

NEW ISSUE - Book-Entry-Only

RATING: Moody's Ratings (Underlying) "Baa3"
See "MUNICIPAL BOND INSURANCE" and "RATINGS" herein.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
(A political subdivision of the State of Texas, located within Collin County)

\$4,165,000
UNLIMITED TAX ROAD BONDS
SERIES 2026

Dated: May 1, 2026

Interest Accrues: Date of Delivery

Due: September 1, as shown on inside cover

The \$4,165,000 Unlimited Tax Road Bonds, Series 2026 (the "Bonds"), are obligations of Elevation Municipal Utility District No. 1-A of Collin County (the "District") and are not obligations of the State of Texas; Collin County, Texas (the "County"); the City of Lavon, Texas ("City of Lavon"); the City of Nevada, Texas ("City of Nevada"); nor any entity other than the District. Neither the full faith and credit nor the taxing power of the State of Texas; the County; City of Lavon; City of Nevada; nor any entity other than the District is pledged to the payment of principal of or interest on the Bonds.

Interest on the Bonds accrues from the initial date of delivery (on or about May 7, 2026) (the "Date of Delivery"), and is payable on March 1, 2027, and on each September 1 and March 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption and will be calculated on the basis of a 360-day year composed of twelve thirty-day months. The Bonds will be issued in fully registered form only, without coupons, in 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 BOKF, NA, Dallas, Texas, as the initial Paying Agent/Registrar for the Bonds.

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

At an election on November 2, 2021, voters of the District authorized the District's issuance of a total of \$84,718,565 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, wastewater, and storm drainage facilities to serve the District (the "Utility System"), \$105,898,206 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System, \$84,718,565 principal amount of unlimited tax bonds for the purpose of acquiring or constructing a road system to serve the District (the "Road System"), and \$105,898,206 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System. Following the issuance of the Bonds, \$68,198,565 principal amount of unlimited tax bonds for Utility System purposes, \$71,763,565 principal amount of unlimited tax bonds for Road System purposes, \$105,898,206 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System and \$105,898,206 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System will remain authorized but unissued. See "THE BONDS - Authority for Issuance."

The Bonds, when issued, will constitute valid and legally binding obligations of the District and will be payable from the proceeds of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. See "THE BONDS - Source of Payment."

The Bonds are subject to certain investment considerations described herein. Prior to making an investment decision, prospective purchasers of the Bonds are encouraged to read this entire Official Statement, including particularly the section titled "INVESTMENT CONSIDERATIONS." The Bonds are offered, when, as and if issued by the District to the winning bidder of the Bonds (the "Initial Purchaser"), subject, among other things, to the approval of the Attorney General of Texas and the approval of certain legal matters by Winstead PC, Dallas, Texas, Bond Counsel. Delivery of the Bonds is expected through the facilities of DTC on or about May 7, 2026.

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

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

\$4,165,000 Unlimited Tax Road Bonds, Series 2026

Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. 28626F (b)	Maturity (September 1)	Principal Amount	Interest Rate	Initial Reoffering Yield (a)	CUSIP No. 28626F (b)
2027	\$45,000	___%	___%	___	2039 (c)	\$170,000	___%	___%	___
2028	105,000	___%	___%	___	2040 (c)	180,000	___%	___%	___
2029	110,000	___%	___%	___	2041 (c)	190,000	___%	___%	___
2030	115,000	___%	___%	___	2042 (c)	195,000	___%	___%	___
2031	120,000	___%	___%	___	2043 (c)	205,000	___%	___%	___
2032 (c)	125,000	___%	___%	___	2044 (c)	215,000	___%	___%	___
2033 (c)	130,000	___%	___%	___	2045 (c)	225,000	___%	___%	___
2034 (c)	140,000	___%	___%	___	2046 (c)	235,000	___%	___%	___
2035 (c)	145,000	___%	___%	___	2047 (c)	245,000	___%	___%	___
2036 (c)	150,000	___%	___%	___	2048 (c)	255,000	___%	___%	___
2037 (c)	155,000	___%	___%	___	2049 (c)	265,000	___%	___%	___
2038 (c)	165,000	___%	___%	___	2050 (c)	280,000	___%	___%	___

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

USE OF INFORMATION IN OFFICIAL STATEMENT

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

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

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

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

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

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

THIS OFFICIAL STATEMENT CONTAINS “FORWARD-LOOKING” STATEMENTS WITHIN THE MEANING OF SECTION 21E OF THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED. SUCH STATEMENTS MAY INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS, WHICH MAY CAUSE THE ACTUAL RESULTS, PERFORMANCE AND ACHIEVEMENTS TO BE DIFFERENT FROM FUTURE RESULTS, PERFORMANCE, AND ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. INVESTORS ARE CAUTIONED THAT THE ACTUAL RESULTS COULD DIFFER MATERIALLY FROM THOSE SET FORTH IN THE FORWARD-LOOKING STATEMENTS. SEE “OTHER INFORMATION – FORWARD-LOOKING STATEMENTS” HEREIN.

References to web site addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for any purpose.

TABLE OF CONTENTS

USE OF INFORMATION IN OFFICIAL STATEMENT... 1	SELECTED FINANCIAL INFORMATION.....9
SALE AND DISTRIBUTION OF THE BONDS 4	INTRODUCTION 10
Award of the Bonds 4	THE BONDS..... 10
Prices and Marketability..... 4	General 10
Securities Laws 4	Description 10
MUNICIPAL BOND INSURANCE..... 4	Record Date..... 11
RATINGS..... 4	Book-Entry-Only System..... 11
OFFICIAL STATEMENT SUMMARY 5	Successor Paying Agent/Registrar 12

Registration, Transfer and Exchange.....	13	Bankruptcy Limitation to Bondholders’	
Mutilated, Lost, Stolen or Destroyed Bonds	13	Rights	32
Authority for Issuance.....	13	Marketability	32
Issuance of Additional Debt	13	Future Debt	32
Payment Record	14	Continuing Compliance with Certain	
Source of Payment.....	14	Covenants.....	33
Redemption of the Bonds.....	14	Approval of the Bonds.....	33
Defeasance.....	15	Environmental Regulations	33
Annexation, Dissolution and Consolidation.....	15	Potential Impact of Natural Disaster	35
No Arbitrage.....	16	Future and Proposed Legislation	35
Outstanding Bonds.....	16	Changes in Tax Legislation	35
Funds.....	16	Cybersecurity	35
Bondholders’ Remedies.....	17	Increase in Costs of Building Materials and	
Bankruptcy Limitation to Bondholders’		Labor Shortages	36
Rights	17	Bond Insurance Risk Factors.....	36
Legal Investment and Eligibility to Secure		THE DISTRICT	37
Public Funds in Texas.....	17	General	37
Use and Distribution of Bond Proceeds.....	18	Location	37
DISTRICT DEBT.....	19	Management of the District.....	37
Direct and Estimated Overlapping Debt		Consultants.....	37
Statement	20	Historical Operations of the Utility System.....	38
Debt Ratios	20	DEVELOPMENT WITHIN THE DISTRICT.....	39
Debt Service Requirement Schedule.....	21	Current Status of Development.....	39
TAX PROCEDURES.....	22	Homebuilders within the District.....	39
Authority to Levy Taxes.....	22	PHOTOGRAPHS TAKEN WITHIN THE DISTRICT.....	40
Property Tax Code and County-Wide		THE DEVELOPERS	42
Appraisal District.....	22	Role of the Developers	42
Property Subject to Taxation by the District...23		Description of the Developers	42
Valuation of Property for Taxation.....	24	Developer Financing	43
Reappraisal of Property after Disaster	24	Lot-Sales Contracts	43
Agricultural, Open Space, Timberland, and		Construction and Reimbursement	
Inventory Deferment	25	Agreements	43
Levy and Collection of Taxes	25	THE SYSTEM.....	43
District and Taxpayer Remedies.....	25	General	43
District’s Rights in the Event of Tax		Water and Wastewater System.....	43
Delinquencies.....	25	Drainage System	44
Rollback of Operation and Maintenance Tax		Road System.....	44
Rate	26	LEGAL MATTERS.....	44
TAX DATA.....	27	Legal Opinions	44
General	27	Legal Review.....	44
Tax Rate Limitation	27	No-Litigation Certificate	45
Historical Values and Tax Collection History..27		No Material Adverse Change	45
Analysis of Tax Base	28	TAX MATTERS	45
Tax Rate Distribution.....	28	Opinion.....	45
Principal Taxpayers.....	28	Original Issue Discount.....	46
Tax Rate Calculations.....	29	Original Issue Premium	47
Estimated Overlapping Taxes	29	Collateral Tax Consequences Summary	47
INVESTMENT CONSIDERATIONS.....	29	State, Local, and Foreign Taxes	48
General	29	Changes in Law	48
Factors Affecting Taxable Values and Tax		Qualified Tax-Exempt Obligations for	
Payments.....	29	Financial Institutions.....	48
Vacant Developed Lots.....	31	CONTINUING DISCLOSURE OF INFORMATION.....	48
Tax Collection Limitations	31	Annual Reports	48
Bondholders’ Remedies.....	31	Event Notices.....	48
		Availability of Information from MSRB	49

Limitations and Amendments.....	49	Updating of Official Statement.....	50
Compliance with Prior Undertakings	50	Certification of Official Statement	51
OFFICIAL STATEMENT	50	CONCLUDING STATEMENT	51
General	50	APPENDIX A Financial Statements of the District	
Experts.....	50		

SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

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

Prices and Marketability

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

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

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

Securities Laws

No registration statement relating to the Bonds has been filed with the United States Securities and Exchange Commission ("SEC") under the Securities Act of 1933, as amended, in reliance upon exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities 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

The District has made applications for municipal bond guaranty insurance. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer and fees charged by any rating company other than Moody's Ratings. ("Moody's"), will be at the option and expense of the Initial Purchaser. The Initial Purchaser understands, by submission of its bid, that the Initial Purchaser is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to the selection of such rating companies, the ratings to be assigned the Bonds as a consequence of the issuance of the municipal bond guaranty insurance policy, and the payment of fees in connection with such ratings.

RATINGS

Moody's has assigned an underlying credit rating of "Baa3" 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. A security rating is not a recommendation to buy, sell or hold securities. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by Moody's, if in their judgment, circumstances so warrant. Any such revisions or withdrawal of the rating may have an adverse effect on the market price of the Bonds. The District is not aware of any rating assigned the Bonds other than the rating of Moody's.

OFFICIAL STATEMENT SUMMARY

The following is a summary of certain information contained herein and is qualified in its entirety by the more detailed information and financial statements appearing elsewhere in this Official Statement. The summary should not be detached and should be used in conjunction with more complete information contained herein. A full review should be made of this entire Official Statement and of the documents summarized or described herein.

THE BONDS

- The District.....Elevon Municipal Utility District No. 1-A of Collin County (the “District”), a political subdivision of the State of Texas, is located in Collin County, Texas. See “THE DISTRICT.”
- The Bonds.....The District is issuing its \$4,165,000 Unlimited Tax Road Bonds, Series 2026 (the “Bonds”). The Bonds are dated May 1, 2026 and mature on September 1 in each of the years and principal amounts set forth on the inside cover page. Interest accrues from the initial date of delivery (expected to be on or about May 7, 2026) (the “Date of Delivery”), at the rates per annum set forth on the inside cover page and is payable on March 1, 2027, and on each September 1 and March 1 thereafter until maturity or earlier redemption. The Bonds are offered in fully registered form in integral multiples of \$5,000 for any one maturity. See “THE BONDS.”
- Redemption of the BondsThe Bonds maturing on and after September 1, 2032, are subject to redemption, in whole or from time to time in part, at the option of the District, on May 1, 2032, and on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date of redemption. See “THE BONDS – Redemption of the Bonds.”
- Book-Entry-Only System.....The Bonds will be initially registered and delivered only to Cede & Co., the nominee of The Depository Trust Company, New York, New York, pursuant to the book-entry-only system described herein. Beneficial ownership of the Bonds may be acquired in principal denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the Beneficial Owners (hereinafter defined) thereof. Principal of and interest on the Bonds will be payable by the Paying Agent/Registrar (hereinafter defined) to Cede & Co., which will make distribution of the amounts so paid to the participating members of The Depository Trust Company for subsequent payment to the Beneficial Owners of the Bonds. See “THE BONDS – Book-Entry-Only System.”
- Source of Payment.....Principal of and interest on the Bonds is payable from the proceeds of a continuing direct annual ad valorem tax, levied upon all taxable property within the District, without legal limitation as to rate or amount. The Bonds are obligations solely of the District and are not obligations of the State of Texas; Collin County, Texas (the “County”); the City of Lavon, Texas (“City of Lavon”); the City of Nevada, Texas (“City of Nevada”); or any other political subdivision or entity other than the District. See “THE BONDS – Source of Payment.”
- Outstanding Bonds.....The District has previously issued four series of bonds, as follows: \$8,920,000 Unlimited Tax Utility Bonds, Series 2024, \$6,435,000 Unlimited Tax Road Bonds, Series 2024, \$7,600,000 Unlimited Tax Utility Bonds, Series 2025, and \$2,355,000 Unlimited Tax Road Bonds, Series 2025. Of the above-referenced bonds issued by the District, \$24,925,000 principal amount will remain outstanding as of

the Date of Delivery (the "Outstanding Bonds"). See "THE BONDS – Outstanding Bonds."

Authority for Issuance.....The Bonds are issued pursuant to (i) an order authorizing the issuance of the Bonds (the "Bond Order"); (ii) Article III, Section 52 of the Texas Constitution and the general laws of the State of Texas, particularly Chapters 49 and 54 of the Texas Water Code, as amended; and (iii) an election held within the District on November 2, 2021. See "THE BONDS – Authority for Issuance" and "THE DISTRICT – General."

Voted Authorization.....At an election on November 2, 2021, voters of the District authorized the District's issuance of a total of \$84,718,565 principal amount of unlimited tax bonds for the purpose of acquiring or constructing water, wastewater, and storm drainage facilities to serve the District (the "Utility System") as well as a total of \$105,898,206 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System. The Bonds constitute the District's first issuance of unlimited tax bonds for the purpose of acquiring or constructing the Utility System.

At an election on November 2, 2021, voters of the District also authorized the District's issuance of a total of \$84,718,565 principal amount of unlimited tax bonds for the purpose of acquiring or constructing a road system to serve the District (the "Road System") as well as a total of \$105,898,206 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System.

After the issuance of the Bonds, the following voted authorization will remain authorized but unissued: \$68,198,565 principal amount of unlimited tax bonds for Utility System purposes; \$105,898,206 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; \$71,763,565 principal amount of unlimited tax bonds for Road System purposes; and \$105,898,206 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System. See "THE BONDS – Authority for Issuance."

Payment Record.....The District has never defaulted on the timely payment of principal or interest on its bonded indebtedness. See "THE BONDS – Source of Payment."

Use of Bond Proceeds.....Proceeds from the sale of the Bonds will be used to reimburse the Developer for costs associated with certain road improvements set out herein under "THE BONDS – Use and Distribution of Bond Proceeds." Additionally, proceeds of the Bonds will be used to pay developer interest, six (6) months of capitalized interest and certain costs associated with the issuance of the Bonds. See "THE BONDS – Use and Distribution of Bond Proceeds."

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

Municipal Bond InsuranceThe District has made applications for a commitment to provide municipal bond insurance on the Bonds. The payment of all associated costs, including the premium charged by the insurer, will be at the expense of the Initial Purchaser. See "MUNICIPAL BOND INSURANCE" above.

Ratings.....Moody’s Ratings (“Moody’s”) has assigned an underlying rating of “Baa3” to the Bonds. See “RATINGS” above.

Bond Counsel and General CounselWinstead PC, Dallas, Texas. See “LEGAL MATTERS.”

Disclosure CounselMcCall, Parkhurst & Horton L.L.P., Dallas, Texas.

Financial Advisor.....Robert W. Baird & Co. Incorporated, Houston, Texas.

District Engineer.....JBI Partners, Inc., Dallas, Texas.

Consulting Engineer.....Jones-Heroy & Associates, Inc., Dallas, Texas.

THE DISTRICT

Description.....In an order dated July 1, 2021, the Texas Commission on Environmental Quality (the “TCEQ”), pursuant to an amended Petition of Petro-Hunt LLC, granted the creation of Abston Hills Municipal Utility District No. 1-A (“MUD No. 1-A”) pursuant to Article XVI, Section 59 of the Texas Constitution and Texas Water Code, Chapters 49 and 54. MUD No. 1-A was created by the TCEQ to (i) provide, operate and maintain facilities to control storm water, distribute potable water, and collect and treat wastewater and (ii) construct, maintain, or operate road projects. At the time of creation, MUD No. 1-A contained 252.779 acres. On November 10, 2021, MUD No. 1-A added 15.704 acres to its boundaries resulting in a total district acreage of 268.483 acres. In an order dated February 23, 2022, the TCEQ approved MUD No. 1-A’s request to change its name from Abston Hills Municipal Utility District No. 1-A to Elevation Municipal Utility District No. 1-A of Collin County (the “District”). On March 23, 2022, the District added 22.585 acres to its boundaries resulting in a total district acreage of 291.068 acres. The District currently operates under the general laws of the State of Texas, including (but by no way of limitation) Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code applicable to municipal utility districts. See “THE DISTRICT”.

Location.....The District is located in Collin County, Texas, approximately 34 miles northeast of downtown Dallas and partially within the extraterritorial jurisdiction of the City of Lavon and partially within the extraterritorial jurisdiction of the City of Nevada, together the “Cities”. The District is located within Community Independent School District.

Developers.....There are two entities actively developing land within the District. MA Lavon 292 LLC, a Texas limited liability company (“MA Lavon 292”) and D.R. Horton-Texas, Ltd., a Texas limited partnership (“DR Texas”). MA Lavon 292 is managed and controlled by MA Partners LLC, a Texas limited liability company. MA Lavon 292 has developed or is currently developing all offsites and master infrastructure on approximately 165.281 acres within the District across all phases and continues to own approximately 63.14 acres of undevelopable land within the District.

MA Lavon 292 sold approximately 228.942 acres of land to DR Texas. As a condition to the sale of the land, MA Lavon 292 retained the rights to receive all of the reimbursements to be paid by the District to DR Texas.

DR Texas, which is wholly owned and controlled by D.R. Horton, Inc., has developed approximately 212.273 acres as 1,061 single family lots within the District as Phase 1A, Phase 1B, Phase 2A, Phase 2B,

Phase 2C, 3, and 4. See "THE DEVELOPERS" for a discussion of DR Texas and D.R. Horton, Inc.

MA Lavon 292 and DR Texas are collectively referred to herein as the "Developers." See "THE DEVELOPERS" herein.

Development within the District.....Approximately 212.273 acres within the District have been developed with water distribution, sanitary sewer and storm drainage and road facilities to serve the single-family residential subdivisions of Phase 1A, Phase 1B, Phase 2A, Phase 2B, Phase 2C, Phase 3 and Phase 4 (1,061 lots). As of March 1, 2026, the District was comprised of approximately 619 completed homes (575 occupied, 42 unoccupied, and 2 model homes); 24 homes under construction; 418 vacant developed lots, an elementary school (on 13.64 acres) and an amenity center (on 2.015 acres). The remainder of land within the District includes approximately 63.140 undevelopable acres, consisting of collector roadways, detention and drainage easements, utility easements, and open space. See "DEVELOPMENT WITHIN THE DISTRICT."

Homebuilders within the District.....Currently, DR Horton and Pacesetter Homes are the active homebuilders in the District. New homes being constructed in the District range in price from approximately \$265,000 to \$540,000 and range in size from approximately 1,400 square feet to 2,800 square feet. See "DEVELOPMENT WITHIN THE DISTRICT - Homebuilders within the District."

INVESTMENT CONSIDERATIONS

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

**SELECTED FINANCIAL INFORMATION
(UNAUDITED)**

2025 Taxable Assessed Valuation.....	\$ 170,475,994	(a)
Estimate of Value as of March 1, 2026.....	\$ 225,907,952	(b)
Direct Debt:		
The Outstanding Bonds.....	\$ 24,925,000	
The Bonds.....	<u>\$ 4,165,000</u>	
Total.....	\$ 29,090,000	
Estimated Overlapping Debt.....	<u>\$ 24,355,830</u>	(c)
Total Direct and Estimated Overlapping Debt.....	\$ 53,445,830	(c)
Direct Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation.....	17.06	%
As a percentage of Estimate of Value as of March 1, 2026.....	12.88	%
Direct and Estimated Overlapping Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation.....	31.35	%
As a percentage of Estimate of Value as of March 1, 2026.....	23.66	%
Utility System Debt Service Fund Balance (as of February 4, 2026).....	\$ 985,415	(d)
Road System Debt Service Fund Balance (as of February 4, 2026).....	\$ 448,270	(e)
General Operating Fund Balance (as of February 4, 2026).....	\$ 938,536	
2025 Tax Rate		
Utility System Debt Service.....	\$ 0.560	
Road System Debt Service.....	\$ 0.295	
Maintenance & Operation.....	<u>\$ 0.345</u>	
Total.....	\$ 1.200	(f)
Estimated Average Annual Debt Service Requirement (2026-2050).....	\$ 1,865,712	(g)
Estimated Maximum Annual Debt Service Requirement (2027).....	\$ 2,039,833	(g)
Combined Debt Service Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Estimated Average Annual Debt Service Requirement (2026-2050) at 95% Collections		
Based on 2025 Taxable Assessed Valuation.....	\$ 1.16	
Based on Estimate of Value as of March 1, 2026.....	\$ 0.87	
Combined Debt Service Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement (2027) at 95% Collections		
Based on 2025 Taxable Assessed Valuation.....	\$ 1.26	
Based on Estimate of Value as of March 1, 2026.....	\$ 0.96	

- (a) As certified by the Collin Central Appraisal District ("CCAD"). See "TAX DATA" and "TAX PROCEDURES."
- (b) Provided by the CCAD for informational purposes only. This amount is an estimate of the taxable value of all taxable property located within the District as of March 1, 2026 and includes an estimate of additional taxable value resulting from additional taxable improvements constructed in the District from January 1, 2025 through March 1, 2026. No taxes will be levied on this estimated value.
- (c) See "DISTRICT DEBT - Direct and Estimated Overlapping Debt Statement."
- (d) Neither Texas law nor the Bond Order (hereinafter defined) requires that the District maintain any particular sum in the Utility System Debt Service Fund (hereinafter defined). Funds in the Utility System Debt Service Fund are not available to pay debt service on bonds issued for the Road System (hereinafter defined), including the Bonds.
- (e) In addition to this amount, six (6) months of capitalized interest will be deposited into the District's Road System Debt Service Fund (hereinafter defined) upon closing of the Bonds. Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Road System Debt Service Fund. Funds in the Road System Debt Service Fund are not available to pay debt service on bonds issued for the Utility System (hereinafter defined).
- (f) 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 by the District for the Road System (e.g., the Bonds).
- (g) Debt service on the Bonds is estimated at an average interest rate of 4.50%. See "DISTRICT DEBT - Debt Service Requirement Schedule."

OFFICIAL STATEMENT

relating to

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY

(a political subdivision of the State of Texas, located within Collin County)

\$4,165,000

UNLIMITED TAX ROAD BONDS

SERIES 2026

INTRODUCTION

This Official Statement provides certain information with respect to the issuance by Elevon Municipal Utility District No. 1-A of Collin County (the "District") of its \$4,165,000 Unlimited Tax Road Bonds, Series 2026 (the "Bonds").

The Bonds are issued pursuant to (i) an order authorizing the issuance of the Bonds (the "Bond Order"), adopted by the Board of Directors of the District (the "Board") on the date of sale of the Bonds, (ii) Article III, Section 52 of the Texas Constitution, (iii) the general laws of the State of Texas, particularly Chapters 49 and 54, Texas Water Code, as amended, and (iv) an election held by the District on November 2, 2021.

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

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 of the Board authorizing the issuance of the Bonds. A copy of the Bond Order may be obtained from the District upon request and payment of the costs for duplication thereof. The Bond Order authorizes the issuance and sale of the Bonds and prescribes the terms, conditions and provisions for the payment of the principal of and interest on the Bonds by the District.

Description

The Bonds are dated May 1, 2026. Interest on the Bonds accrues from the initial date of delivery (on or about May 7, 2026) (the "Date of Delivery"), and is payable on March 1, 2027, and each September 1 and March 1 thereafter (each an "Interest Payment Date") until the earlier of maturity or redemption. The Bonds mature on September 1 of the years and in the amounts shown under "MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, INITIAL REOFFERING YIELDS AND CUSIPS" on the inside cover page hereof.

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

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

customary banking arrangements as may be agreed upon by the Paying Agent/Registrar and the Registered Owner at the risk and expense of such Registered Owner.

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

Record Date

The record date for payment of the interest on any regularly scheduled Interest Payment Date is defined as the 15th calendar day of the month preceding such Interest Payment Date.

Book-Entry-Only System

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

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

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be required by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Bonds and will be deposited with DTC.

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

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

certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

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

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

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

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

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

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

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

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.

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

Successor Paying Agent/Registrar

Provision is made in the Bond Order for replacing the Paying Agent/Registrar. If the District replaces the Paying Agent/Registrar, such Paying Agent/Registrar shall, promptly upon the appointment of a successor, deliver the Paying Agent/Registrar's records to the successor Paying Agent/Registrar, and the successor Paying Agent/Registrar shall act in the same capacity as the previous Paying Agent/Registrar. Any successor Paying Agent/Registrar selected by the District shall be a legally qualified national or state banking institution, a

corporation organized and doing business under the laws of the United States of America or of any state, authorized under such laws to exercise trust powers, and subject to supervision or examination by federal or state authority to act as and perform the services of Paying Agent/Registrar for the Bonds under the Bond Order.

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 Dallas, 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 forty-five (45) 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

At an election held on November 2, 2021 voters of the District authorized a total of \$84,718,565 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Utility System, \$105,898,206 for the purpose of refunding such bonds, \$84,718,565 principal amount of unlimited tax bonds for the purpose of acquiring or constructing the Road System and \$105,898,206 for the purpose of refunding such bonds.

The Bonds are issued pursuant to (i) an order authorizing the issuance of the Bonds (the "Bond Order"); (ii) Article III, Section 52 of the Texas Constitution and the general laws of the State of Texas, particularly Chapters 49 and 54 of the Texas Water Code, as amended; and (iii) an election held within the District on November 2, 2021.

Issuance of Additional Debt

The Bonds represent the third series of bonds issued by the District for the purpose of acquiring or constructing the Road System. Following the issuance of the Bonds, \$68,198,565 unlimited tax bonds for the purpose of acquiring and/or constructing the Utility System and \$71,763,565 unlimited tax bonds and for the purpose of acquiring and/or constructing the Road System will remain authorized but unissued.

Following the issuance of the Bonds, the District will owe the Developers approximately \$2,332,866 for construction of Utility System facilities on behalf of the District and \$3,916,240 for construction of Road System facilities on behalf of the District based on the most recent information and estimations available to date.

Based on present engineering costs estimates and on development plans supplied by the Developer, in the opinion of the Engineer (hereinafter defined), following the issuance of the Bonds, the remaining principal amount of authorized but unissued bonds is sufficient to fully reimburse the Developers for the existing facilities and to finance the water, sewer and drainage facilities and roads necessary to serve the remaining undeveloped but developable land within the District. If the amount of remaining voted authorization is insufficient, the District would need to hold an election to request additional voted bonds.

The Bond Order imposes no limitation on the amount of additional parity bonds which may be authorized for issuance by the District’s voters or the amount ultimately issued by the District. Bonds issued for water, sewer, and drainage purposes are required to be approved by the TCEQ.

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

<u>Election Date</u>	<u>Purpose</u>	<u>Amount Authorized</u>	<u>Issued to Date</u>	<u>Remaining Unissued</u>
November 2, 2021	Utility System	\$ 84,718,565	\$ 16,520,000	\$ 68,198,565
November 2, 2021	Road System	84,718,565	\$ 12,955,000 ^(a)	71,763,565
November 2, 2021	Utility System Refunding	105,898,206	–	105,898,206
November 2, 2021	Road System Refunding	105,898,206	–	105,898,206

(a) Includes the Bonds.

Payment Record

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

Source of Payment

The Bonds, when issued, will constitute valid and binding obligations of the District, and the principal thereof and the interest thereon, and of 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 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 remedies of 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.

The Bonds are obligations solely of the District and are not obligations of the State of Texas; the County; City of Lavon; City of Nevada; or any political subdivision other than the District.

Redemption of the Bonds

The District reserves the right, at its option, to redeem the Bonds maturing on and after September 1, 2032, prior to their scheduled maturities, in whole or from time to time in part, on May 1, 2032, or on any date thereafter, at a price equal to the principal amount 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 registered mail, overnight delivery, or other comparably secure means, to each registered securities depository (and to each national information service that disseminates redemption notices). If fewer than all of the Bonds are optionally redeemed at any time, the particular maturities and amounts of Bonds to be optionally redeemed shall be selected by the District in integral multiples of \$5,000 within any one maturity, and if fewer than all of the Bonds within a maturity are to be redeemed, the Paying Agent/Registrar (or DTC in accordance with its procedures while the Bonds are in book-entry-only form) shall designate by method of random selection the Bonds within such maturity to be redeemed. If the Book-Entry-Only System is discontinued, the Bondholder of any Bond, all or a portion of which has been called for redemption, shall be required to present same to the Paying Agent/Registrar for payment of the redemption price on the portion of the Bond so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

Defeasance

The Bond Order provides that the District may discharge its obligations to the Bondholders 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 of payment (paying agent) for obligations of the District payable from revenues or from ad valorem taxes or both with a commercial bank or trust company designated in the proceedings authorizing such discharge, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be currently 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.

There is no assurance that the current law will not be changed in a manner which would permit other investments to be made with amounts deposited to defease the Bonds. Because the Bond Order does not contractually limit such investments, Bondholders may be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality as currently permitted under Texas law. There is also no assurance that any investment held for such discharge will maintain its rating.

Annexation, Dissolution and Consolidation

In certain circumstances, under Texas law, the District may alter its boundaries to: (1) upon satisfying certain conditions, annex additional territory; and (2) exclude land subject to taxation within the District that is not served by District facilities if the District simultaneously annexes land of equal acreage and value that may be practicably served by District facilities. No representation is made concerning the likelihood that the District would affect any changes in its boundaries.

The District lies partially within the extraterritorial jurisdiction of the City of Lavon and partially within the extraterritorial jurisdiction of the City of Nevada. As such, under existing law, the District may be annexed for full purposes by the respective city without the District's consent, subject to compliance by the respective city with various requirements of Chapter 43 of the Texas Local Government Code, as amended. If the District is annexed, the respective city must assume the District's assets and obligations (including the Bonds) and abolish the District within ninety (90) days of the date of annexation.

The District has entered into a strategic partnership agreement under Section 43.0751, Texas Local Government Code ("SPA") with the City of Lavon dated January 24, 2022. Under the SPA, the City of Lavon annexed the portion of the District lying in the extraterritorial jurisdiction of the City of Lavon (the "Lavon Lands") for the limited and sole purpose of collecting a 2% sales and use tax within the Lavon Lands. Further, the District consented to the full-purpose annexation of the Lavon Lands at or after such time as ninety percent (90%) of the developable lands in the District have been developed with water, sewer, drainage, and roadway facilities and bonds have been issued to fully reimburse the Developers for such facilities. The SPA provides that the City of Lavon may not annex the Lavon Lands until such time.

The District has also entered into a SPA with the City of Nevada in April 19, 2022. Under the SPA, the City of Nevada annexed the portion of the District lying in the extraterritorial jurisdiction of the City of Nevada (the "Nevada Lands") for the limited and sole purpose of collecting a 2% sales and use tax within the Nevada Lands. Further, the District consented to the full-purpose annexation of the Nevada Lands at or after such time as

ninety percent (90%) of the developable lands in the District have been developed with water, sewer, drainage, and roadway facilities and bonds have been issued to fully reimburse the Developers for such facilities. The SPA provides that the City of Nevada may not annex the Nevada Lands until such time.

Annexation of territory by the respective city under Chapter 43, Texas Local Government Code, or by either SPA is a policy-making matter within the discretion of the Mayors and City Councils of the respective cities, and therefore, the District makes no representation that either the City of Lavon or City of Nevada will ever annex the District and assume its debt. Moreover, no representation is made concerning the ability of either the City of Lavon or the City of Nevada to make debt service payments should annexation occur.

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 liabilities (such as the Bonds), with the assets and liabilities of districts with which it is consolidating. Although no consolidation is presently contemplated by the District, no representation is made concerning the likelihood of consolidation in the future.

No Arbitrage

The District will certify, on the date of delivery of the Bonds, that based upon all facts and estimates now known or reasonably expected to be in existence on the date the Bonds are delivered and paid for, the District reasonably expects that the proceeds of the Bonds will not be used in a manner that would cause the Bonds, or any portion of the Bonds, to be “arbitrage bonds” under the Internal Revenue Code of 1986, as amended (the “Code”), and the regulations prescribed thereunder. Furthermore, all officers, employees, and agents of the District have been authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the District as of the date the Bonds are delivered and paid for. In particular, all or any officers of the District are authorized to certify to the facts and circumstances and reasonable expectations of the District on the date the Bonds are delivered and paid for regarding the amount and use of the proceeds of the Bonds. Moreover, the District covenants that it shall make such use of the proceeds of the Bonds, regulate investment of proceeds of the Bonds and take such other and further actions and follow such procedures, including, without limitation, calculating the yield on the Bonds, as may be required so that the Bonds shall not become “arbitrage bonds” under the Code and the regulations prescribed from time to time thereunder.

Outstanding Bonds

The District has previously issued four series of bonds, as follows: \$8,920,000 Unlimited Tax Utility Bonds, Series 2024, \$6,435,000 Unlimited Tax Road Bonds, Series 2024, \$7,600,000 Unlimited Tax Utility Bonds, Series 2025, and \$2,355,000 Unlimited Tax Road Bonds, Series 2025. Of the above-referenced bonds issued by the District, \$24,925,000 principal amount will remain outstanding as of the Date of Delivery (the “Outstanding Bonds”).

Funds

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

The District’s fund for debt service on bonds issued for the Utility System (the “Utility System Debt Service Fund”) constitutes a trust fund for the benefit of the owners of bonds issued for the Utility System, including the Outstanding Bonds issued for the Utility System. Funds in the Utility System Debt Service Fund are to be kept separate from all other funds of the District, and are to be used for payment of debt service on bonds

issued for the Utility System, including the Outstanding Bonds issued for the Utility System, and any of the District's duly authorized bonds issued for the Utility System payable in whole or in part from taxes. Amounts on deposit in the Utility System Debt Service Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest and principal of bonds issued for the Utility System, including the Outstanding Bonds issued for the Utility System, payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipations notes become due. Amounts on deposit in the Utility System Debt Service Fund may not be used to pay debt service on bonds issued by the District for the Road System, such as the Bonds.

Bondholders' Remedies

The Bond Order contains a covenant that, while any of the Bonds are outstanding, there shall be assessed, levied, and collected an annual ad valorem tax, without legal limit as to rate or amount, on all taxable property within the District, sufficient to pay principal of and interest on the Bonds, and any additional tax-supported bonds when due and to pay the expenses necessary in collecting taxes. Texas law and the Bond Order provides that in the event that the District defaults in the payment of the principal of or interest on any of the Bonds when due, fails to make payments required by the Bond Order into the Utility System Debt Service Fund or the Road System Debt Service Fund, or defaults in the observance or performance of any of the covenants, conditions, or obligations set forth in the Bond Order, any Bondholder shall be entitled at any time to a writ of mandamus from a court of competent jurisdiction compelling and requiring the Board to observe and perform any covenant, obligation, or condition prescribed by the Bond Order. Such right is in addition to all other rights the Bondholders may be provided by the laws of the State of Texas.

Except for mandamus, the Bond Order does not specifically provide for remedies to a Bondholder in the event of a District default, nor does it provide for the appointment of a trustee to protect and enforce the interests of the Bondholders. There is no acceleration of maturity of the Bonds in the event of default. Consequently, the remedy of mandamus is a remedy which may have to be relied upon from year to year by the Bondholders.

Even if the Bondholders could obtain a judgment against the District, such judgment could not be enforced by direct levy and execution against the District's property. Further, the Bondholders cannot themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. Certain traditional legal remedies also may be unavailable. The enforceability of the rights and remedies of the Bondholders may be further limited by federal bankruptcy laws, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. See "Bankruptcy Limitation to Bondholders' Rights" below.

Bankruptcy Limitation to Bondholders' Rights

Other than a writ of mandamus and other relief authorized by law, the Bond Order does not expressly provide a specific remedy for a default. Even if a Bondholder could obtain a judgment against the District for a default in the payment of principal or interest, such judgment could not be satisfied by execution against any property of the District. If the District defaults, a Bondholder could petition for a writ of mandamus issued by a court of competent jurisdiction requiring the District and the District's officials to observe and perform the covenants, obligations or conditions prescribed in the respective Bond Order. Such remedy might need to be enforced on a periodic basis. The enforcement of a claim for payment on the Bonds would be subject to the applicable provisions of the federal bankruptcy laws, any other similar laws affecting the rights of creditors of political subdivisions, and general principles of equity. See "INVESTMENT CONSIDERATIONS – Bondholders' Remedies," and "– Bankruptcy Limitation to Bondholders' Rights."

Legal Investment and Eligibility to Secure Public Funds in Texas

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

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

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

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

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

Use and Distribution of Bond Proceeds

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

Construction Costs	District's Share
A. Elevon Phase 2C and 3 - Roads	\$ 3,255,023
B. Elevon Phase 4 - Roads	105,000
Total Construction Costs	\$ 3,360,023
Non-Construction Costs	
A. Legal Fees	\$ 104,125
B. Fiscal Agent Fees	83,300
C. Interest	
1. Capitalized Interest (6 Months)	104,125
2. Developer Interest	312,612
D. Bond Discount (3.00%)	124,950
E. Bond Issuance Expenses	55,040
F. Bond Engineering Fee	16,660
G. Attorney General's Fee	4,165
Total Non-Construction Costs	\$ 804,977
TOTAL BOND ISSUE REQUIREMENT	\$ 4,165,000

Non-construction costs are based upon either contract amounts or various cost estimates by the Engineer and the Financial Advisor. The actual amounts to be reimbursed by the District and the non-construction costs will be finalized after the sale of the Road Bonds and completion of agreed-upon procedures by the Auditor.

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

DISTRICT DEBT

**SELECTED FINANCIAL INFORMATION
(UNAUDITED)**

2025 Taxable Assessed Valuation.....	\$ 170,475,994	(a)
Estimate of Value as of March 1, 2026.....	\$ 225,907,952	(b)
Direct Debt:		
The Outstanding Bonds.....	\$ 24,925,000	
The Bonds.....	<u>\$ 4,165,000</u>	
Total.....	\$ 29,090,000	
Estimated Overlapping Debt.....	<u>\$ 24,355,830</u>	(c)
Total Direct and Estimated Overlapping Debt.....	\$ 53,445,830	(c)
Direct Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation.....	17.06	%
As a percentage of Estimate of Value as of March 1, 2026.....	12.88	%
Direct and Estimated Overlapping Debt Ratios:		
As a percentage of 2025 Taxable Assessed Valuation.....	31.35	%
As a percentage of Estimate of Value as of March 1, 2026.....	23.66	%
Utility System Debt Service Fund Balance (as of February 4, 2026).....	\$ 985,415	(d)
Road System Debt Service Fund Balance (as of February 4, 2026).....	\$ 448,270	(e)
General Operating Fund Balance (as of February 4, 2026).....	\$ 938,536	
2025 Tax Rate		
Utility System Debt Service.....	\$ 0.560	
Road System Debt Service.....	\$ 0.295	
Maintenance & Operation.....	<u>\$ 0.345</u>	
Total.....	\$ 1.200	(f)
Estimated Average Annual Debt Service Requirement (2026-2050).....	\$ 1,865,712	(g)
Estimated Maximum Annual Debt Service Requirement (2027).....	\$ 2,039,833	(g)
Combined Debt Service Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Estimated Average Annual Debt Service Requirement (2026-2050) at 95% Collections		
Based on 2025 Taxable Assessed Valuation.....	\$ 1.16	
Based on Estimate of Value as of March 1, 2026.....	\$ 0.87	
Combined Debt Service Tax Rate per \$100 of Assessed Taxable Valuation Required to Pay Estimated Maximum Annual Debt Service Requirement (2027) at 95% Collections		
Based on 2025 Taxable Assessed Valuation.....	\$ 1.26	
Based on Estimate of Value as of March 1, 2026.....	\$ 0.96	

(a) As certified by the Collin Central Appraisal District ("CCAD"). See "TAX DATA" and "TAX PROCEDURES."

(b) Provided by the CCAD for informational purposes only. This amount is an estimate of the taxable value of all taxable property located within the District as of March 1, 2026 and includes an estimate of additional taxable value resulting from additional taxable improvements constructed in the District from January 1, 2025 through March 1, 2026. No taxes will be levied on this estimated value.

(c) See "DISTRICT DEBT - Direct and Estimated Overlapping Debt Statement."

(d) Neither Texas law nor the Bond Order (hereinafter defined) requires that the District maintain any particular sum in the Utility System Debt Service Fund (hereinafter defined). Funds in the Utility System Debt Service Fund are not available to pay debt service on bonds issued for the Road System (hereinafter defined), including the Bonds.

(e) In addition to this amount, six (6) months of capitalized interest will be deposited into the District's Road System Debt Service Fund (hereinafter defined) upon closing of the Bonds. Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the Road System Debt Service Fund. Funds in the Road System Debt Service Fund are not available to pay debt service on bonds issued for the Utility System (hereinafter defined).

(f) 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 by the District for the Road System (e.g., the Bonds).

(g) Debt service on the Bonds is estimated at an average interest rate of 4.50%. See "DISTRICT DEBT - Debt Service Requirement Schedule."

Direct and Estimated Overlapping Debt Statement

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

Taxing Jurisdiction	Outstanding Debt 1/31/2026	Overlapping	
		Percent	Amount
Collin County	\$ 982,755,000	0.06%	\$ 618,218
Collin County Community College District	438,250,000	0.07	304,927
Community Independent School District	427,065,000	5.49	23,432,684
Total Estimated Overlapping Debt			\$24,355,830
Direct Debt (a)			\$29,090,000
Total Direct and Estimated Overlapping Debt			\$53,445,830

(a) Included the Bonds and Outstanding Bonds.

Debt Ratios

Direct Debt Ratios (a):

As a percentage of 2025 Taxable Assessed Valuation.....	17.06 %
As a percentage of Estimate of Value as of March 1, 2026.....	12.88 %

Direct and Estimated Overlapping Debt Ratios (a):

As a percentage of 2025 Taxable Assessed Valuation.....	31.35 %
As a percentage of Estimate of Value as of March 1, 2026.....	23.66 %

(a) Included the Bonds and Outstanding Bonds.

Under Texas law, ad valorem taxes levied by each taxing authority other than the District create a lien which is on a parity with the lien in favor of the District on all taxable property within the District. In addition to the ad valorem taxes required to retire the foregoing direct and overlapping debt, the various taxing authorities mentioned above are also authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administration and/or general revenue purposes. Certain of the jurisdictions have in the past levied such taxes. The District has the power to assess, levy and collect ad valorem taxes for operation and maintenance purposes, and such taxes have been authorized by the duly qualified voters of the District. See "TAX DATA - Tax Rate Distribution."

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Debt Service Requirement Schedule

The following schedule sets forth the debt service requirements on the Outstanding Bonds, as well as the principal and estimated interest requirements of the Bonds, assuming an interest rate of 4.50%. Totals may not sum due to rounding.

Year Ending 12/31	Outstanding Debt Service	The Bonds		Total Combined Debt Service
		Principal	Interest	
2026	\$ 1,113,153	\$ -	\$ -	\$ 1,113,153
2027	1,748,056	45,000	246,776	2,039,833
2028	1,737,544	105,000	185,400	2,027,944
2029	1,728,906	110,000	180,675	2,019,581
2030	1,718,506	115,000	175,725	2,009,231
2031	1,710,606	120,000	170,550	2,001,156
2032	1,711,094	125,000	165,150	2,001,244
2033	1,700,156	130,000	159,525	1,989,681
2034	1,705,156	140,000	153,675	1,998,831
2035	1,703,506	145,000	147,375	1,995,881
2036	1,710,419	150,000	140,850	2,001,269
2037	1,710,481	155,000	134,100	1,999,581
2038	1,713,806	165,000	127,125	2,005,931
2039	1,714,888	170,000	119,700	2,004,588
2040	1,713,563	180,000	112,050	2,005,613
2041	1,720,206	190,000	103,950	2,014,156
2042	1,718,963	195,000	95,400	2,009,363
2043	1,720,088	205,000	86,625	2,011,713
2044	1,723,863	215,000	77,400	2,016,263
2045	1,730,050	225,000	67,725	2,022,775
2046	1,728,413	235,000	57,600	2,021,013
2047	1,724,188	245,000	47,025	2,016,213
2048	1,732,375	255,000	36,000	2,023,375
2049	712,300	265,000	24,525	1,001,825
2050	-	280,000	12,600	292,600
	\$ 39,650,284	\$ 4,165,000	\$ 2,827,526	\$ 46,642,811

Estimated Average Annual Debt Service Requirement (2026-2050).....\$1,865,712
 Estimated Maximum Annual Debt Service Requirement (2027).....\$2,039,833

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TAX PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in sufficient amount to pay the principal of and interest on the Bonds and any additional bonds payable from taxes that the District may hereafter issue for the purpose of constructing or acquiring the Utility System (see "INVESTMENT CONSIDERATIONS – Future Debt") and to pay the expenses of assessing and collecting such taxes. The Board is also authorized to levy an annual ad valorem tax, without legal limit as to rate or amount, on all taxable property in the District in sufficient amount to pay the principal of and interest on any bonds payable from taxes that the District has heretofore or may hereafter issue for the purpose of acquiring or constructing the Road System (see "INVESTMENT CONSIDERATIONS – Future Debt") and to pay the expenses of assessing and collecting such taxes. In the Bond Order, the District agrees to levy such a tax from year to year as described more fully above under "THE BONDS – Source of Payment." Under Texas law, the Board is also authorized to levy and collect an annual ad valorem tax for the operation and maintenance of the District and its water, wastewater and drainage system and road system and for the payment of certain contractual obligations if authorized by its voters. See "TAX DATA – Tax Rate Limitation."

Property Tax Code and County-Wide Appraisal District

The Texas Property Tax Code (the "Property Tax Code"), specifies the TAX PROCEDURES of all political subdivisions of the State of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized herein. The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the Collin Central Appraisal District (the "Appraisal District" or "CCAD"). 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 Collin 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 of Texas or its political subdivisions, if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; certain farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually-owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years or older and certain disabled persons, to the extent deemed advisable by the Board of Directors of the District. The District may be required to offer such exemptions if a majority of voters approve same at an election. The District would be required to call an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax supported debt incurred prior to adoption of the exemption by the District. The District has not adopted disabled or over-65 exemptions.

Furthermore, the District must grant exemptions to disabled veterans or the surviving spouse or children of a deceased veteran who died while on active duty in the armed forces, if requested, but only to the maximum extent of between \$5,000 and \$12,000 depending upon the disability rating of the veteran claiming the exemption. A veteran who receives a disability rating of 100% is entitled to an exemption of full value of the veteran's residential homestead. Furthermore, qualifying surviving spouses of persons 65 years of age and older are entitled to receive a resident homestead exemption equal to the exemption received by the deceased spouse and surviving spouses of a deceased veteran who had received a disability rating of 100% are entitled to receive a residential homestead exemption equal to the exemption received by the deceased spouse until such surviving spouse remarries. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if the residence homestead was donated by a charitable organization. Also, the surviving spouse of a member of the armed forces who was killed or fatally injured in the line of duty is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State to exempt up to twenty percent (20%) of the appraised market value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year but must be adopted by May 1. The District has not adopted a general homestead exemption.

Freeport Goods Exemption and "Goods-in-Transit": A "Freeport Exemption" applies to goods, wares, merchandise, other tangible personal property and ores, other than oil, natural gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining oil or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A "Goods-in-Transit" Exemption is applicable to certain tangible personal property as defined by the Property Tax Code. The exemption excludes oil, natural gas, petroleum products, aircraft, and certain special inventory including dealer's motor vehicles, dealer's vessel and outboard motor vehicles, dealer's heavy equipment, and retail manufactured housing inventory. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption is further limited to tangible personal property acquired in or imported into Texas for storage purposes and which is stored under a contract of bailment by a public warehouse operator at one or more public warehouse

facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit personal property. For tax year 2012 and subsequent years, a taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. However, taxing units who took official action as allowed by prior law before October 1, 2011, to tax goods-in-transit property, and who pledged such taxes for the payment of debt, may continue to impose taxes against the goods-in-transit property until the debt is discharged without further action, if cessation of the imposition would impair the obligations of the contract by which the debt was created. The District has not taken official action to allow taxation of all such goods-in-transit personal property.

Valuation of Property for Taxation

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code. Nevertheless, certain land may be appraised at less than market value, as such is defined in the Property Tax Code. The Texas Constitution limits increases in the appraised value of residence homesteads to 10 percent annually regardless of the market value of the property.

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

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

Reappraisal of Property after Disaster

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

Agricultural, Open Space, Timberland, and Inventory Deferment

The Property Tax Code permits land designated for agricultural use (including wildlife management), open space, or timberland to be appraised at its value based on the land's capacity to produce agriculture or timber products rather than at its fair market value. The Property Tax Code permits, under certain circumstances, that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Landowners wishing to avail themselves of any of such designations must apply for the designation, and the Appraisal District is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions and not as to others. If a claimant receives the designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use for the three (3) years prior to the loss of the designation for agricultural, timberland or open space land. The Developers have executed waivers of special appraisal, waiving their rights to special valuation as to taxation on property within the District.

Levy and Collection of Taxes

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

Taxes are due September 1, or when billed, whichever comes later, and become delinquent after January 31 of the following year. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty of up to twenty percent (20%) if imposed by the District. The delinquent tax also accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency of taxes under certain circumstances. The owner of a residential homestead property who is (i) a person at least sixty-five (65) years of age or older, (ii) under a disability for purpose of payment of disability insurance benefits under the Federal Old Age Survivors and Disability Insurance Act, or (iii) qualifies as a disabled veteran under Texas Law is also entitled by law to pay current taxes on a residential homestead in installments or to defer the payment of taxes without penalty during the time of ownership. Additionally, a person who is delinquent on taxes for a residential homestead is entitled to an agreement with the District to pay such taxes in equal installments over a period of between 12 and 36 months (as determined by the District) when such person has not entered into another installment agreement with respect to delinquent taxes within the District in the preceding 24 months.

District and Taxpayer Remedies

Under certain circumstances, taxpayers and taxing units (such as the District) may appeal the orders of the Appraisal Review Board by filing a timely petition of review in state district court. In such event, the value of the property in question will be determined by the court or by a jury if requested by any party. Additionally, taxing units may bring suit against the CCAD to compel compliance with the Property Tax Code.

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

District's Rights in the Event of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property as of January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all state and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of each taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of such other taxing units. A tax lien on real property takes priority over the claim

of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by applicable federal law. Personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalty, and interest.

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights or by bankruptcy proceedings which restrict the collection of taxpayer debts. The District's ability to foreclose its tax lien or collect penalties or interest on delinquent taxes may be limited on property owned by a financial institution which is under receivership by the Federal Deposit Insurance Corporation pursuant to the Federal Deposit Insurance Act, 12 U.S.C. 1825, as amended. See "INVESTMENT CONSIDERATIONS – Tax Collection Limitations" and "– Bondholders' Remedies."

Rollback of Operation and Maintenance Tax Rate

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

Special Taxing Units

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

Developed Districts

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

Developing Districts

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

The District

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

TAX DATA

General

Taxable property within the District is subject to the assessment, levy and collection by the District of an annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds and any future tax-supported bonds for the purpose of acquiring or constructing the Utility System or Road System that may be issued from time to time as authorized. Taxes are levied by the District each year against the District's assessed valuation as of January 1 of that year. Taxes become due October 1 of such year, or when billed, and generally become delinquent after January 31 of the following year. The Board covenants in the Bond Order to assess and levy for each year that all or any part of the Bonds remain outstanding and unpaid a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds. The actual rate of such tax will be determined from year to year as a function of the District's tax base, its debt service requirements and available funds. In addition, the District has the power and authority to assess, levy and collect ad valorem taxes, in an unlimited amount, for operation and maintenance purposes. The District levied a total tax of \$1.20 per \$100 of assessed valuation for the 2025 tax year, composed of \$0.345 for maintenance and operations, \$0.295 for road debt service, and \$0.560 for utility debt service.

Tax Rate Limitation

Utility System Debt Service:	Unlimited (no legal limit as to rate or amount)
Road System Debt Service:	Unlimited (no legal limit as to rate or amount)
Maintenance & Operation:	\$1.20 per \$100 Assessed Valuation

Historical Values and Tax Collection History

The following statement of tax collections sets forth in condensed form the historical assessed valuation and tax collections of the District. Such summary has been prepared for inclusion herein based upon information obtained from District records. Reference is made to such records, including the District's annual audited financial statements, for more complete information.

Tax Year	Assessed Valuation	Tax Rate (a)	Adjusted Levy	Collections Current Year	Current Year Ended 9/30	Collections 2/28/26
2022	\$ 8,648,448	\$1.200	\$ 103,781	100.00%	2023	100.00%
2023	46,095,647	1.200	553,148	100.00	2024	100.00
2024	123,168,472	1.200	1,478,022	98.90	2025	100.00
2025	170,475,994	1.200	2,045,712	98.08 (b)	2026	98.08 (b)

(a) See "Tax Rate Distribution" below.

(b) In process of collections.

Analysis of Tax Base

The following table illustrates the composition of property located in the District for the 2022–2025 tax years.

Type of Property	2025	2024	2023	2022
	Assessed Taxable Valuation	Assessed Taxable Valuation	Assessed Taxable Valuation	Assessed Taxable Valuation
Land	\$ 63,405,427	\$46,213,433	\$45,880,820	\$13,426,827
Improvements	110,901,743	78,455,566	772,974	-
Personal Property	559,622	248,794	-	-
Exemptions	(4,390,798)	(1,749,321)	(558,147)	(4,778,379)
Total	\$170,475,994	\$123,168,472	\$46,095,647	\$ 8,648,448

Tax Rate Distribution

The following table illustrates the breakdown of the District’s tax rate in the 2022–2025 tax years:

	2025	2024	2023	2022
Road System Debt Service	\$0.2950	\$0.3475	\$0.0000	\$0.0000
Utility System Debt Service	0.5600	0.4825	0.0000	0.0000
Maintenance	0.3450	0.3700	1.2000	1.2000
Total	\$1.2000	\$1.2000	\$1.2000	\$1.2000

Principal Taxpayers

Based upon information supplied by the District’s Tax Assessor/Collector, the following table lists principal District taxpayers, type of property owned by such taxpayers, and the assessed valuation of such property as of January 1, 2025.

Taxpayer	Type of Property	Assessed Valuation 2025 Tax Roll	Percent of 2025 Roll
DR Horton Texas Ltd. (a)(b)	Land & Improvements	\$ 14,482,765	8.50%
EL4 Land LLC (a)	Land	8,118,756	4.76%
Pacesetter Homes LLC (b)	Land & Improvements	647,065	0.38%
Homeowner	Land & Improvements	484,410	0.28%
Homeowner	Land & Improvements	480,453	0.28%
Homeowner	Land & Improvements	447,145	0.26%
Homeowner	Land & Improvements	440,063	0.26%
Homeowner	Land & Improvements	438,668	0.26%
Homeowner	Land & Improvements	435,920	0.26%
Homeowner	Land & Improvements	433,933	0.25%
Total		\$ 26,409,178	15.49%

(a) See “THE DEVELOPERS.” EL4 Land LLC serves as the land bank for S2 Land Development, LLC (“S2”), the developer of Phase 4. S2 acquired approximately 62.127 acres from MA Lavon 292 in April 2024, and developed the property into 267 fully developed, vacant single-family residential lots. MA Lavon 292 retained all rights to reimbursement with respect to such development. S2 is not developing any additional land in the District.

(b) See “DEVELOPMENT WITHIN THE DISTRICT – Homebuilders within the District.”

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Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the debt service tax rate per \$100 of taxable assessed valuation that would be required to meet certain debt service requirements on the Bonds, if no growth in the District’s tax base occurs beyond the 2025 Taxable Assessed Valuation (\$170,475,994) or the Estimate of Value as of March 1, 2026 (\$225,907,952). The calculations assume collection of 95% of taxes levied, the sale of the Bonds, but not the sale of any additional bonds by the District.

Estimated Average Annual Debt Service Requirement (2026-2050)	\$1,865,712
Combined Debt Service Tax Rate of \$1.16 on the 2025 Taxable Assessed Valuation produces.....	\$1,878,645
Combined Debt Service Tax Rate of \$0.87 on the Estimate of Value as of March 1, 2026 produces.....	\$1,867,129
Estimated Maximum Annual Debt Service Requirement (2027).....	\$2,039,833
Combined Debt Service Tax Rate of \$1.26 on the 2025 Taxable Assessed Valuation produces.....	\$2,040,598
Combined Debt Service Tax Rate of \$0.96 on the Estimate of Value as of March 1, 2026 produces.....	\$2,060,281

Estimated Overlapping Taxes

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

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

Taxing Jurisdiction	2025 Tax Rate Per \$100 of A.V.
The District	\$1.200000
Collin County	0.149343
Collin College	0.081220
Community Independent School District	1.207700
Estimated Total Tax Rate	\$2.638263

INVESTMENT CONSIDERATIONS

General

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

Factors Affecting Taxable Values and Tax Payments

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

Interest rate levels may affect the ability of a landowner with undeveloped property to undertake and complete construction activities within the District. Because of the numerous and changing factors affecting the availability of funds, the District is unable to assess the future availability of such funds for continued construction within the District. In addition, since the District is located approximately 34 miles from the central downtown business district of the City of Dallas, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the Dallas metropolitan and regional economies and the national financial and credit markets. A downturn in the economic conditions of Dallas and the nation could adversely affect development plans in the District and restrain the growth of the District's property tax base.

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

Economic Factors: The rate of development of the District is directly related to the vitality of the future residential, commercial, retail, and multi-family industries. New residential, commercial, retail, and multi-family construction can be significantly affected by factors such as interest rates, construction costs, energy costs, and consumer demand. Decreased levels of home construction activity would restrict the growth of property values in the District. The District cannot predict the pace or magnitude of any future development or home construction in the District other than that which has occurred to date. Development in the District is substantially complete.

Dependence on Principal Taxpayers: The ability of any principal landowner to make full and timely payments of taxes levied against its property by the District and similar taxing authorities will directly affect the District's ability to meet its debt service obligations. As illustrated in this Official Statement under the caption "TAX DATA – Principal Taxpayers," the District's ten principal taxpayers as of January 1, 2025 owned approximately 15.49% of the assessed value of property located in the District. In addition, the Developers (hereinafter defined) collectively owned approximately 13.26% of the assessed value of property located in the District as of January 1, 2025. The District cannot represent that its tax base will in the future be (i) distributed among a significantly larger number of taxpayers or (ii) less concentrated in property owned by a relatively small number of property owners than it is currently. Failure by one or more of the District's principal property owners to make full and timely payments of taxes due may have an adverse effect on the investment quality or security of the Bonds. If any one or more of the principal District taxpayers did not pay taxes due, the District might need to levy additional taxes or use other debt service funds available to meet its debt service requirements, the availability of which is uncertain. See "– Tax Collections Limitations" below and "THE DEVELOPERS" herein.

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

Rental Homes: Approximately 103 lots on approximately 16.495 acres have been constructed by DR Texas, as rental properties. The homes on such lots have been sold to a third-party buyer who manages the properties

and will be responsible for the payment of property taxes, maintenance of the homes and the landscape maintenance of the front yards.

Maximum Impact on District Tax Rate: Assuming no further development or home construction, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of property owners to pay their taxes. The 2025 Taxable Assessed Valuation of all taxable property located within the District is \$170,475,994 and the Estimate of Value as of March 1, 2026, is \$225,907,952. After issuance of the Bonds, the estimated maximum annual debt service requirement on the Bonds and the Outstanding Bonds (2027) is \$2,039,833, and the estimated average annual debt service requirement on the Bonds and the Outstanding Bonds (2026-2050) is \$1,865,712. Assuming no decrease to the District's 2025 Taxable Assessed Valuation, combined debt service tax rates of \$1.26 and \$1.16 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to pay the estimated maximum annual debt service requirement and the estimated average annual debt service requirement, respectively. Assuming no decrease from the Estimate of Value as of March 1, 2026, combined debt service tax rates of \$0.96 and \$0.87 per \$100 of assessed valuation at a 95% tax collection rate would be necessary to pay the estimated maximum annual debt service requirement and the estimated average annual debt service requirement, respectively.

The District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the proposed District tax rate or to justify continued payment of taxes by property owners. For the 2025 tax year, the District levied a total tax of \$1.20 per \$100 of assessed valuation composed of a maintenance and operations tax rate of \$0.345, a Utility System debt service tax rate of \$0.560, and a Road System debt service tax rate of \$0.295.

Vacant Developed Lots

As of March 1, 2026, approximately 421 developed lots within the District remained available for construction. Failure of the Developers and/or builders to construct taxable improvements on developed lots could result in substantial increases in the rate of taxation by the District during the term of the Bonds to pay debt service on the Bonds and any other tax supported debt of the District issued in the future. Future increases in value will result primarily from the construction of homes by builders. The District makes no representation that the lot sales and building program will be successful.

Tax Collection Limitations

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

Bondholders' Remedies

In the event of default in the payment of principal of or interest on the Bonds, the registered holders of the Bonds ("Bondholders") have a right to seek a writ of mandamus requiring the District to levy adequate taxes each year to make such payments. Except for mandamus, the Bond Order do not provide for remedies to protect and enforce the interests of the Bondholders. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Bondholders.

Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's governmental 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 Bondholders cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Bondholders may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District.

Bankruptcy Limitation to Bondholders' Rights

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

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

If the petitioning District were allowed to proceed voluntarily under Chapter 9, it could file a plan for an adjustment of its debts. If such a plan was confirmed by the bankruptcy court, it could, among other things, affect Bondholders 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 Bondholders' claims against the District.

The District may not be placed into bankruptcy involuntarily.

Marketability

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

Future Debt

At an election held within the District on November 2, 2021, voters of the District authorized the District's issuance of \$84,718,565 principal amount of unlimited tax bonds for the purpose of acquiring and/or constructing water, sewer and drainage facilities to serve the District (the "Utility System"); \$84,718,565 principal amount of unlimited tax bonds for the purpose of acquiring or constructing roads and improvements in aid thereof to serve the District (the "Road System"); \$105,898,206 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Utility System; and \$105,898,206 principal amount of unlimited tax bonds for the purpose of refunding bonds issued by the District for the Road System.

The Road Bonds constitute the third series of unlimited tax bonds to be issued by the District for the purpose of acquiring or constructing the Road System. Following the issuance of the Bonds, \$68,198,565 principal amount of unlimited tax bonds for the Utility System; \$71,763,565 principal amount of unlimited tax bonds for the Road System; \$105,898,206 principal amount of unlimited tax bonds for the purpose of refunding bonds previously issued for the Utility System; and \$105,898,206 principal amount of unlimited tax bonds for the purpose of refunding bonds previously issued for the Road System will remain authorized but unissued. The District may also issue any additional bonds as may hereafter be approved by both the Board of Directors and

voters of the District as well as certain additional bonds, revenue bonds, special project bonds, and other obligations as described in the Bond Order. See “THE BONDS – Issuance of Additional Debt.”

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

Following reimbursement to the Developers from the Bonds, the District will owe the Developers approximately \$2,332,866 for funds advanced for construction of Road System facilities on behalf of the District and \$3,916,240 for funds advanced for construction of Utility System facilities on behalf of the District based on the most recent information and estimations available to date.

Based on present engineering costs estimates and on development plans supplied by the Developers, in the opinion of the Consulting Engineer (hereinafter defined), following the issuance of the Bonds, the remaining principal amount of authorized but unissued bonds will be sufficient to fully reimburse the Developers for the existing facilities and to finance the water, sewer and drainage facilities and roads necessary to serve the remaining undeveloped but developable land within the District.

Additional bonds may hereafter be approved by the voters of the District. If additional bonds are issued in the future and property values have not increased proportionately, such issuance may increase gross debt to property valuation ratios and thereby adversely affect the investment quality or security of the Bonds.

Continuing Compliance with Certain Covenants

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

Approval of the Bonds

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

Environmental Regulations

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

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

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

Air Quality Issues: Air quality control measures required by the United States Environmental Protection Agency (the “EPA”) and the TCEQ may impact new industrial, commercial and residential development in the Dallas-Fort Worth area. Under the Clean Air Act (“CAA”) Amendments of 1990, a ten-county Dallas-Fort Worth area (“2008 DFW Area”) – Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Rockwall, Tarrant, and Wise Counties – has been designated a “severe” nonattainment area under the eight-hour ozone standard of 75 ppb promulgated by the EPA in 2008 (the “2008 Ozone Standard”), with an attainment deadline of July 20, 2027. If

the EPA ultimately determines that the 2008 DFW Area has failed to meet the attainment deadline based on the relevant data, the area is subject to reclassification to a nonattainment classification that provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

Further, a nine-county Dallas-Fort Worth area (“2015 DFW Area”) – Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Tarrant, and Wise Counties was designated a “moderate” nonattainment area under the eight-hour ozone standard of 75 ppb promulgated by the EPA in 2015 (the “2015 Ozone Standard”), with an attainment deadline of August 3, 2024. On June 20, 2024, the EPA reclassified the 2015 DFW Area to serious nonattainment, with an attainment deadline of August 3, 2027.

In order to demonstrate progress toward attainment of the EPA’s ozone standards, the TCEQ has established a state implementation plan (“SIP”) for the 2008 and 2015 DFW Areas 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 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 2008 and 2015 DFW Areas to reach attainment with the ozone standards by the EPA’s attainment deadlines. These additional controls could have a negative impact on the area’s economic growth and development.

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

Certain governmental entities regulate groundwater usage in the 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) (“CGP”), with an effective date of March 5, 2023, which is a general permit authorizing the discharge of stormwater runoff associated with small and large construction sites and certain non-stormwater discharges into surface water in the state. The CGP has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act (“CWA”) and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

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

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

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

Potential Impact of Natural Disaster

The District could be impacted by a natural disaster such as wide-spread fires, earthquakes, or weather events such as hurricanes, tornados, tropical storms, or other severe weather events that could produce high winds, heavy rains, hail, and flooding. In the event that a natural disaster should damage or destroy improvements and personal property in the District, the assessed value of such taxable properties could be substantially reduced, resulting in a decrease in the taxable assessed value of the District or an increase in the District’s tax rates. See “TAX PROCEDURES – Reappraisal of Property after Disaster.”

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

Future and Proposed Legislation

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

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

Changes in Tax Legislation

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

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.

Increase in Costs of Building Materials and Labor Shortages

As a result of low supply and high demand, shipping constraints, and ongoing trade disputes (including tariffs and retaliatory tariffs), there have been substantial increases in the cost of lumber and other materials, causing many homebuilders and general contractors to experience budget overruns. Further, the federal administration's unpredictable tariff policy, and the threatened impositions of tariffs may impact the ability of the homebuilders in the District to estimate costs. The federal administration's immigration policies may additionally impact the State's workforce, particularly in construction. Mass deportations or immigration policies that make it challenging for foreign workers to work in the United States may result in labor shortages that impact the homebuilders' ability to construct homes within the District. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact existing values. The District makes no representations regarding the probability of development continuing in a timely manner or the effects that current or future economic or governmental circumstances may have on any plans of the Developer or homebuilders.

Bond Insurance Risk Factors

The District has applied for a bond insurance policy to guarantee the scheduled payment of principal and interest on the Bonds. The purchase of such insurance, if available, will be at the option and expense of the Initial Purchaser. The following are risk factors relating to bond insurance.

In the event of default of the payment of principal or interest with respect to the Bonds when all or some becomes due, any owner of the Bonds shall have a claim under the applicable bond insurance policy (the "Policy") for such payments. However, in the event of any acceleration of the due date of such principal by reason of mandatory or optional redemption or acceleration resulting from default or otherwise, other than any advancement of maturity pursuant to a mandatory sinking fund payment, the payments are to be made in such amounts and at such times as such payments would have been due had there not been any such acceleration. The Policy does not insure against redemption premium, if any. The payment of principal and interest in connection with mandatory or optional prepayment of the Bonds by the issuer which is recovered by the issuer from the bond owner as a voidable preference under applicable bankruptcy law is covered by the Policy, however, such payments will be made by the provider of the Policy (the "Bond Insurer") at such time and in such amounts as would have been due 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 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 claims paying ability. The Bond Insurer's financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of the Bond Insurer and of the ratings on the Bonds insured by the Bond Insurer will not be subject to downgrade and such event could adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds. See "MUNICIPAL BOND INSURANCE."

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

Neither the District nor the Initial Purchaser has made independent investigation into the claims paying ability of the Bond Insurer and no assurance or representation regarding the financial strength or projected financial

strength of the Bond Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal of and interest on the Bonds and the claims paying ability of the Bond Insurer, particularly over the life of the investment. See “MUNICIPAL BOND INSURANCE” herein for further information provided by the Bond Insurer and the Policy, which includes further instructions for obtaining current financial information concerning the Bond Insurer.

THE DISTRICT

General

The District was created by an order of the Texas Commission on Environmental Quality (“TCEQ”), effective July 1, 2021, in accordance with the Texas Water Code, Chapters 49 and 54, and was originally named Abston Hills Municipal Utility District No. 1-A. As of February 23, 2022, by order of the TCEQ, the District’s name was changed to Elevon Municipal Utility District No 1-A of Collin County. The District operates under general laws of the State of Texas pursuant to Article III, Section 52, and Article XVI, Section 59 of the Texas Constitution, including Chapters 49 and 54 of the Texas Water Code, applicable to municipal utility districts.

The District is empowered to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the construction of roadway facilities, and is also empowered to provide 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. 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. Fire protection for the District is provided by City of Lavon. The District is subject to the continuing supervision of the TCEQ.

Location

The District is located in Collin County, Texas, approximately 34 miles northeast of downtown Dallas and partially within the extraterritorial jurisdiction of the City of Lavon, Texas (“City of Lavon”) and partially within the extraterritorial jurisdiction of the City of Nevada, Texas (“City of Nevada”), together the “Cities”. The District is located within Community Independent School District.

Management of the District

The District is governed by the Board, consisting of five directors, which has control over and management supervision of all affairs of the District. Directors’ terms are four years with elections held within the District on the first Saturday in May in each even numbered year. All of the directors own property in the District.

Name	Position	Term Expires May
Kent Donahue	President	2026
Zach Whiteside	Vice President	2028
Paul Dauterive	Secretary	2026
Camron Goodman	Treasurer/Assistant Secretary	2028
Linda Giles	Assistant Secretary	2028

Consultants

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

Bond Counsel and General Counsel – The District has engaged Winstead PC, Dallas, Texas, as Bond Counsel in connection with the issuance of the Bonds. The fees of Bond Counsel are contingent upon the sale of and delivery of the Bonds. Winstead PC also serves as the District’s general counsel.

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

Financial Advisor – The District has engaged the firm of Robert W. Baird & Co. Incorporated as financial advisor to the District (the “Financial Advisor”). 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.

Tax Assessor/Collector – Land and improvements in the District are being appraised by the Collin Central Appraisal District. The Tax Assessor/Collector is appointed by the Board. Kenneth Maun, Chief Appraiser of the Collin Central Appraisal District, currently serves the District in this capacity under contract.

Bookkeeper – The District’s bookkeeper is Dye & Toverly, LLC.

Auditor – The District engaged McCall Gibson Swedlund Barfoot Ellis PLLC to audit its financial statements for the fiscal year ended May 31, 2025. The District’s audited financial statements are attached as “APPENDIX A” to this Official Statement.

District Engineer – The engineer retained by the District in connection with the design and construction of the District’s facilities is JBI Partners, Inc. (the “Engineer”).

Consulting Engineer – The District has engaged Jones-Heroy & Associates, Inc. as its consulting Engineer in connection with the bond issue (the “Consulting Engineer”).

Historical Operations of the Utility System

The following is a summary of the District’s Operating Fund. The figures for the fiscal years ending May 31 in the years 2022 through 2025, were obtained from the District’s annual financial reports, reference to which is hereby made. See “APPENDIX A.” The District is required by statute to have a certified public accountant prepare and file an annual audit of its financial records with the TCEQ.

	Fiscal Year Ending May 31,			
	2025	2024	2023	2022
REVENUES:				
Property Taxes	\$ 453,292	\$ 550,878	\$ 103,781	\$ -
Franchise Fee Revenue	23,586	-	-	-
Penalty and Interest	3,231	240	-	-
Investment Revenues	27,523	9,810	1,119	2
TOTAL REVENUES	\$ 507,632	\$ 560,928	\$ 104,900	\$ 2
EXPENDITURES:				
Professional Fees	\$ 73,752	\$ 73,561	\$ 50,367	\$ 54,502
Contract Services	106,469	94,749	85,273	7,178
Repairs and Maintenance	24,992	-	-	-
Other	29,628	13,986	8,939	7,181
TOTAL EXPENDITURES	\$ 234,841	\$ 182,296	\$ 144,579	\$ 68,861
Excess (Deficiency) of Revenues Over Expenditures	\$ 272,791	\$ 378,632	\$ (39,679)	\$ (68,859)
OTHER FINANCING SOURCES:				
Developer Advances	\$ -	\$ 6,660	\$ 106,173	\$ 54,471
Beginning Fund Balance	\$ 437,398	\$ 52,106	\$ (14,388)	\$ -
Ending Fund Balance	\$ 710,189	\$ 437,398	\$ 52,106	\$ (14,388)

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DEVELOPMENT WITHIN THE DISTRICT

Current Status of Development

Approximately 212.273 acres within the District have been developed with water distribution, sanitary sewer and storm drainage and road facilities to serve the single-family residential subdivisions of Phase 1A, Phase 1B, Phase 2A, Phase 2B, Phase 2C, Phase 3 and Phase 4 (1,061 lots). As of March 1, 2026, the District was comprised of approximately 619 completed homes (575 occupied, 42 unoccupied, and 2 model homes); 24 homes under construction; 418 vacant developed lots; an amenity center; and an elementary school.

The remainder of land within the District includes approximately 2.015 acres for the amenity center, approximately 13.640 acres for a school site, and approximately 63.140 acres are undevelopable, consisting of collector roadways, detention and drainage easements, utility easements, and open space.

The table below summarizes the development within the District as of March 1, 2026.

Development	Acreage	Section Lots	Homes Completed	Homes Under Construction	Vacant Lots
Phase 1A/1B	77.947	393	386	-	7
Phase 2A/2B (a)	17.347	103	103	-	-
Phase 2C	25.554	123	107	13	13
Phase 3	45.285	175	23	11	141
Phase 4	46.140	267	-	-	267
Total	212.273	1,061	619	24	418
Residential Developed	212.273				
Undevelopable	63.140				
Amenity Center	2.015				
School Site (b)	13.640				
District Total	291.068				

(a) Phases 2A & 2B were developed as a single-family home for rent subdivision. The homes on such lots have been sold to a third-party buyer who manages the properties.

(b) Such land is not subject to taxation by the District.

Homebuilders within the District

Currently, DR Horton and Pacesetter Homes are the active homebuilders in the District. New homes being constructed in the District range in price from approximately \$265,000 to \$540,000 and range in size from approximately 1,400 square feet to 2,800 square feet.

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PHOTOGRAPHS TAKEN WITHIN THE DISTRICT
(May 2025)



**PHOTOGRAPHS TAKEN IN THE DISTRICT
(May 2025)**



THE DEVELOPERS

Role of the Developers

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

Description of the Developers

There are two entities actively developing land within the District. MA Lavon 292 LLC, a Texas limited liability company ("MA Lavon 292") and D.R. Horton-Texas, Ltd., a Texas limited partnership ("DR Texas"). MA Lavon 292 is managed and controlled by MA Partners LLC, a Texas limited liability company. MA Lavon 292 has developed or is currently developing all offsites and master infrastructure on approximately 165.281 acres within the District across all phases and continues to own approximately 63.14 acres of undevelopable land within the District.

MA Lavon 292 sold approximately 228.942 acres of land to DR Texas. As a condition to the sale of the land, MA Lavon 292 retained the rights to receive all of the reimbursements to be paid by the District to DR Texas.

DR Texas, which is wholly owned and controlled by D.R. Horton, Inc., has developed approximately 212.273 acres as 1,061 single family lots within the District as Phase 1A, Phase 1B, Phase 2A, Phase 2B, Phase 2C, 3, and 4. See below for a discussion of DR Texas and D.R. Horton Inc.

DR Texas is a subsidiary of and controlled by DR Horton, Inc. D.R. Horton, Inc. is a publicly traded corporation whose stock is listed on the New York Stock Exchange. Audited financial statements for D.R. Horton, Inc. can be found online at <https://investor.drhorton.com>. D.R. Horton, Inc. is subject to the information requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith files reports and other information with the United States Securities and Exchange Commission ("SEC"). Reports, proxy statements and other information filed by D.R. Horton, Inc. can be inspected at the office of the SEC at Judiciary Plaza, Room 1024, 450 Fifth Street, N.W., Washington, D.C. 20549. Copies of such material can be obtained from the Public Reference Section of the SEC at 450 Fifth Street, N.W., Washington, D.C. 20549, at prescribed rates. Copies of the above reports, proxy statements and other information may also be inspected at the offices of the New York Stock Exchange, Inc., 20 Broad Street, New York, New York 10005. The SEC maintains a website at <http://www.sec.gov> that contains reports, proxy information statements and other information regarding registrants that file electronically with the SEC.

Certain financial information concerning DR Texas is included as part of the consolidated financial statements of D.R. Horton, Inc. However, D.R. Horton, Inc. is not legally obligated to provide funds for the development of the District, to provide funds to pay taxes on property in the District owned by DR Texas, or to pay any other obligations of DR Texas. Further, neither DR Texas nor D.R. Horton, Inc. is responsible for, is liable for or has made any commitment for payment of the Bonds or other obligations of the District, and the inclusion of such financial statements and description of financial arrangements by reference herein should not be construed as an implication to that effect. Neither DR Texas nor D.R. Horton, Inc. has any legal commitment to the District or owners of the Bonds to continue development of the land within the District and DR Texas may sell or otherwise dispose of its property within the District, or any other assets, at any time. Further, the financial condition of DR Texas and D.R. Horton, Inc. is subject to change at any time.

MA Lavon 292 and DR Texas are collectively referred to herein as the "Developers." See "THE DEVELOPERS" herein.

Developer Financing

MA Lavon 292 obtained a development loan to finance the development of the offsite and master infrastructure costs related to all phases. Such loan has been paid in full.

DR Texas has cash financed its development activity within the District.

Lot-Sales Contracts

MA Lavon 292 has entered into bulk paper lot contracts with DR Texas. DR Texas then contracted and sold a portion of their paper lots to Pacesetter Homes. The contracts for the bulk sale of paper lots require that earnest money be deposited with a title company, typically 19% of the total price of the lots. The earnest money deposit is returned to the builder upon purchase of the paper lots under each contract. MA Lavon 292's sole remedy for builders not purchasing the bulk paper lots in accordance with the contracts is cancellation of the contract and retention of the remaining earnest money on deposit, currently, approximately \$0.

According to MA Lavon 292, DR Texas is in compliance with their respective contracts. As of March 1, 2026, the total number of lots contracted and purchased by each builder is listed below:

Builder	Total Lots Contracted	Total Lots Purchased
D.R. Horton - Texas	1,016	1,016
Pacesetter Homes	45	45
Totals	1,061	1,061

Construction and Reimbursement Agreements

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

THE SYSTEM

General

The District's roadway facilities and water, wastewater and drainage facilities have been designed in accordance with accepted engineering practices and the recommendation of certain governmental agencies having regulatory or supervisory jurisdiction over construction and operation of such facilities. According to the Engineer, the design of all such facilities has been approved by all governmental agencies that have jurisdiction over the District.

Operation of the District's water, wastewater, and drainage 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 revision.

Water and Wastewater System

Pursuant to the Non-Standard Service Contract (the "Contract") dated November 25, 2020, by and among Bear Creek Special Utility District (BCSUD), MA Lavon 292, and the District (via joinder), the City Lavon provides retail service to the District. BCSUD agrees to own, operate, and maintain the facilities and charge user fees equal to those charged to others within its boundaries. Under the Contract, the Developer agrees to finance and construct on behalf of the District the internal water facilities and dedicate sites thereunder. Per the Contract, BCSUD will provide continuous and adequate water service to the District.

Pursuant to the Wastewater Service and Development Agreement (the "Wastewater Agreement") dated December 8, 2020, by and among the City of Lavon, MA Lavon 292 and the District (via joinder), the City of

Lavon provides retail service to the District. Lavon agrees to own, operate, and maintain the facilities and charge user fees equal to those charged to others within its boundaries. Under the agreement, the MA Lavon 292 agrees to finance and construct on behalf of the District the internal wastewater facilities and dedicate sites thereunder. Per the Wastewater Agreement, the City of Lavon will provide sufficient wastewater capacity to serve the ultimate build-out of the District (1,092 ESFCS).

Drainage System

Storm-water for the District is collected through an underground system of lines leading to natural tributaries, eventually to Lake Ray Hubbard.

Road System

Certain of the District's roadway facilities and improvements (the "Road System") have been and will be funded with proceeds of unlimited tax bonds issued for the Road System. The roadways within the District are constructed with concrete. Remaining streets provide local interior service within the District. The Road System also includes streetlights and street signs. The Road System is maintained by the District.

LEGAL MATTERS

Legal Opinions

The District will furnish to the Initial Purchaser a transcript of certain certified proceedings incident to the issuance and authorization of the Bonds, including a certified copy of the approving opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Attorney General has examined a transcript of proceedings authorizing the issuance of the Bonds, and that based upon such examination, the Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. The District will also furnish the approving legal opinion of Winstead PC, Dallas, Texas, Bond Counsel, to the effect that, based upon an examination of such transcript, the Bonds are valid and binding obligations of the District under the Constitution and laws of the State of Texas, except to the extent that enforcement of the rights and remedies of the Bondholders may be limited by laws relating to governmental immunity, bankruptcy, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. The legal opinion of Bond Counsel will further state that the Bonds are payable, both as to principal and interest, from the levy of ad valorem taxes, without legal limitation as to rate or amount upon all taxable property within the District, and that interest on the Bonds is excludable from gross income of the owners for federal income tax purposes under existing law and is not an item of tax preference for purposes of the federal alternative minimum tax.

In addition to serving as Bond Counsel, Winstead PC, also serves as counsel to the District on matters not related to the issuance of bonds. The legal fees to be paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based upon a percentage of bonds actually issued, sold and delivered, and, therefore, such fees are contingent upon the sale and delivery of the Bonds. Certain legal matters will be passed upon for the District by McCall, Parkhurst & Horton L.L.P., Dallas, Texas, as Disclosure Counsel.

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

Legal Review

Delivery of the Bonds will be accompanied by the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and legally binding obligations of the District under the Constitution and laws of the State of Texas payable from the proceeds of a continuing direct annual ad valorem tax levied, without legal limit as to rate or amount, upon all taxable property within the District and based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds; the approving legal opinion of Bond Counsel, to a like effect, and to the effect that interest on the Bonds is excludable from gross income of the holders for federal tax purposes pursuant to section 103 of the Internal Revenue Code of

1986, as amended (the "Code") and interest on the Bonds is not a specific preference item for purposes of the federal alternative minimum tax; however, such interest is taken into account in determining the "annual adjusted financial statement income" (as defined in section 56A of the Code) of "applicable corporations" (as defined in section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations.

In its capacity as Bond Counsel, Winstead PC, has reviewed the information appearing in this Official Statement under the captioned sections "THE BONDS" (except for the subsections "Book-Entry-Only System," and "- Estimated Use and Distribution of Proceeds of the Bonds"), "TAX PROCEDURES," "THE DISTRICT - General," and "- Management of the District - Bond Counsel and General Counsel," "LEGAL MATTERS," "TAX MATTERS," and "CONTINUING DISCLOSURE OF INFORMATION" (except for the subsection "- Compliance with Prior Undertakings") 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 the authorized members of the Board, to the effect that no litigation of any nature has been filed or is to their knowledge then pending or threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the issuance, execution or delivery of the Bonds; affecting the provisions made for the payment of security for the Bonds; in any manner questioning the authority or proceedings for the issuance, execution or delivery of the Bonds; or affecting the validity of the Bonds.

No Material Adverse Change

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

TAX MATTERS

Opinion

Winstead PC, Dallas, Texas, Bond Counsel will render its opinion that, under existing law, and assuming compliance with certain covenants and the accuracy of certain representations, discussed below, interest on the Bonds is excludable from gross income for federal income tax purposes and is not an item of preference for purposes of the alternative minimum tax; however, such interest is taken into account in determining the "annual adjusted financial statement income" (as defined in section 56A of the Code) of "applicable corporations" (as defined in section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations.

Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") establishes certain requirements that must be met at and subsequent to the issuance of the Bonds in order for interest on the Bonds to be and remain excludable from federal gross income. Included among these continuing requirements are certain restrictions and prohibitions on the use of bond proceeds, yield and other restrictions on the investment of gross proceeds and other amounts, and the arbitrage rebate requirement that certain earnings on gross proceeds be rebated to the federal government. Failure to comply with these continuing requirements may cause interest on the Bonds to become includable in gross income for federal income tax purposes retroactively to the date of their issuance. The District has covenanted to comply with certain procedures, and has made certain representations and certifications designed to assure compliance with these Code requirements. In rendering its opinion, Bond Counsel will rely on these covenants, on representations and certifications of the District relating to matters solely within its knowledge (which Bond Counsel has not independently verified), and will assume continuing compliance by the District.

The statutes, regulations, published rulings, and court decisions on which Bond Counsel has based its opinion are subject to change by Congress, as well as to subsequent judicial and administrative interpretation by courts and the Internal Revenue Service (the "Service"). No assurance can be given that such law or its interpretation will not change in a manner that would adversely affect the tax treatment of receipt or accrual of interest on, or the acquisition, ownership, market value, or disposition of, the Bonds. No ruling concerning the tax treatment of the Bonds has been sought from the Service, and the opinion of Bond Counsel is not binding on the Service. The Service has an ongoing audit program of tax-exempt obligations to determine whether, in the Service's view, interest on such tax-exempt obligations is excludable from gross income for federal income tax purposes. No assurance can be given regarding whether or not the Service will commence an audit of the Bonds. If such an audit were to be commenced, under current procedures, the Service would treat the District as the taxpayer, and owners of the Bonds would have no right to participate in the audit process. In this regard, in responding to or defending an audit with respect to the Bonds, the District might have different or conflicting interests from those of the owners of the Bonds.

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

In rendering the foregoing opinions, Bond Counsel will rely upon the representations and certifications of the Initial Purchaser made in a certificate dated the date of delivery of the Bonds pertaining to the use, expenditure, and investment of the proceeds of the Bonds and will assume continuing compliance with the provisions of the Bond Order subsequent to the issuance of the Bonds. The Bond Order contains covenants by the District with respect to, among other matters, the use of the proceeds of the Bonds, the manner in which the proceeds of the Bonds are to be invested, the reporting of certain information to the United States Treasury, and rebating any arbitrage profits to the United States Treasury. Failure to comply with any of these covenants would cause interest on the Bonds to be includable in the gross income of the owners thereof from date of the issuance of the Bonds.

The opinions set forth above are based on existing law and Bond Counsel's knowledge of relevant facts on the date of issuance of the Bonds. Such opinions are an expression of professional judgment and are not a guarantee of result. Except as stated above, Bond Counsel expresses no opinion regarding any other federal, state, or local tax consequences under current law or proposed legislation resulting from the receipt or accrual of interest on, or the acquisition, ownership, or disposition of, the Bonds. Further, Bond Counsel assumes no obligation to update or supplement its opinions to reflect any facts or circumstances that may come to its attention or any changes in law that may occur after the issuance date of the Bonds. In addition, Bond Counsel has not undertaken to advise in the future whether any events occurring after the issuance date of the Bonds may affect the tax-exempt status of interest on the Bonds.

Original Issue Discount

Certain of the Bonds (the "Discount Bonds") may be offered and sold to the public at an "original issue discount" ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of such Bonds. In general, the issue price of Discount Bonds is the first price at which a substantial amount of Discount Bonds of the same maturity are sold to the public (other than bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters, placement agents, or wholesalers).

For federal income tax purposes, OID accrues to the owner of a Discount Bond over such Discount Bond's period to maturity based on the constant interest rate method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). Bond Counsel is of the opinion that the portion of OID that accrues during the ownership period of a Discount Bond (i) is interest excludable from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as is other interest on the Bonds, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, sale, or other disposition of that Discount Bond. OID may be treated as continuing to accrue even if payment of the Discount Bonds becomes doubtful in the event that the District encounters financial difficulties, and it is treated as interest earned by cash-basis owners, even though no cash corresponding to the accrual is received in the year of accrual. An owner's adjusted basis in a Discount Bond is

increased by accrued OID for purposes of determining gain or loss on sale, exchange, or other disposition of such Discount Bond.

The federal income tax consequences of the acquisition, ownership, redemption, sale, or other disposition of Discount Bonds not purchased in the initial offering at the initial offering price may be determined according to rules different from those described above. Owners of such Discount Bonds should consult their tax advisors regarding the federal, state, and local income tax treatment and consequences of acquisition, ownership, redemption, sale, or other disposition of such Discount Bonds.

Original Issue Premium

Certain maturities of the Bonds (the “Premium Bonds”) may be offered and sold to the public at prices greater than their stated redemption prices (the principal amount) payable at maturity (“Bond Premium”). In general, under section 171 of the Code, an owner of a Premium Bond must amortize the bond premium over the remaining term of the Premium Bond, based on the owner’s yield over the remaining term of the Premium Bond determined based on constant yield principles (in certain cases involving a Premium Bond callable prior to its stated maturity date, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on such bond). An owner of a Premium Bond must amortize the bond premium by offsetting the qualified stated interest allocable to each interest accrual period under the owner’s regular method of accounting against the bond premium allocable to that period. In the case of a tax-exempt Premium Bond, if the bond premium allocable to an accrual period exceeds the qualified stated interest allocable to that accrual period, the excess is a nondeductible loss. Under certain circumstances, the owner of a Premium Bond may realize a taxable gain upon disposition of the Premium Bond even though it is sold or redeemed for an amount less than or equal to the owner’s original acquisition cost. Owners of any Premium Bonds should consult their own tax advisors regarding the treatment of bond premium for federal income tax purposes, including various special rules relating thereto, and state and local tax consequences, in connection with the acquisition, ownership, amortization of bond premium on, sale, exchange, or other disposition of Premium Bonds.

Collateral Tax Consequences Summary

The following discussion is a brief discussion of certain collateral federal income tax consequences resulting from the purchase, ownership, or disposition of the Bonds. It does not purport to address all aspects of federal taxation that may be relevant to a particular owner of a Bond. This discussion is based on existing statutes, regulations, published rulings, and court decisions, all of which are subject to change or modification, retroactively. Prospective investors should be aware that the ownership of such obligations may result in collateral federal income tax consequences to various categories of persons, such as corporations (including S corporations and foreign corporations), financial institutions, property and casualty and life insurance companies, individual recipients of Social Security and railroad retirement benefits, individuals otherwise eligible for the earned income tax credit, and taxpayers deemed to have incurred or continued indebtedness to purchase or carry obligations the interest on which is excluded from gross income for federal income tax purposes. Interest on the Bonds may be taken into account in determining the tax liability of foreign corporations subject to the branch profits tax imposed by section 884 of the Code.

THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. PROSPECTIVE 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, owners 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 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 owner 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 of 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.

Changes in Law

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under federal or state law or otherwise prevent owners of the Bonds from realizing the full current benefit of the tax status of such interest. In addition, such legislation or actions (whether currently proposed, proposed in the future, or enacted) and such decisions could affect the market price or marketability of the Bonds.

Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

Qualified Tax-Exempt Obligations for Financial Institutions

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

CONTINUING DISCLOSURE OF INFORMATION

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 (the “MSRB”) through its Electronic Municipal Market Access (“EMMA”) system.

Annual Reports

The District will provide certain financial information and operating data annually. The financial information and operating data which will be provided is found in the section titled “APPENDIX A – Financial Statements of the District.” The District will update and provide this information to the MSRB through its EMMA system within six months after the end of each of its fiscal years ending in or after 2026. The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12. The updated information will include audited financial statements if it commissions an audit and the audit is completed by the required time. If the audit of such financial statements is not complete within such period, then the District shall provide unaudited financial statements within such period and audited financial statements when the audit report on such statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Order or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

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

Event Notices

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed

Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other events affecting the tax status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District; (13) consummation of a merger, consolidation, or acquisition involving the District or the sale of all or substantially all of the assets of the District, 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, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District, 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, any of which reflect financial difficulties.

For these purposes, any event described in (12) in the immediately preceding paragraph is considered to occur when any of the following occur: (i) the appointment of a receiver, fiscal agent, or similar officer for the District in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the District; (ii) or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and order of a court or governmental authority; or (iii) the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the District.

The term “financial obligation” shall mean, for purposes of the events in clauses (15) and (16), a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a (a) or (b); provided that financial obligation shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in Rule 15c2-12) has been provided to the MSRB consistent with Rule 15c2-12. The term “material” when used in this subsection shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Order make any provision for debt service reserves or liquidity enhancement.

In addition, the District will provide timely notice of any failure by the District to provide information, data, financial statements, or notices in accordance with its agreement described above.

Availability of Information from MSRB

The District has agreed to provide the foregoing information only to the MSRB. Investors will be able to access continuing disclosure information filed with the MSRB through its EMMA system at www.emma.msrb.org.

Limitations and Amendments

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

The District may amend its continuing disclosure agreement from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or operations of the District, but only if (1) the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering made hereby in compliance with the SEC Rule 15c2-12, taking into account any amendments or interpretations of SEC Rule 15c2-12 to the date of such amendment, as well as such changed circumstances, and (2) either (a) the holders of a majority in aggregate principal

amount of the outstanding Bonds consent to the amendment or (b) any qualified professional unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under “Annual Reports” an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information and operating data so provided. The District may also amend or repeal its continuing disclosure agreement if the SEC amends or repeals the applicable provisions of the SEC Rule 15c2-12 or a court of final jurisdiction enters judgment that such provisions of such SEC Rule 15c2-12 are invalid, and the District also may amend its continuing disclosure agreement in its discretion in any other manner or circumstance, but in either case only if and to the extent that such amendment would not have prevented an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds, giving effect to such amendment and any amendments or interpretations of SEC Rule 15c2-12.

Compliance with Prior Undertakings

The District will designate the Bonds as “qualified tax-exempt obligations” for purposes of Section 265(b)(3)(B) of the Internal Revenue Code of 1986, as amended (the “Code”). “Qualified tax-exempt obligations” under Section 265(b)(3) of the Code affords banks and certain other financial institutions more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code.

OFFICIAL STATEMENT

General

The information contained in this Official Statement has been obtained primarily from the District’s records, 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 under “Certification of Official Statement.” The summaries of the statutes, resolutions and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

The District’s audited financial statements for the year ended May 31, 2025, were prepared by McCall Gibson Swedlund Barfoot Ellis PLLC, Certified Public Accountants, and have been included herein as “APPENDIX A.” McCall Gibson Swedlund Barfoot Ellis PLLC, Certified Public Accountants, has agreed to the publication of its audit opinion on such financial statements in this Official Statement.

Experts

The information contained in this Official Statement relating to engineering, to the description of the System generally and, in particular, the engineering information included in the section captioned “THE SYSTEM,” has been provided by JBI Partners, Inc and Jones-Heroy & Associates, Inc. Such information has been included herein in reliance upon the authority of said firms 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 contained in the sections captioned “TAX DATA” and “DISTRICT DEBT” has been provided by the Collin Central Appraisal District, in reliance upon the authority of said appraisal district as an expert in the field of tax assessing and real property appraisal.

Updating of Official Statement

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

Certification of Official Statement

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

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 Elevon Municipal Utility District No. 1-A of Collin County as of the date shown on the first page thereof.

/s/ _____
Kent Donahue
President, Board of Directors
Elevon Municipal Utility District No. 1-A of Collin
County

ATTEST:

/s/ _____
Paul Dauterive
Secretary, Board of Directors
Elevon Municipal Utility District No. 1-A of Collin County

APPENDIX A
FINANCIAL STATEMENTS OF THE DISTRICT

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A
OF COLLIN COUNTY**

COLLIN COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

MAY 31, 2025

TABLE OF CONTENTS

	<u>PAGE</u>
INDEPENDENT AUDITOR’S REPORT	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-8
BASIC FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET	9-10
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION	11
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES	12-13
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES	14
NOTES TO THE FINANCIAL STATEMENTS	15-28
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND	30
SUPPLEMENTARY INFORMATION – REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE	
NOTES REQUIRED BY THE WATER DISTRICT FINANCIAL MANAGEMENT GUIDE (Included in the notes to the financial statements)	
SERVICES AND RATES	32-33
GENERAL FUND EXPENDITURES	34
SCHEDULE OF INVESTMENTS	35
TAXES LEVIED AND RECEIVABLE	36-37
LONG-TERM DEBT SERVICE REQUIREMENTS	38-40
CHANGE IN LONG-TERM BOND DEBT	41-42
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES – GENERAL FUND AND DEBT SERVICE FUND – FOUR YEARS	43-46
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS	47-48

McCall Gibson Swedlund Barfoot Ellis PLLC

Certified Public Accountants

*Chris Swedlund
Noel W. Barfoot
Joseph Ellis
Ashlee Martin*

*Mike M. McCall
(retired)
Debbie Gibson
(retired)*

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Elevon Municipal Utility District No. 1-A of Collin County
Collin County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Elevon Municipal Utility District No. 1-A of Collin County (the "District") as of and for the year ended May 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 the District as of May 31, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Change in Accounting Principle

As discussed in Note 2 to the financial statements, the District implemented new accounting guidance, Governmental Accounting Standards Board Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, resulting in restatement of the District's government-wide financial statements as of and for the fiscal year ended May 31, 2024. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

Responsibilities of Management for the Financial Statements (continued)

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

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

McCall Gibson Swedlund Barfoot Ellis PLLC

McCall Gibson Swedlund Barfoot Ellis PLLC
Certified Public Accountants
Houston, Texas

September 3, 2025

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MAY 31, 2025**

Management’s discussion and analysis of Elevon Municipal Utility District No. 1-A of Collin County’s (the “District”) financial performance provides an overview of the District’s financial activities for the year ended May 31, 2025. Please read it in conjunction with the District’s financial statements.

USING THIS ANNUAL REPORT

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

GOVERNMENT-WIDE FINANCIAL STATEMENTS

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

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

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

FUND FINANCIAL STATEMENTS

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

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MAY 31, 2025**

FUND FINANCIAL STATEMENTS (Continued)

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

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

NOTES TO THE FINANCIAL STATEMENTS

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

OTHER INFORMATION

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the District’s financial position. In the case of the District, liabilities exceeded assets by \$2,816,439 as of May 31, 2025. The following table provides a comparative analysis of government-wide changes in net position:

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MAY 31, 2025**

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

	<u>Summary of Changes in the Statement of Net Position</u>		
	<u>2025</u>	<u>2024*</u>	<u>Change Positive (Negative)</u>
Current and Other Assets	\$ 3,636,676	\$ 2,821,063	\$ 815,613
Capital Assets (Net of Accumulated Depreciation)	18,522,342	13,475,096	5,047,246
Total Assets	<u>\$ 22,159,018</u>	<u>\$ 16,296,159</u>	<u>\$ 5,862,859</u>
Due to Developers	\$ 9,294,381	\$ 3,915,313	\$ (5,379,068)
Bonds Payable	15,422,137	15,425,022	2,885
Other Liabilities	258,939	219,596	(39,343)
Total Liabilities	<u>\$ 24,975,457</u>	<u>\$ 19,559,931</u>	<u>\$ (5,415,526)</u>
Net Position:			
Net Investment in Capital Assets	\$ (4,657,804)	\$ (4,391,550)	\$ (266,254)
Restricted	1,284,931	855,414	429,517
Unrestricted	556,434	272,364	284,070
Total Net Position	<u>\$ (2,816,439)</u>	<u>\$ (3,263,772)</u>	<u>\$ 447,333</u>

* As restated

The following table provides a summary of the District's operations for the years ended May 31, 2025, and May 31, 2024:

	<u>Summary of Changes in the Statement of Activities</u>		
	<u>2025</u>	<u>2024*</u>	<u>Change Positive (Negative)</u>
Revenues:			
Property Taxes	\$ 1,486,870	\$ 553,148	\$ 933,722
Franchise Fee Revenue	23,586	-	23,586
Other Revenues	147,781	31,524	116,257
Total Revenues	<u>\$ 1,658,237</u>	<u>\$ 584,672</u>	<u>\$ 1,073,565</u>
Expenses for Services	<u>1,210,904</u>	<u>3,532,531</u>	<u>2,321,627</u>
Change in Net Position	\$ 447,333	\$ (2,947,859)	\$ 3,395,192
Net Position, Beginning, as restated	<u>(3,263,772)</u>	<u>(315,913)</u>	<u>(2,947,859)</u>
Net Position, Ending	<u>\$ (2,816,439)</u>	<u>\$ (3,263,772)</u>	<u>\$ 447,333</u>

* As restated

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MAY 31, 2025**

FINANCIAL ANALYSIS OF THE DISTRICT’S GOVERNMENTAL FUND

The District’s combined fund balances as of May 31, 2025 were \$3,494,463, an increase of \$778,783 from the prior year.

The General Fund fund balance increased by \$272,791, primarily due to property tax revenues exceeding operating costs.

The Debt Service Fund fund balance increased by \$443,309, primarily due to the structure of the District’s outstanding debt.

The Capital Projects Fund fund balance increased by \$62,683, primarily due to interest revenue.

CAPITAL ASSETS

Capital assets as of May 31, 2025, total \$18,522,342 (net of accumulated depreciation). These capital assets include land, as well as water, wastewater, paving and drainage infrastructure.

Capital Assets At Year-End, Net of Accumulated Depreciation

	2025	2024*	Change Positive (Negative)
Capital Assets Not Being Depreciated - Land and Land Improvements	\$ 1,573,027	\$ 563,902	\$ 1,009,125
Capital Assets, Net of Accumulated Depreciation:			
Water System	3,953,602	2,652,391	1,301,211
Wastewater System	3,928,264	2,711,563	1,216,701
Paving	4,576,526	4,684,277	(107,751)
Drainage	<u>4,490,923</u>	<u>2,862,963</u>	<u>1,627,960</u>
Total Net Capital Assets	<u>\$ 18,522,342</u>	<u>\$ 13,475,096</u>	<u>\$ 5,047,246</u>

* As restated

The District has entered into agreements (see Notes 10 and 11) with Bear Creek Special Utility District and the City of Lavon whereby water and wastewater facilities, respectively, have been conveyed to each entity for operation and maintenance for the benefit of District residents. In accordance with GASB No. 94, since the District retains a substantial residual interest in these assets, these assets are recognized as capital assets.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MAY 31, 2025**

LONG-TERM DEBT

At the end of the current fiscal year, the District had total bond debt payable of \$15,355,000. The changes in bonds payable of the District during the fiscal year ended May 31, 2025, are summarized as follows:

Bond Debt Payable, June 1, 2024	\$ 15,355,000
Less: Bond Principal Paid	<u>-0-</u>
Bond Debt Payable, May 31, 2025	<u>\$ 15,355,000</u>

The Series 2024 Utility bonds and Series 2024 Road bonds carry an insured rating from Standard and Poor’s of “AA” by virtue of bond insurance issued by Build America Mutual Assurance Company.

As of May 31, 2025, the District recorded an amount due to Developer of \$9,294,381 which consists of payments for operating advances made by the Developer since inception, as well as completed projects funded by the Developer.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Directors adopted an unappropriated General Fund budget for the current fiscal year. Actual revenues were \$58,634 more than budgeted and actual expenditures were \$43,256 more than budgeted. This resulted in a positive budget variance of \$15,378. See the budget to actual comparison for further information.

CONTACTING THE DISTRICT’S MANAGEMENT

This financial report is designed to provide a general overview of the District’s finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Elevon Municipal Utility District No. 1-A of Collin County, c/o Winstead PC, 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
MAY 31, 2025

	General Fund	Debt Service Fund
ASSETS		
Cash	\$ 34,986	\$ 1,679
Investments	785,278	1,401,072
Receivables:		
Property Taxes	13,549	30,394
Due from Other Funds		12,455
Land		
Capital Assets (Net of Accumulated Depreciation)		
TOTAL ASSETS	\$ 833,813	\$ 1,445,600
LIABILITIES		
Accounts Payable	\$ 97,620	\$
Accrued Interest Payable		
Due to Developers		
Due to Other Funds	12,455	
Long-Term Liabilities:		
Bonds Payable, Due Within One Year		
Bonds Payable, Due After One Year		
TOTAL LIABILITIES	\$ 110,075	\$ -0-
DEFERRED INFLOWS OF RESOURCES		
Property Taxes	\$ 13,549	\$ 30,394
FUND BALANCES		
Restricted for Authorized Construction	\$	\$
Restricted for Debt Service		1,415,206
Unassigned	710,189	
TOTAL FUND BALANCES	\$ 710,189	\$ 1,415,206
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
	\$ 833,813	\$ 1,445,600
NET POSITION		
Net Investment in Capital Assets		
Restricted for Debt Service		
Unrestricted		
TOTAL NET POSITION		

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

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$ 21	\$ 36,686	\$	\$ 36,686
1,369,697	3,556,047		3,556,047
	43,943		43,943
	12,455	(12,455)	
		1,573,027	1,573,027
		16,949,315	16,949,315
<u>\$ 1,369,718</u>	<u>\$ 3,649,131</u>	<u>\$ 18,509,887</u>	<u>\$ 22,159,018</u>
\$ 650	\$ 98,270	\$	\$ 98,270
		160,669	160,669
		9,294,381	9,294,381
	12,455	(12,455)	
		385,000	385,000
		15,037,137	15,037,137
<u>\$ 650</u>	<u>\$ 110,725</u>	<u>\$ 24,864,732</u>	<u>\$ 24,975,457</u>
\$ -0-	\$ 43,943	\$ (43,943)	\$ -0-
\$ 1,369,068	\$ 1,369,068	\$ (1,369,068)	\$
	1,415,206	(1,415,206)	
	710,189	(710,189)	
<u>\$ 1,369,068</u>	<u>\$ 3,494,463</u>	<u>\$ (3,494,463)</u>	<u>\$ -0-</u>
<u>\$ 1,369,718</u>	<u>\$ 3,649,131</u>		
		\$ (4,657,804)	\$ (4,657,804)
		1,284,931	1,284,931
		556,434	556,434
		<u>\$ (2,816,439)</u>	<u>\$ (2,816,439)</u>

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

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
MAY 31, 2025**

Total Fund Balances - Governmental Funds	\$	3,494,463
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds.		18,522,342
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Deferred inflows of resources related to property tax revenues for the 2024 and prior tax levies became part of recognized revenue in the governmental activities of the District.		43,943
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Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year-end consist of:

Due to Developer	\$ (9,294,381)	
Accrued Interest Payable	(160,669)	
Bonds Payable	<u>(15,422,137)</u>	<u>(24,877,187)</u>
Total Net Position - Governmental Activities		<u>\$ (2,816,439)</u>

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

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED MAY 31, 2025**

	General Fund	Debt Service Fund
REVENUES		
Property Taxes	\$ 453,292	\$ 991,905
Franchise Fee Revenue	23,586	
Penalty and Interest	3,231	6,282
Investment Revenues	27,523	45,875
TOTAL REVENUES	\$ 507,632	\$ 1,044,062
 EXPENDITURES/EXPENSES		
Service Operations:		
Professional Fees	\$ 73,752	\$
Contracted Services	106,469	1,348
Repairs and Maintenance	24,992	
Depreciation		
Other	29,628	
Debt Service:		
Bond Interest		599,405
Bond Issuance Costs		
TOTAL EXPENDITURES/EXPENSES	\$ 234,841	\$ 600,753
NET CHANGE IN FUND BALANCES	\$ 272,791	\$ 443,309
CHANGE IN NET POSITION		
FUND BALANCES/NET POSITION -		
JUNE 1, 2024, AS REPORTED	437,398	971,897
CHANGE DUE TO GASB STATEMENT		
NO. 94 ACCOUNTING		
JUNE 1, 2024, AS RESTATED	437,398	971,897
FUND BALANCES/NET POSITION -		
MAY 31, 2025	\$ 710,189	\$ 1,415,206

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

<u>Capital Projects Fund</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
\$	\$ 1,445,197	\$ 41,673	\$ 1,486,870
	23,586		23,586
	9,513		9,513
64,870	138,268		138,268
\$ 64,870	\$ 1,616,564	\$ 41,673	\$ 1,658,237
\$	\$ 73,752	\$	\$ 73,752
	107,817		107,817
	24,992		24,992
		331,822	331,822
	29,628		29,628
	599,405	41,301	640,706
2,187	2,187		2,187
\$ 2,187	\$ 837,781	\$ 373,123	\$ 1,210,904
\$ 62,683	\$ 778,783	\$ (778,783)	\$
		447,333	447,333
1,306,385	2,715,680	(6,044,152)	(3,328,472)
		64,700	64,700
1,306,385	2,715,680	(5,979,452)	(3,263,772)
\$ 1,369,068	\$ 3,494,463	\$ (6,310,902)	\$ (2,816,439)

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

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED MAY 31, 2025**

Net Change in Fund Balances - Governmental Funds \$ 778,783

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report tax revenues when collected. However, in the Statement of Activities, revenue is recorded in the accounting period for which the taxes are levied. 41,673

Governmental funds do not account for depreciation. However, in the Statement of Net Position, capital assets are depreciated, and the expense is recorded in the Statement of Activities. (331,822)

Governmental funds report bond premiums and bond discounts as other financing sources/uses in the year received/paid. However, in the Statement of Net Position, bond premiums and bond discounts are amortized over the life of the bonds and the current year amortized portion is recorded in the Statement of Activities. 2,885

Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end. (44,186)

Change in Net Position - Governmental Activities \$ 447,333

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

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 1. CREATION OF DISTRICT

Abston Hills Municipal Utility District No. 1-A was created by an order of the Texas Commission on Environmental Quality (the “Commission”), effective July 1, 2021, in accordance with the Texas Water Code, Chapters 49 and 54. On February 23, 2022, the Commission approved a request to effect a name change to Elevon Municipal Utility District No. 1-A of Collin County (the “District”). The District is empowered to purchase, operate and maintain all facilities, plants and improvements necessary to provide water, wastewater service, storm sewer drainage, irrigation, and construct roads for the residents of the District. The Board of Directors held its first meeting on July 16, 2021 and the first bonds were issued on March 14, 2024.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

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

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

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (“GASB Codification”).

The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

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

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (Continued)

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

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

Government-Wide Financial Statements

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

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

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

Fund Financial Statements

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

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental Fund

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

General Fund - To account for developer advances, property taxes, operating costs and general expenditures.

Debt Service Fund - To account for ad valorem taxes and financial resources restricted, committed or assigned for servicing bond debt and the cost of assessing and collecting taxes.

Capital Projects Fund - To account for financial resources restricted, committed or assigned for acquisition or construction of facilities and related costs.

Basis of Accounting

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

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

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis. As of May 31, 2025, the General Fund owed the Debt Service Fund \$12,455 for tax collections.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets

Capital assets include roads and water, wastewater and drainage infrastructure which are reported in the government-wide Statement of Net Position at historical cost or estimated historical cost if actual historical cost is not available. Repairs and maintenance are recorded as expenditures in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset. Engineering fees and certain other costs are capitalized as part of the asset. Assets are capitalized if they have an original cost greater than \$5,000 and a useful life over 2 years. Depreciation is calculated on each class of depreciable property using the straight-line method of depreciation over 40 to 45 years.

Capital assets include the costs of water facilities and wastewater facilities constructed within the District which are conveyed to Bear Creek Special Utility District and the City of Lavon, respectively, for operation and maintenance for the benefit of District residents. In accordance with GASB Statement No. 94, since the District has a significant residual value in these assets, they are recorded as capital assets. A prior period adjustment was recognized to incorporate this accounting change which resulted in an increase to net position of the District as of May 31, 2024 of \$64,700.

Budgeting

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

Pensions

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

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported. Fund equity is classified as net position.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus (Continued)

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

Nonspendable: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District does not have any nonspendable fund balances.

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

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

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

Unassigned: all other spendable amounts in the General Fund.

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

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 3. LONG-TERM DEBT

The following is a summary of transactions regarding bonds payable for the year ended May 31, 2025:

	June 1, 2024	Additions	Retirements	May 31, 2025
Bonds Payable	\$ 15,355,000	\$	\$	\$ 15,355,000
Unamortized Discounts	(184,167)		(7,587)	(176,580)
Unamortized Premiums	254,189		10,472	243,717
Bonds Payable, Net	<u>\$ 15,425,022</u>	<u>\$ -0-</u>	<u>\$ 2,885</u>	<u>\$ 15,422,137</u>
			Amount Due Within One Year	\$ 385,000
			Amount Due After One Year	<u>15,037,137</u>
			Bonds Payable, Net	<u>\$ 15,422,137</u>

	Series 2024 Utility	Series 2024 Road
Amounts Outstanding –May 31, 2025	\$ 8,920,000	\$ 6,435,000
Interest Rates	4.00% - 5.50%	4.00% - 6.00%
Maturity Dates – Serially Beginning/Ending	September 1, 2025/2048	September 1, 2025/2048
Interest Payment Dates	September 1/ March 1	September 1/ March 1
Callable Dates	March 1, 2030*	April 1, 2030*

* The bonds are subject to redemption at the option of the District prior to their maturity in whole, or from time to time in part, on the call date or any date thereafter at a price of par value plus unpaid accrued interest from the most recent interest payment date to the date fixed for redemption. Series 2025 Utility term bonds maturing on September 1, 2041 are subject to mandatory redemption beginning September 1, 2040. Series 2025 Road term bonds maturing on September 1, 2042 and September 1, 2046 are subject to mandatory redemption beginning September 1, 2041 and September 1, 2045, respectively.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 3. LONG-TERM DEBT (Continued)

As of May 31, 2025, the debt service requirements on the outstanding bond were as follows:

Fiscal Year	Principal	Interest	Total
2026	\$ 385,000	\$ 631,688	\$ 1,016,688
2027	405,000	609,138	1,014,138
2028	420,000	585,588	1,005,588
2029	440,000	562,888	1,002,888
2030	455,000	541,088	996,088
2031-2035	2,570,000	2,401,200	4,971,200
2036-2040	3,140,000	1,832,600	4,972,600
2041-2045	3,845,000	1,136,300	4,981,300
2046-2049	3,695,000	302,900	3,997,900
	<u>\$ 15,355,000</u>	<u>\$ 8,603,390</u>	<u>\$ 23,958,390</u>

The District has authorized but unissued bonds in the amount of \$75,798,565 for utility facilities, \$105,898,206 for refunding utility bonds, \$78,283,565 for road facilities and \$105,898,206 for refunding road bonds.

During the year ended May 31, 2025, the District levied an ad valorem debt service tax rate of \$0.83 per \$100 of assessed valuation which consisted of \$0.4825 and \$0.3475 per \$100 of assessed valuation for payment of principal and interest on utility bonds and roads bonds, respectively. This debt service tax rate resulted in a tax levy of \$1,022,299 on the adjusted taxable valuation of \$123,168,472 for the 2024 tax year. The bond orders require the District to levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes. The tax is levied upon all property subject to taxation within the District without limitation as to rate or amount.

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

NOTE 4. SIGNIFICANT BOND ORDER AND LEGAL REQUIREMENTS

The District has covenanted that it will take all necessary steps to comply with the requirement that rebatable arbitrage earnings on the investment of the gross proceeds of the bonds, within the meaning of Section 148(f) of the Internal Revenue Code, be rebated to the federal government. The minimum requirement for determination of the rebatable amount is on each five-year anniversary of the bonds.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 4. SIGNIFICANT BOND ORDER AND LEGAL REQUIREMENTS
(Continued)

The bond orders state the District is required by the Securities and Exchange Commission to provide continuing disclosure of certain general financial information and operating data with respect to the District to certain information repositories. This information, along with the audited annual financial statements, is to be provided within six months after the end of each fiscal year and shall continue to be provided through the life of the bonds.

NOTE 5. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District’s deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year end, the carrying amount of the District’s deposits was \$36,686 and the bank balance was \$53,712. The District was not exposed to custodial credit risk.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at May 31, 2025, as listed below:

	Cash
GENERAL FUND	\$ 34,986
DEBT SERVICE FUND	1,679
CAPITAL PROJECTS FUND	21
TOTAL DEPOSITS	\$ 36,686

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Investments

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

Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act. The District has adopted a written investment policy to establish the guidelines by which it may invest. This policy is reviewed annually. The District's investment policy may be more restrictive than the Public Funds Investment Act.

The District invests in LOGIC (Local Government Investment Cooperative), an external public fund investment pool that is not SEC-registered. LOGIC is organized and existing as a business trust under the laws of the State of Texas with all participant funds and all investment assets held and managed in trust by a Board of Trustees for the benefit of the participants. Hilltop Securities, Inc. and J.P. Morgan Investment Management, Inc. serve as co-administrators of the pool. LOGIC measures all its portfolio assets at amortized cost for financial reporting purposes. The District records its investments in LOGIC at amortized cost. There are no limitations or restrictions on withdrawals from LOGIC.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 5. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

As of May 31, 2025, the District had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities of Less Than 1 Year
<u>GENERAL FUND</u>		
LOGIC	\$ 785,278	\$ 785,278
<u>DEBT SERVICE FUND</u>		
LOGIC	1,401,072	1,401,072
<u>CAPITAL PROJECTS FUND</u>		
LOGIC	<u>1,369,697</u>	<u>1,369,697</u>
TOTAL INVESTMENTS	<u>\$3,556,047</u>	<u>\$3,556,047</u>

Credit risk is the risk that the issuer or other counterparty to an investment will fulfill its obligations. At May 31, 2025, the District’s investments in LOGIC are rated AAAM by Standard and Poor’s.

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

NOTE 6. MAINTENANCE TAX

On November 2, 2021, the voters of the District approved the levy and collection of a maintenance tax not to exceed \$1.20 per \$100 of assessed valuation of taxable property within the District. The maintenance tax is to be used by the General Fund to pay expenditures of operating the District’s waterworks and wastewater system. During the year ended May 31, 2025, the District levied a maintenance tax of \$0.37 per \$100 of assessed valuation resulting in a levy of \$455,723 on the adjusted taxable valuation of \$123,168,472 for the 2024 tax year.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 7. CAPITAL ASSETS

Capital asset activity for the year ended May 31, 2025 is as follows:

	June 1, 2024*	Increases	Decreases	May 31, 2025
Capital Assets Not Being Depreciated				
Land and Land Improvements	\$ 563,902	\$ 1,009,125	\$ -0-	\$ 1,573,027
Capital Assets Subject to Depreciation				
Water System	\$ 2,754,620	\$ 1,373,041	\$	\$ 4,127,661
Wastewater System	2,840,962	1,289,806		4,130,768
Paving	4,848,792			4,848,792
Drainage	2,967,122	1,707,096		4,674,218
Total Capital Assets Subject to Depreciation	<u>\$ 13,411,496</u>	<u>\$ 4,369,943</u>	<u>\$ -0-</u>	<u>\$ 17,781,439</u>
Accumulated Depreciation				
Water System	\$ 102,229	\$ 71,830	\$	\$ 174,059
Wastewater System	129,399	73,105		202,504
Paving	164,515	107,751		272,266
Drainage	104,159	79,136		183,295
Total Accumulated Depreciation	<u>\$ 500,302</u>	<u>\$ 331,822</u>	<u>\$ -0-</u>	<u>\$ 832,124</u>
Total Depreciable Capital Assets, Net of Accumulated Depreciation	<u>\$ 12,911,194</u>	<u>\$ 4,038,121</u>	<u>\$ -0-</u>	<u>\$ 16,949,315</u>
Total Capital Assets, Net of Accumulated Depreciation	<u>\$ 13,475,096</u>	<u>\$ 5,047,246</u>	<u>\$ -0-</u>	<u>\$ 18,522,342</u>

* As restated

Developers have financed the construction of water facilities and wastewater facilities which serve District residents. These facilities have been conveyed to Bear Creek Special Utility District and the City of Lavon in accordance with the respective service agreements (see Notes 10 and 11). In exchange for conveyance of these assets, these entities agree to provide service to residents of the District.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
 NOTES TO THE FINANCIAL STATEMENTS
 MAY 31, 2025**

NOTE 8. UNREIMBURSED COSTS

The District has entered into financing agreements with Developers which calls for the Developers to fund operating advances as well as costs associated with the construction of roads, water, wastewater, and drainage infrastructure. The District has an obligation to reimburse the Developers for these costs from future bond issues or other lawfully available funds. The following table summarizes the current activity related to unreimbursed costs.

Due to Developers, June 1, 2024	\$ 3,915,313
Add: Current Year Additions	<u>5,379,068</u>
Due to Developers, May 31, 2025	<u><u>\$ 9,294,381</u></u>

NOTE 9. 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 natural disasters for which the District carries commercial insurance. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

NOTE 10. NON-STANDARD SERVICE CONTRACT (WATER)

MA LAVON 292, LLC, a Developer within the District, entered into a Non-Standard Service Contract with Bear Creek Special Utility District (“SUD”) on November 25, 2020, to provide portable water services to the District. The Developer is responsible for constructing a Water System Extension to the SUD’s facilities. Upon completion, this extension is to be owned and maintained by the District. The SUD shall provide continuous and adequate water service to the District.

NOTE 11. WASTEWATER SERVICE AND DEVELOPMENT AGREEMENT

MA LAVON 292, LLC, a Developer within the District, entered into a Wastewater Service and Development Agreement with the City of Lavon, Texas (“Lavon”) on December 8, 2020, stating the City shall provide retail wastewater services to the District. The District will tie into the City’s existing wastewater pipeline. Upon completion of all wastewater facilities, they will be conveyed to the City for operation and maintenance. The term of the Agreement is 30 years from the execution date.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 12. STRATEGIC PARTNERSHIP AGREEMENTS

Effective January 19, 2022, the District entered into a Strategic Partnership Agreement with Lavon. The District and Lavon agree that Lavon may annex all or any portion of the District for the limited purpose of collecting Sales and Use Tax Revenues at a rate of two percent. Lavon shall retain 100% of all Sales and Use Tax Revenues. The District consents to the full purpose annexation of the District by Lavon at any time on or after at least 90% of the developable land in the District has been developed with water, sanitary sewer, and drainage facilities and roads (collectively, “Facilities”) and the District has issued its bonds to fully reimburse the Developer of such Facilities, to the extent allowed under the then current rules of the Commission. Lavon agrees not to annex the District for full municipal purposes prior to such time.

Effective April 6, 2022, the District entered into a Strategic Partnership Agreement with the City of Nevada, Texas (“Nevada”). The District and Nevada agree that Nevada may annex all or any portion of the District for the limited purposes of collecting Sales and Use Tax Revenues at a rate of two percent. Nevada shall retain 100% of all Sales and Use Tax Revenues. The District consents to the full purpose annexation of the Property by Nevada at any time on or after at least 90% of the land in the District has been developed with water, sanitary sewer, and drainage facilities and roads (collectively, “Facilities”) and the District has issued its bonds to fully reimburse the Developer of such Facilities, as confirmed in writing by the District and the Developer of such Facilities. Nevada agrees not to annex the Property for full municipal purposes prior to such time.

NOTE 13. INTERLOCAL COOPERATION AGREEMENT FOR FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Effective March 15, 2023, the District entered into an Interlocal Cooperation Agreement for Fire Protection and Emergency Medical Services with Lavon whereby Lavon agrees to provide to the District, or cause the provision of, Fire Protection Services to persons, buildings and property located within the boundaries of the District. Additionally, Lavon also agrees to provide to the District Emergency Medical Services, whether directly, through its membership in the Southeast Collin County E.M.S. Coalition, or in such manner as will result in the provision of such services to the District.

The term of the Agreement is 20 years from the effective date and will renew thereafter annually for additional, successive 5 year terms. Either party may terminate the Agreement in accordance with terms specified therein. The District was required to remit a minimum payment of \$75,000 to Lavon upon execution of the Agreement. Thereafter, for four years, compensation will consist of a tax rate equal to \$0.05 per \$100 of assessed value with a minimum payment of \$75,000 per year. Thereafter, the District and Lavon will review the actual budgets in October and the District tax rate shall be set proportionately. The District recorded an expenditure of \$75,000 per this Agreement during the current fiscal year.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
NOTES TO THE FINANCIAL STATEMENTS
MAY 31, 2025

NOTE 14. SUBSEQUENT EVENT

On June 26, 2025, the District closed on the sale of \$7,600,000 of Unlimited Tax Utility Bonds, Series 2025. Proceeds from the bond sale were used to reimburse a Developer for construction and engineering costs related to Elevon, Phases 2A, 2B, 2C and 3 water, wastewater and drainage facilities and grading. Additional proceeds were used to pay creation costs, operating expenses, developer interest, future interest payments and bond issuance costs.

On June 26, 2025, the District closed on the sale of \$2,355,000 of Unlimited Tax Road Bonds, Series 2025. Proceeds from the bond sale were used to reimburse a Developer for construction and engineering costs for paving facilities for Elevon, Phases 2A and 2B and for land right-of-way costs. Additional proceeds were used to pay developer interest and bond issuance costs.

On August 13, 2025, the District approved the use of surplus road bond proceeds from the Series 2024 road bond issue to reimburse a Developer for costs related to Elevon, Phases 1A, 1B, 2A and 2B paving facilities and grading totaling \$287,961 and to pay for developer interest totaling \$18,922.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY

REQUIRED SUPPLEMENTARY INFORMATION

MAY 31, 2025

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL – GENERAL FUND
FOR THE YEAR ENDED MAY 31, 2025**

	Original and Final Budget	Actual	Variance Positive (Negative)
REVENUES			
Property Taxes	\$ 445,998	\$ 453,292	\$ 7,294
Franchise Fee Revenue		23,586	23,586
Penalty and Interest		3,231	3,231
Investment Revenues	3,000	27,523	24,523
TOTAL REVENUES	\$ 448,998	\$ 507,632	\$ 58,634
EXPENDITURES			
Service Operations:			
Professional Fees	\$ 86,100	\$ 73,752	\$ 12,348
Contracted Services	90,600	106,469	(15,869)
Repairs and Maintenance		24,992	(24,992)
Other	14,885	29,628	(14,743)
TOTAL EXPENDITURES	\$ 191,585	\$ 234,841	\$ (43,256)
NET CHANGE IN FUND BALANCE	\$ 257,413	\$ 272,791	\$ 15,378
FUND BALANCE - JUNE 1, 2024	437,398	437,398	
FUND BALANCE - MAY 31, 2025	\$ 694,811	\$ 710,189	\$ 15,378

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY

SUPPLEMENTARY INFORMATION – REQUIRED BY THE

WATER DISTRICT FINANCIAL MANAGEMENT GUIDE

MAY 31, 2025

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
 SERVICES AND RATES
 FOR THE YEAR ENDED MAY 31, 2025**

1. SERVICES PROVIDED BY THE DISTRICT DURING THE FISCAL YEAR:

<u>N/A</u>	Retail Water	<u>N/A</u>	Wholesale Water	<u>X</u>	Drainage
<u>N/A</u>	Retail Wastewater	<u>N/A</u>	Wholesale Wastewater	<u>N/A</u>	Irrigation
<u>N/A</u>	Parks/Recreation	<u>N/A</u>	Fire Protection	<u>N/A</u>	Security
<u>N/A</u>	Solid Waste/Garbage	<u>N/A</u>	Flood Control	<u>X</u>	Roads
<u>N/A</u>	Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)				
<u>N/A</u>	Other (specify): Storm Water Detention				

The District is located partially within the extraterritorial jurisdiction of the City of Lavon, Texas (the “City”). All water facilities are being conveyed to Bear Creek Special Utility District (“SUD”) as constructed and placed in service. All wastewater facilities are being conveyed to the City as constructed and placed in service. The SUD and the City will operate the respective facilities and be responsible for maintenance.

2. RETAIL SERVICE PROVIDERS: (Not Applicable)

3. TOTAL WATER CONSUMPTION DURING THE FISCAL YEAR ROUNDED TO THE NEAREST THOUSAND: (Not Applicable)

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

Does the District have Debt Service standby fees? Yes No X

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

See accompanying independent auditor’s report.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
SERVICES AND RATES
FOR THE YEAR ENDED MAY 31, 2025**

5. LOCATION OF DISTRICT:

Is the District located entirely within one county?

Yes X No

County in which District is located:

Collin County, Texas

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

Entirely X Partly Not at all

ETJ in which District is located:

City of Lavon, Texas.
City of Nevada, Texas

Are Board Members appointed by an office outside the District?

Yes No X

See accompanying independent auditor's report.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
GENERAL FUND EXPENDITURES
FOR THE YEAR ENDED MAY 31, 2025**

PROFESSIONAL FEES:	
Auditing	\$ 15,250
Engineering	11,313
Disclosure Counsel	750
Legal	<u>46,439</u>
TOTAL PROFESSIONAL FEES	<u>\$ 73,752</u>
CONTRACTED SERVICES:	
Appraisal District	\$ 9,941
Bookkeeping	19,459
Fire Fighting and EMS	75,000
Tax Collector	<u>2,069</u>
TOTAL CONTRACTED SERVICES	<u>\$ 106,469</u>
REPAIRS AND MAINTENANCE	<u>\$ 24,992</u>
ADMINISTRATIVE EXPENDITURES:	
Director Fees, Including Payroll Taxes	\$ 6,782
Insurance	1,845
Office Supplies and Postage	193
Travel and Meetings	1,940
Other	<u>18,868</u>
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 29,628</u>
TOTAL EXPENDITURES	<u><u>\$ 234,841</u></u>

See accompanying independent auditor's report.

ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
SCHEDULE OF INVESTMENTS
MAY 31, 2025

<u>Fund</u>	<u>Identification or Certificate Number</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>	<u>Accrued Interest Receivable at End of Year</u>
<u>GENERAL FUND</u>					
LOGIC	XXXX1001	Varies	Daily	\$ 785,278	\$ -0-
<u>DEBT SERVICE FUND</u>					
LOGIC	XXXX1003	Varies	Daily	\$ 1,401,072	\$ -0-
<u>CAPITAL PROJECTS FUND</u>					
LOGIC	XXXX1002	Varies	Daily	\$ 1,369,697	\$ -0-
TOTAL - ALL FUNDS				<u>\$ 3,556,047</u>	<u>\$ -0-</u>

See accompanying independent auditor's report.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
TAXES AND LEVIED AND RECEIVABLE
FOR THE YEAR ENDED MAY 31, 2025**

	Maintenance Taxes		Debt Service Taxes	
TAXES RECEIVABLE:				
JUNE 1, 2024	\$	2,270		\$ -0-
Adjustments to Beginning Balance		<u>8,848</u>	\$ 11,118	<u>\$ -0-</u>
Original 2024 Tax Levy	\$	455,489		\$ 1,021,775
Adjustment to 2024 Tax Levy		<u>234</u>	<u>455,723</u>	<u>524</u> <u>1,022,299</u>
TOTAL TO BE ACCOUNTED FOR			\$ 466,841	\$ 1,022,299
TAX COLLECTIONS:				
Prior Years	\$	11,118		\$
Current Year		<u>442,174</u>	<u>453,292</u>	<u>991,905</u> <u>991,905</u>
TAXES RECEIVABLE - MAY 31, 2025			<u>\$ 13,549</u>	<u>\$ 30,394</u>
TAXES RECEIVABLE BY YEAR - 2024			<u>\$ 13,549</u>	<u>\$ 30,394</u>

See accompanying independent auditor's report.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
TAXES AND LEVIED AND RECEIVABLE
FOR THE YEAR ENDED MAY 31, 2025**

	2024	2023	2022
TOTAL PROPERTY VALUATIONS	<u>\$ 123,168,472</u>	<u>\$ 46,095,647</u>	<u>\$ 8,648,488</u>
TAX RATES PER \$100 VALUATION:			
Debt Service	\$ 0.83	\$ 0.00	\$ 0.00
Maintenance	<u>0.37</u>	<u>1.20</u>	<u>1.20</u>
TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 1.20</u>	<u>\$ 1.20</u>	<u>\$ 1.20</u>
ADJUSTED TAX LEVY*	<u>\$ 1,478,022</u>	<u>\$ 553,148</u>	<u>\$ 103,781</u>
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	<u>97.03 %</u>	<u>100.00 %</u>	<u>100.00 %</u>

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

Maintenance Tax – Maximum tax rate of \$1.20 per \$100 of assessed valuation approved by voters on November 2, 2021.

See accompanying independent auditor’s report.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
LONG-TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED MAY 31, 2025**

SERIES - 2024 UTILITY

Due During Fiscal Years Ending May 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2026	\$ 225,000	\$ 368,988	\$ 593,988
2027	235,000	356,338	591,338
2028	245,000	343,138	588,138
2029	255,000	329,388	584,388
2030	265,000	315,088	580,088
2031	275,000	302,300	577,300
2032	285,000	291,100	576,100
2033	300,000	279,400	579,400
2034	310,000	267,200	577,200
2035	320,000	254,600	574,600
2036	335,000	241,500	576,500
2037	350,000	227,800	577,800
2038	365,000	213,500	578,500
2039	380,000	198,600	578,600
2040	395,000	183,100	578,100
2041	410,000	167,000	577,000
2042	430,000	150,200	580,200
2043	445,000	132,700	577,700
2044	465,000	114,500	579,500
2045	485,000	95,500	580,500
2046	505,000	75,700	580,700
2047	525,000	55,100	580,100
2048	545,000	33,700	578,700
2049	570,000	11,400	581,400
	<u>\$ 8,920,000</u>	<u>\$ 5,007,840</u>	<u>\$ 13,927,840</u>

See accompanying independent auditor's report.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
LONG-TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED MAY 31, 2025**

SERIES - 2024 ROAD

Due During Fiscal Years Ending May 31	Principal Due September 1	Interest Due September 1/ March 1	Total
2026	\$ 160,000	\$ 262,700	\$ 422,700
2027	170,000	252,800	422,800
2028	175,000	242,450	417,450
2029	185,000	233,500	418,500
2030	190,000	226,000	416,000
2031	200,000	218,200	418,200
2032	205,000	210,100	415,100
2033	215,000	201,700	416,700
2034	225,000	192,900	417,900
2035	235,000	183,700	418,700
2036	240,000	174,200	414,200
2037	250,000	164,400	414,400
2038	265,000	154,100	419,100
2039	275,000	143,300	418,300
2040	285,000	132,100	417,100
2041	295,000	120,500	415,500
2042	310,000	108,400	418,400
2043	320,000	95,800	415,800
2044	335,000	82,700	417,700
2045	350,000	69,000	419,000
2046	365,000	54,700	419,700
2047	380,000	39,800	419,800
2048	395,000	24,300	419,300
2049	410,000	8,200	418,200
	<u>\$ 6,435,000</u>	<u>\$ 3,595,550</u>	<u>\$ 10,030,550</u>

See accompanying independent auditor's report.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
LONG-TERM DEBT SERVICE REQUIREMENTS
FOR THE YEAR ENDED MAY 31, 2025**

ANNUAL REQUIREMENTS
FOR ALL SERIES

Due During Fiscal Years Ending May 31	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2026	\$ 385,000	\$ 631,688	\$ 1,016,688
2027	405,000	609,138	1,014,138
2028	420,000	585,588	1,005,588
2029	440,000	562,888	1,002,888
2030	455,000	541,088	996,088
2031	475,000	520,500	995,500
2032	490,000	501,200	991,200
2033	515,000	481,100	996,100
2034	535,000	460,100	995,100
2035	555,000	438,300	993,300
2036	575,000	415,700	990,700
2037	600,000	392,200	992,200
2038	630,000	367,600	997,600
2039	655,000	341,900	996,900
2040	680,000	315,200	995,200
2041	705,000	287,500	992,500
2042	740,000	258,600	998,600
2043	765,000	228,500	993,500
2044	800,000	197,200	997,200
2045	835,000	164,500	999,500
2046	870,000	130,400	1,000,400
2047	905,000	94,900	999,900
2048	940,000	58,000	998,000
2049	980,000	19,600	999,600
	<u>\$ 15,355,000</u>	<u>\$ 8,603,390</u>	<u>\$ 23,958,390</u>

See accompanying independent auditor's report.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
CHANGES IN LONG-TERM BOND DEBT
FOR THE YEAR ENDED MAY 31, 2025**

Description	Original Bonds Issued	Bonds Outstanding June 1, 2024
Elevon Municipal Utility District No. 1-A Unlimited Tax Utility Bonds - Series 2024	\$ 8,920,000	\$ 8,920,000
Elevon Municipal Utility District No. 1-A Unlimited Tax Road Bonds - Series 2024	<u>6,435,000</u>	<u>6,435,000</u>
TOTAL	<u><u>\$ 15,355,000</u></u>	<u><u>\$ 15,355,000</u></u>

Bond Authority:	Utility Bonds	Road Bonds	Utility Refunding Bonds
Amount Authorized by Voters	\$ 84,718,565	\$ 84,718,565	\$ 105,898,206
Amount Issued	<u>8,920,000</u>	<u>6,435,000</u>	<u> </u>
Remaining to be Issued	<u><u>\$ 75,798,565</u></u>	<u><u>\$ 78,283,565</u></u>	<u><u>\$ 105,898,206</u></u>

Debt Service Fund cash, investments and cash with paying agent balances as of
May 31, 2025: \$ 1,402,751

Average annual debt service payment (principal and interest) for remaining term
of all debt: \$ 998,266

See Note 3 for interest rate, interest payment dates and maturity dates.

See accompanying independent auditor's report.

Current Year Transactions

<u>Bonds Sold</u>	<u>Retirements</u>		<u>Bonds Outstanding May 31, 2025</u>	<u>Paying Agent</u>
	<u>Principal</u>	<u>Interest</u>		
\$	\$	\$ 361,627	\$ 8,920,000	BOKF, NA Dallas, TX
<u> </u>	<u> </u>	<u>237,778</u>	<u>6,435,000</u>	BOKF, NA Dallas, TX
<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ 599,405</u>	<u>\$ 15,355,000</u>	

Road
Refunding Bonds

\$ 105,898,206

\$ 105,898,206

See accompanying independent auditor's report.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES –
GENERAL FUND – FOUR YEARS**

	Amounts		
	2025	2024	2023
REVENUES			
Property Taxes	\$ 453,292	\$ 550,878	\$ 103,781
Franchise Fee Revenue	23,586		
Penalty and Interest	3,231	240	
Investment Revenues	27,523	9,810	1,119
TOTAL REVENUES	\$ 507,632	\$ 560,928	\$ 104,900
EXPENDITURES			
Professional Fees	\$ 73,752	\$ 73,561	\$ 50,367
Contracted Services	106,469	94,749	85,273
Repairs and Maintenance	24,992		
Other	29,628	13,986	8,939
TOTAL EXPENDITURES	\$ 234,841	\$ 182,296	\$ 144,579
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	\$ 272,791	\$ 378,632	\$ (39,679)
OTHER FINANCING SOURCES			
Developer Advances	\$ - 0 -	\$ 6,660	\$ 106,173
NET CHANGE IN FUND BALANCE	\$ 272,791	\$ 385,292	\$ 66,494
BEGINNING FUND BALANCE (DEFICIT)	437,398	52,106	(14,388)
ENDING FUND BALANCE (DEFICIT)	\$ 710,189	\$ 437,398	\$ 52,106

See accompanying independent auditor's report.

Percentage of Total Revenues				
2022	2025	2024	2023	2022
\$	89.4 %	98.3 %	98.9 %	%
	4.6			
	0.6			
<u>2</u>	<u>5.4</u>	<u>1.7</u>	<u>1.1</u>	<u>100.0</u>
\$ 2	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>	<u>100.0 %</u>
\$ 54,502	14.6 %	13.1 %	48.0 %	2,725,100.0 %
7,178	21.0	16.9	81.3	358,900.0
	4.9			
<u>7,181</u>	<u>5.8</u>	<u>2.5</u>	<u>8.5</u>	<u>359,050.0</u>
\$ 68,861	<u>46.3 %</u>	<u>32.5 %</u>	<u>137.8 %</u>	<u>3,443,050.0 %</u>
\$ (68,859)	<u>53.7 %</u>	<u>67.5 %</u>	<u>(37.8) %</u>	<u>(3,442,950.0) %</u>
\$ 54,471				
\$ (14,388)				
\$ (14,388)				

See accompanying independent auditor's report.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES –
DEBT SERVICE FUND – FOUR YEARS**

	Amounts		
	2025	2024	2023
REVENUES			
Property Taxes	\$ 991,905	\$	\$
Penalty and Interest	6,282		
Investment Revenues	45,875	9,398	
TOTAL REVENUES	\$ 1,044,062	\$ 9,398	\$ -0-
EXPENDITURES			
Tax Collection Expenditures	\$ 948	\$	\$
Debt Service Interest and Fees	599,805		
TOTAL EXPENDITURES	\$ 600,753	\$ -0-	\$ -0-
EXCESS OF REVENUES OVER EXPENDITURES	\$ 443,309	\$ 9,398	\$ -0-
OTHER FINANCING SOURCES			
Long-Term Debt Issued	\$ -0-	\$ 962,499	\$ -0-
NET CHANGE IN FUND BALANCE	\$ 443,309	\$ 971,897	\$ -0-
BEGINNING FUND BALANCE	971,897		
ENDING FUND BALANCE	\$ 1,415,206	\$ 971,897	\$ -0-
TOTAL ACTIVE RETAIL WATER CONNECTIONS	N/A	N/A	N/A
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	N/A	N/A	N/A

See accompanying independent auditor's report.

Percentage of Total Revenue					
<u>2022</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	
\$	95.0 %	%	%	%	%
	0.6				
	4.4	100.0			
<u>\$ - 0 -</u>	<u>100.0 %</u>	<u>100.0 %</u>		%	%
\$	0.1 %	%	%	%	%
	57.4				
<u>\$ - 0 -</u>	<u>57.5 %</u>	%	%	%	%
<u>\$ - 0 -</u>	<u>42.5 %</u>	<u>100.0 %</u>	<u>N/A</u>	%	<u>N/A</u> %
<u>\$ - 0 -</u>					
<u>\$ - 0 -</u>					
<u>\$ - 0 -</u>					
<u>N/A</u>					
<u>N/A</u>					

See accompanying independent auditor's report.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
MAY 31, 2025**

District Mailing Address - Elevon Municipal Utility District No. 1-A of Collin County
c/o Winstead PC
2728 N. Harwood Street, Suite 500
Dallas, Texas 75201

District Telephone Number - (214) 745-5400

Board Members	Term of Office (Elected or <u>Appointed</u>)	Fees of Office for the year ended <u>May 31, 2025</u>	Expense Reimbursements for the year ended <u>May 31, 2025</u>	<u>Title</u>
Kent Donahue	05/2022 - 05/2026 (Elected)	\$ 1,050	\$ 342	President
Zach Whiteside	05/2024 - 05/2028 (Elected)	\$ 1,050	\$ 581	Vice President
Paul Dauterive	05/2022 - 05/2026 (Elected)	\$ 1,350	\$ 455	Secretary
Camron Goodman	05/2024 - 05/2028 (Elected)	\$ 1,500	\$ 253	Assistant Secretary/ Treasurer
Linda Giles	05/2024 - 05/2028 (Elected)	\$ 1,350	\$ 309	Assistant Secretary

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

Submission date of most recent District Registration Form: May 13, 2024

The limit on Fees of Office that a Director may receive during a fiscal year is \$7,200 as set by Board Resolution on July 16, 2021. Fees of Office are the amounts actually paid to a Director during the District's current fiscal year.

See accompanying independent auditor's report.

**ELEVON MUNICIPAL UTILITY DISTRICT NO. 1-A OF COLLIN COUNTY
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
MAY 31, 2025**

Consultants:	<u>Date Hired</u>	<u>Fees for the year ended May 31, 2025</u>	<u>Title</u>
Winstead PC	07/16/21	\$ 46,439 \$ -0-	General Counsel Bond Counsel
McCall Gibson Swedlund Barfoot Ellis PLLC	06/27/22	\$ 15,250 \$ -0-	Auditor Bond Related
Dye & Tovery, LLC	07/16/21	\$ 19,475	Bookkeeper
Robert W. Baird & Co. Incorporated	07/16/21	\$ -0-	Financial Advisor
JBI Partners, Inc.	07/16/21	\$ 11,313	Engineer
Collin County Tax Assessor-Collector	05/24/22	\$ 2,069	Tax Assessor/ Collector
Kerry Tovery	07/16/21	\$ -0-	Investment Officer

See accompanying independent auditor's report.